

Comparing Conservation Districts, Neighborhood Stabilization Overlays, & Historic Districts

Issue	Conservation Districts	NSOs	Historic Districts
Purpose	To conserve an area's distinctive atmosphere or character by protecting or enhancing its significant architectural or cultural attributes	To provide neighborhoods or groups with a tool to conserve the building form of their neighborhoods and to encourage quality infill and redevelopment	To protect, enhance and perpetuate places and areas which represent distinctive and important elements of the city's historical, cultural, social, economic ... and architectural history
Designation Process	Application by neighborhood representatives, steering committee meeting process, review by staff, City Plan Commission, and City Council	Application by neighborhood representatives, a community meeting, review by staff, City Plan Commission, and City Council	Application by neighborhood, Designation Committee review and recommendation, review by staff, Landmark Commission, City Plan Commission and City Council
Petition Signatures Required	Owners of more than 58 percent of land and more than 50 percent of building sites (will be authorized without a fee if there is 75% support from property owners)	A Group of ten individuals sign a form to initiate the process; petitions with at least 75% are must be presented to proceed	Not required by ordinance, but petitions are recommended to demonstrate neighborhood support
Review Process for Exterior Modifications	Staff only; requires up to 30 days for processing	Staff only	Staff only for routine maintenance; Landmark Commission review is required for major alterations, new construction and demolition
Complexity of Regulations	Less restrictive than a Historic District, but guidelines vary by district.	Only front yard setbacks, side and corner yard setbacks, garage placement, and height plane may be regulated	Standards are typically more thorough and more restrictive than those in conservation districts
Time Required for Permit Review	Routine Work: typically, 2-3 days Major Work: up to 30 days	Only the regular building permit process	Less than one day for routine work; usually less than 30 days for major work
Demolition Regulation	Yes	No	Yes
Tax Abatement Incentives Available	No	No	Yes

This chart has been developed for general comparison purposes only. For details on historic districts, their designation and administration, please consult the Dallas Development Code, Section 51A-4.501. For additional information on conservation districts, please consult the Dallas Development Code, Section 51A-4.505.

General Process to Expand a Conservation District

Start Here

Talk to staff about expanding the district

Neighborhood committee (NC) forms and begins research to submit draft Determination of Eligibility (DoE)

DIR conducts pre-petition meetings with NC to determine petition language prior to DoE approval

NC submits a completed Determination of Eligibility form with required attachments.

DIR makes Determination of Eligibility (DoE) and notifies designated NC member of approval in writing

NC requests petitions

Application Incomplete? Designated NC member notified in writing

DIR verifies petitions and determines if the application is complete. If complete, becomes a Zoning Case

DIR conducts a pre-application meeting

NC gathers the required signatures on the petition, provides to DIR, submits application and pays fee.*

DIR provides original petition forms to NC

Application Complete? Within 30 days, staff schedules post-application neighborhood meetings to receive input from property owners regarding the content of the Expanded CD ordinance** (notices mailed to proposed expansion area for first meeting only)

Once complete City prepares CD ordinance

CPC Public Hearing (notices mailed 10 days prior to hearing to proposed expansion area and 200' buffer)

CPC denies CD ordinance

CPC recommends approval of CD ordinance

City Council Public Hearing (notices mailed 15 days prior to hearing to proposed expansion area and 200' buffer)

CC recommends approval of CD ordinance

CC denies CD ordinance

NC - Neighborhood Committee
DEPT - Planning and Development
ZC - Zone Change
CD - Conservation District
CPC - City Plan Commission
CC - City Council
DIR - Director

* The original petition form must have signatures that represent at least 58% of the land, excluding streets and alleys, within the proposed CD or 58% of the lots within the proposed CD.

** Number of meetings to be determined.

Determination of Eligibility

- An area is not eligible for a CD unless it satisfies all of the following criteria:
 - (i) The area contains at least one blockface.
 - (ii) The area must be 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).

Steps:

1. Form Committee
2. Begin research/Start compiling Determination of Eligibility
 - a. Proposed Boundary Map
 - b. Inventory of Properties
 - i. Dates of Construction
 - ii. Architectural styles
 - c. List of neighborhood committee & contact info
 - d. Photos
 - e. Analysis of the neighborhood
 - i. Historic Development patterns
 - ii. Statement about how the committee selected the boundaries
 - iii. Architectural style/patterns
 - iv. Significant Architects or developers
 - v. Cultural patterns
 - vi. Concerns – why conservation?
 - 1) Encroaching Development?
 - 2) Incoming (new build) styles not compatible/Too Contemporary?
 - 3) Too much demolition?



Neighborhood Engagement

THE DEVELOPMENT STANDARDS FOR THE R-7.5(A) SINGLE FAMILY DISTRICTS WOULD APPLY EXCEPT FOR THE FOLLOWING DEVELOPMENT STANDARDS THE NEIGHBORHOOD WOULD LIKE TO DISCUSS REGULATING:

- Accessory Structures - proposed regulations may include:
 - Location and materials.
 - Provisions for remodels or additions to non-conforming structures.
- Building and Structure Height - proposed regulations may include:
 - Modifying how height is measured.
 - Establishing a maximum allowed height for structures, including accessory structures and additions.
- Demolition – proposed regulations may include:
 - Applicability to structures.
 - Provisions for existing non-contributing structures.
- Density - proposed regulations may include:
 - Consideration of maximum number of dwelling units.
- Drainage – proposed regulations may include:
 - Establishing restrictions on lot-to-lot drainage.
- Driveways, Curbs, Sidewalks and Steps - proposed regulations may include:
 - Materials, width, and lot coverage.
 - Provisions for removal of existing rolling or waterfall steps.
 - Provisions for existing non-conforming structures.
- Fences & Walls - proposed regulations may include:
 - Location, height, and materials.
- Floor Area Ratio
- Landscaping or Other Natural Features – proposed regulations may include:
 - Materials and allowable percentage of front yard coverage for impervious surfaces and hardscaping.
 - Provisions for tree preservation.
- Lot Coverage – proposed regulations may include:
 - Maximum lot coverage.
- Lot Size– proposed regulations may include:
 - Minimum width.
- Paint – proposed regulations may include:
 - Provisions for painting stone and brick.
 - Number of colors allowed.
 - Consideration of restriction of certain colors.
- Off-Street Parking and Loading Requirements - proposed regulations may include:
 - Minimum parking standards per dwelling unit.
- Permitted Uses - proposed regulations may include:
 - Single family
 - Provisions for existing non-conforming uses.
- Setbacks - proposed regulations may include:
 - Modifying front, side, and rear setback requirements, including accessory structures.

- Provisions for existing non-conforming structures.
- Slope - proposed regulations may include:
 - Provisions for modifications to the existing slope of a lot.
- Solar Energy Systems – proposed regulations may include:
 - Location and type.
- Stories - proposed regulations may include:
 - Maximum stories.
 - Provisions for non-conforming structures.

ARCHITECTURAL STANDARDS THE NEIGHBORHOOD WOULD LIKE TO DISCUSS REGULATING:

- Accessory Structures - proposed regulations may include:
 - Style and materials.
 - Roof slope.
 - Replacement or remodeling of existing accessory structures - clarifying the architectural styles, materials, size, and applicability.
- Architectural Styles - proposed regulations may include:
 - Defining the architectural styles allowed.
 - Standards for remodels and additions.
 - Standards for new construction.
 - Provisions for existing non-contributing structures.
- Building Elevations - proposed regulations may include:
 - Minimum architectural features required.
 - Standards for new construction.
 - Standards for remodels and additions.
 - Provisions for existing non-contributing structures.
- Building materials - proposed regulations may include:
 - Material types.
 - Applicability and placement of certain allowed materials.
 - Provisions for existing non-contributing structures.
- Chimneys - proposed regulations may include:
 - Materials, form, & placement based on architectural style.
- Porch Styles - proposed regulations may include:
 - Materials, architectural standards, and placement.
 - Standards for enclosures.
 - Provisions for remodels or additions to existing structures.
- Roof Form and Pitch - proposed regulations may include:
 - Provisions for remodels or additions to existing structures.
- Roofing Materials - proposed regulations may include:
 - Provisions for remodels or additions to existing structures.
- Windows - proposed regulations may include:
 - Placement, architectural standards, and materials.
 - Provisions for remodels or additions to existing structures.
- Work Reviews - proposed regulations may include:
 - Language to detail the requirements for a work review by the City.

Considerations Specific for this area

- Architectural styles:
 - Predominately, Tudor, Colonial Revival/Dutch Colonial, Craftsman, Minimal Traditional, Mid-Century Modern styles exist in this district, along with several multi-family units.
 - What styles of architecture would be allowed for new construction?
 - What would be the regulations required to be remodeled or added on to in the existing structure's styles?
- Architectural characteristics:
 - The majority of these homes are between 1 and 2-stories, that exemplify residential development common between the mid-late 1930s and late 1960s
 - What are the characteristics of the styles that should be maintained?
 - Characteristics could include the massing, use of wood siding or brick, roof form and pitch for all styles, window types, etc.



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

CITY OF DALLAS

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

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

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

Committee Member Name	Property Address	E-mail
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

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

Name	Mailing Address	Email

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

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

Determination of Eligibility Criteria:

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

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

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

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

Next Steps:

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

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

Lakewood Conservation District Expansion

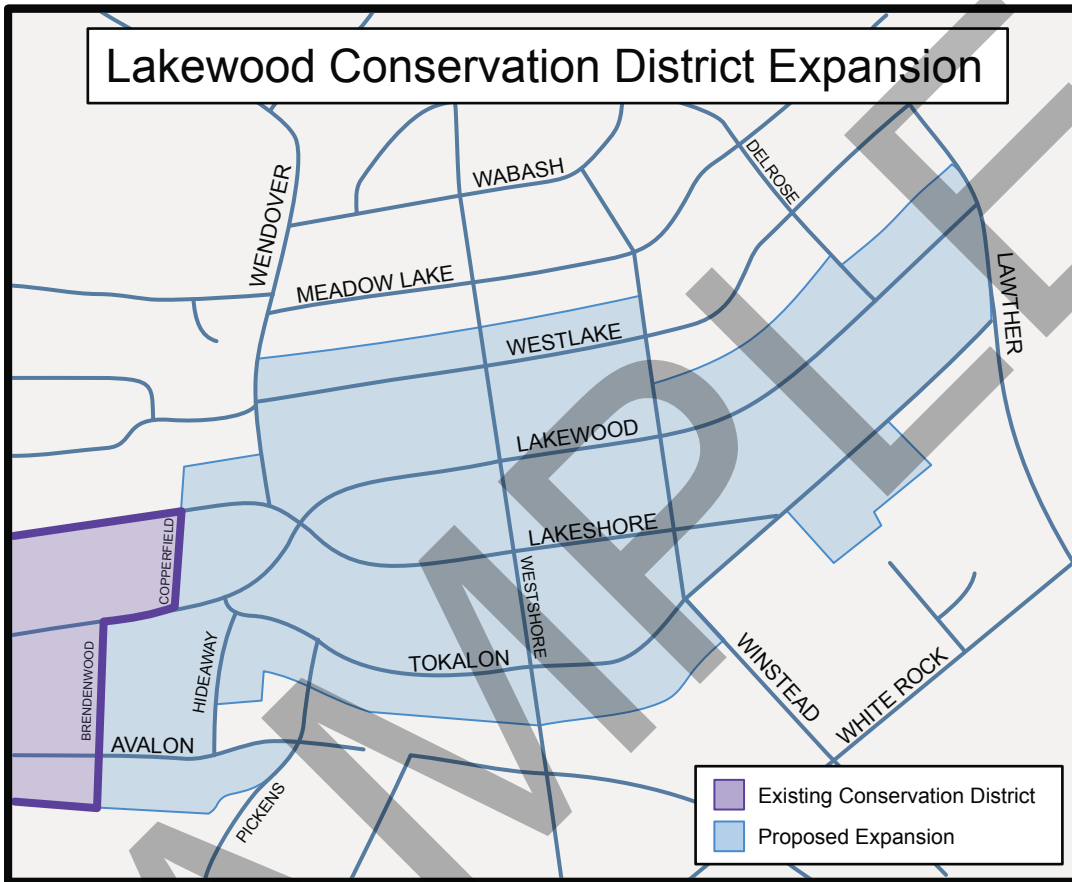


Exhibit A

Lakewood CD – Proposed Expansion Map

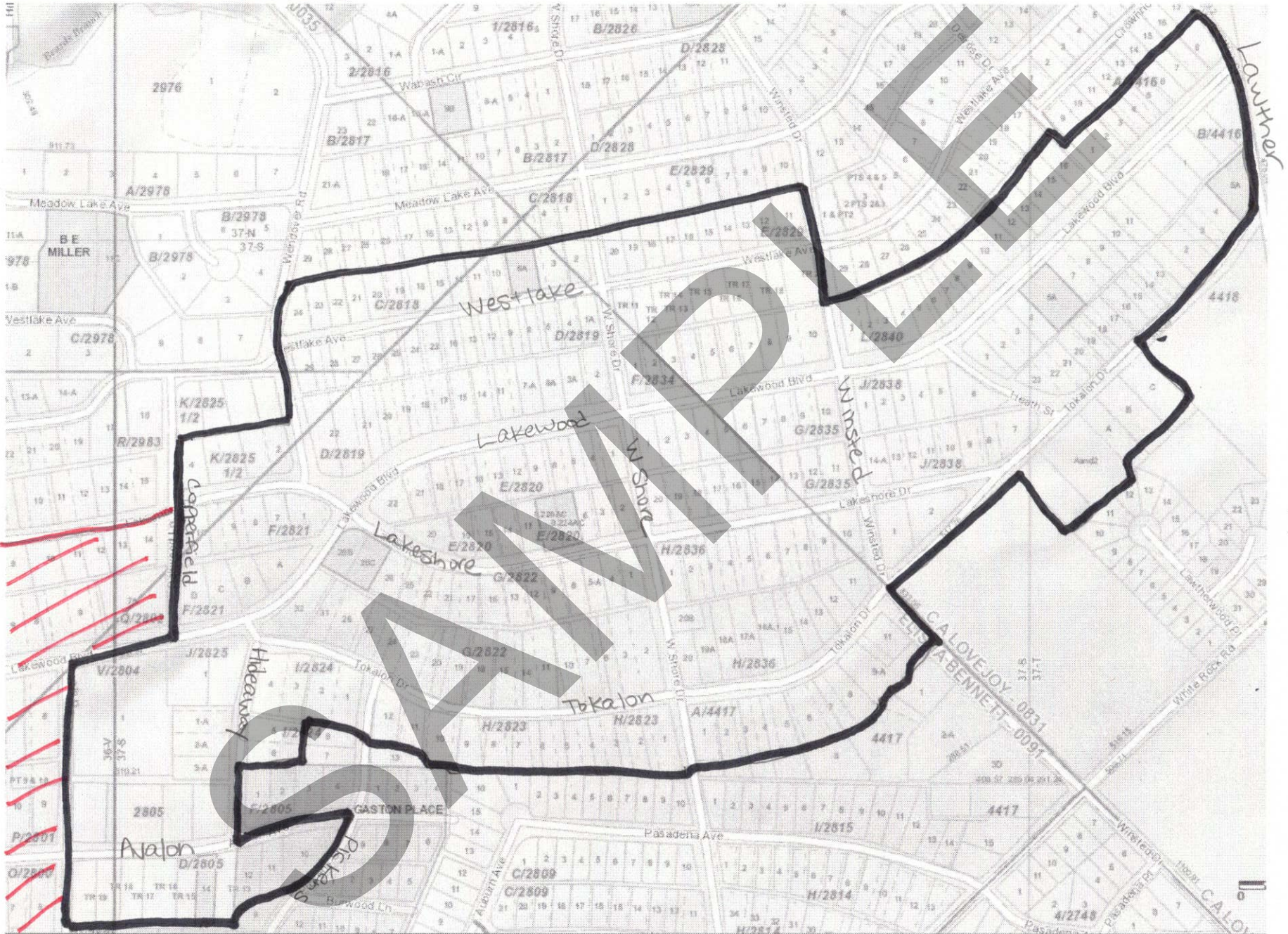


Exhibit C
Lakewood Conservation District Addition - Proposed
Inventory Analysis

Addresses	275
Contributing Structures	206
% Contributing	75%

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

Exhibit B

REQUEST FOR DETERMINATION OF ELIGIBILITY FOR CONSERVATION DISTRICT EXPANSION – LAKEWOOD

Defined Boundaries:

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

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

The proposed expansion area includes:

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

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

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

How the Neighborhood Committee Selected the Request Area:

The committee selected the proposed boundaries for the following reasons:

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

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

Architectural Styles of Homes

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

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

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

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

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

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

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

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

From 1924 – 1929, 66 houses were built.

From 1930 – 1939, 81 houses were built.

From 1940 – 1949, 50 houses were built.

From 1950 to 1959, 28 houses were built.

From 1960 to present, 44 houses were built.

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

Eligibility Requirements

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

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

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

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

Committee Members

Summer & David L	Lakewood Blvd – Summer is designated to serve as point of contact
Kelly B	Avalon Ave
Amanda C	Lakewood Blvd
Laura H	Westlake Ave
Cristina M	Tokalon Dr
Amanda Mc	Lakewood Blvd
John & Lisa M	Lakewood Blvd
Lindsay P	Lakewood Blvd