

South Winnetka Heights Proposed Conservation District

Post-Application Neighborhood Meeting No. 9

February 21, 2023

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Post-Application Neighborhood Meeting No. 9

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Project Webpage

https://bit.ly/S_Winnetka_CD

Agenda

- Recap
 - Demolition
 - Architectural styles – Contributing and Non-Contributing, new construction standards, remodel/addition standards
 - Building Elevations/Materials, Roofing materials, Roof Form/Pitch, chimneys, dormers
- Discussion
 - windows, porches
 - Architectural styles – Craftsman, Transitional Bungalow



Next Steps

Purpose of a Conservation District

- Intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes
- Protect the physical attributes of an area or neighborhood
- Promote development or redevelopment that is compatible with an existing area or neighborhood
- Promote economic revitalization
- Enhance the livability of the city
- Ensure harmonious, orderly, and efficient growth



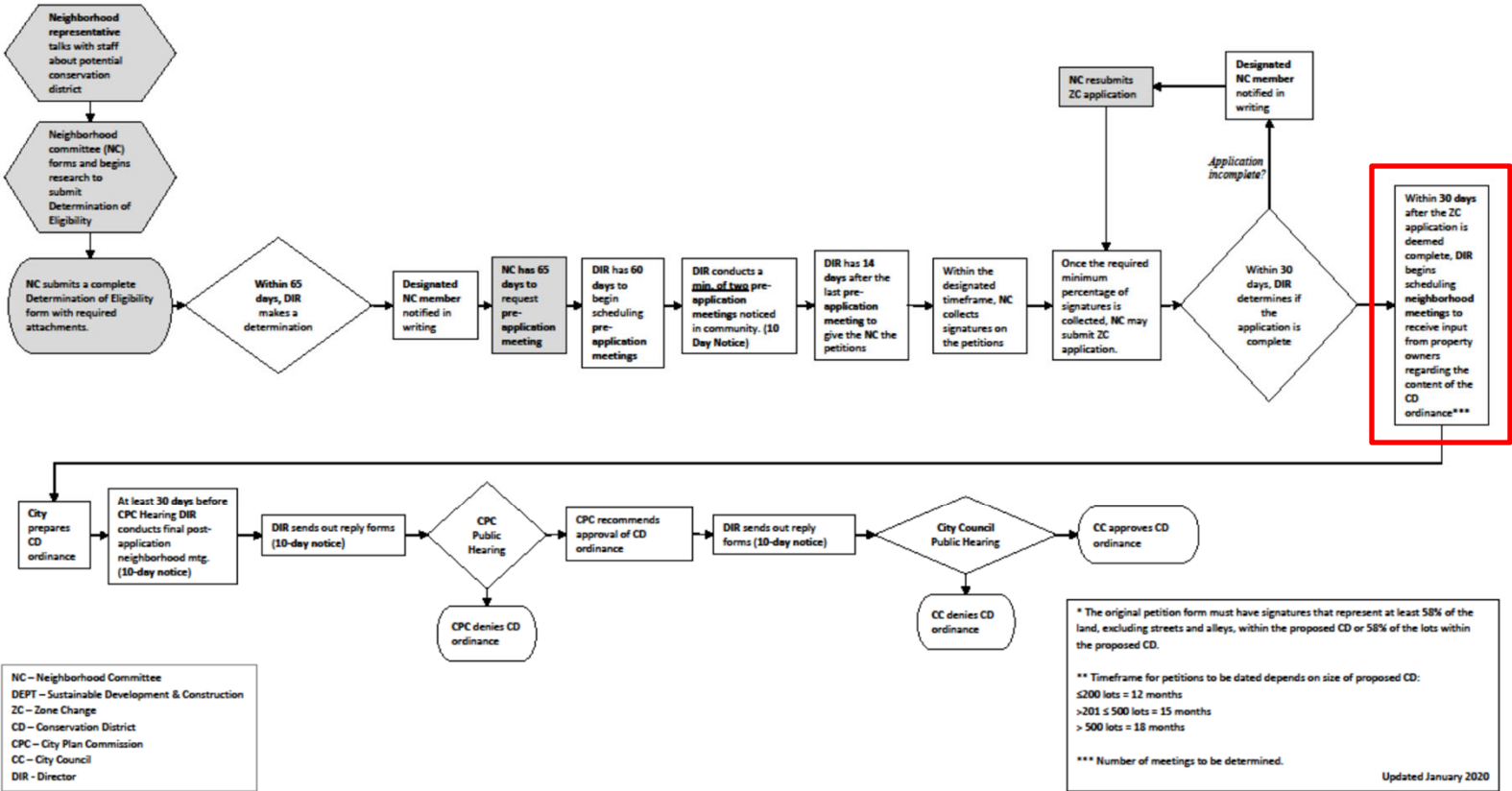
Purpose of This Meeting

- This meeting is the 8th Post-Application Neighborhood Meeting to discuss the CD creation process.
- Develop the specific details for the development standards and architectural standards your neighborhood chose for consideration.
- Agenda
 - Recap
 - Demolition
 - Architectural styles – Contributing and Non-Contributing, new construction standards, remodel/addition standards
 - Building Elevations/Materials, Roofing materials, Roof Form/Pitch, chimneys, dormers
 - Discussion
 - Windows, porches
 - Architectural styles – Craftsman, Transitional Bungalow
 - Next Steps



CD Creation Flow Chart

General Process to Adopt a New Conservation District



Process for establishing a CD

- Neighborhood committee submits a pre-application form (complete).
- City holds pre-application meetings with property owners to discuss and establish a list of categories of development and architectural standards the property owners are interested in establishing for a new conservation district.
- The neighborhood committee meets with property owners to ensure awareness of the process and active participation throughout the neighborhood.
 - Emphasis on consensus among all property owners in neighborhood.
- Neighborhood committee and property owners convey additional comments on categories and elements.



Process for establishing a CD

- City holds additional pre-application meetings with property owners to develop and finalize categories of standards for the proposed CD
 - These categories form the basis of CD establishment petition.
- The City drafts petition language with input received from the neighborhood committee and property owners at these pre-application meetings.
- The city provides neighborhood committee with petitions.
 - Neighborhood committee will have 12 months to obtain the necessary percentage of signatures and submit them to the City. 58% of the land or 58% of the lots is required
- Staff verifies the signatures and petitions.



Process for establishing a CD

- Once petitions are verified, neighborhood committee submits zoning change application with appropriate fees, if necessary.
 - Fee waived if petitions are signed by a minimum of 75% of property owners
- This application is the beginning of the zoning change process.
- The City begins scheduling neighborhood meetings as needed to work out proposed detailed regulations in each of the categories
 - Multiple meetings held
 - Neighborhood committee works to ensure all voices are heard and everyone is aware of process
- At the conclusion of the series of meetings, City prepares ordinance
- City holds neighborhood meeting to review draft language
- City Plan Commission public hearing and recommendation
- City Council public hearing and decision



Background

- August 2019 – first inquiry into a CD
- July 2020 – Determination of Eligibility for pre-application
- August 20, 2020 - Neighborhood committee (10 property owners) submitted a request for pre-application meetings to begin the process of potentially creating a new Conservation District.



Background

- November 9, 2020 - 1st Pre-application Meeting.
- July 19, 2021 - 2nd Pre-application Meeting
- July 29, 2021 - Petitions provided to Neighborhood Committee for collection of property owner signatures.
- July 29, 2022 – 71 petitions were submitted by the Neighborhood Committee for verification.
- August 29, 2022 - Planning & Urban Design staff verified 76% of the petitions.



Meeting Schedule

- Post-Application Neighborhood Meeting #1 – September 29
 - Process, schedule, driveways/curbing, front walk, front yard impervious coverage, lot size.
- Post-Application Neighborhood Meeting #2 – October 17
 - Lot size, use and parking, density, lot coverage, building height & stories, Floor Area Ratio
- Post-Application Neighborhood Meeting #3 – November 1 (Tuesday)
 - Overall goals, building height & stories, paint, solar
- Post-Application Neighborhood Meeting #4 – November 14
 - Recap of overall goals, building height & stories, Floor Area Ratio, paint, solar
- Post-Application Neighborhood Meeting #5 – December 5
 - Setbacks-main, setbacks-accessory, accessory structures
- Post-Application Neighborhood Meeting #6 – January 9
 - Foundations, steps, fences, retaining walls, demolition



Meeting Schedule

- Post-Application Neighborhood Meeting #7 – January 24
 - Garage Location/Entrance, Fences / Retaining Walls, Demolition
- Post-Application Neighborhood Meeting #8 – February 6
 - Demolition, Architectural styles – Contributing and Non-Contributing, Contributing architectural styles, new construction standards, remodel/addition standards
 - Building Elevations/Materials, Roofing materials, Roof Form/Pitch, chimneys, dormers
- Post-Application Neighborhood Meeting #9 – February 21
 - Windows, porches
 - Architectural styles – Craftsman, Transitional Bungalow
- Post-Application Neighborhood Meeting #10 – March 6
 - Work reviews
- Post-Application Neighborhood Meeting #11 – TBD
 - If needed
- Post-Application Neighborhood Meeting #12 – TBD
 - If needed



Meeting Schedule (cont.)

- Final Post-Application Neighborhood Meeting – TBD
- Ordinance Review (30-60 days after last meeting)
- City Plan Commission – TBD
- City Council – TBD



Topics for Discussion:

- Accessory Structures - proposed regulations may include:
 - Location.
- Building & Structure Height - proposed regulations may include:
 - Modifying how height is measured.
 - Establishing the maximum allowed height for structures, including accessory structures.
- Building Width - proposed regulations may include:
 - Minimum building width.
- Density - proposed regulations may include:
 - Considering maximum density.



Topics for Discussion (cont.):

- Driveways, Curbs, and Sidewalks - proposed regulations may include:
 - Locations, access points, materials, dimensions, and types.
 - Provisions for non-conforming driveways and walks.
- Fences & Walls - proposed regulations may include:
 - Location, height, style & materials.
- Foundations - proposed regulations may include:
 - Foundation types, materials, height, and appearance.
 - Provisions for remodels or additions to existing structures.
- Lot Coverage



Topics for Discussion (cont.):

- Off-street Parking - proposed regulations may include:
 - Minimum parking standards per dwelling unit.
- Permitted Uses - proposed regulations may include:
 - Single family
- Setbacks - proposed regulations may include:
 - Modifying front, side, and rear setback requirements.
 - Provisions for non-conforming contributing structures.
- Stories - proposed regulations may include:
 - Maximum stories allowed.
 - Provisions for non-conforming contributing structures



Topics for Discussion (cont.):

- 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.



Topics for Discussion (cont.):

- 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.



Topics for Discussion (cont.):

- Chimneys - proposed regulations may include:
 - Materials, form, & placement.
- Demolition - proposed regulations may include:
 - Applicability to contributing structures.
 - Provisions for existing non-contributing structures.
- Dormers - proposed regulations may include:
 - Dormer size, location, and styles.
 - Provisions for remodels or additions to non-contributing structures.



Topics for Discussion (cont.):

- Garage Location and Entrance - proposed regulations may include:
 - Garage and garage door placement.
 - Provisions for remodels or additions to non-conforming structures.
- Impervious Surfaces and Hardscaping - proposed regulations may include:
 - Materials and allowable percentage of front yard coverage.



Topics for Discussion (cont.):

- Porch Styles - proposed regulations may include:
 - Styles, materials, placement, size, and detailing.
 - 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.



Topics for Discussion (cont.):

- Solar Energy Systems and Components - proposed regulations may include:
 - Locations and type.
 - Provisions for remodels or additions to existing non-contributing structures.
- Steps - proposed regulations may include:
 - Location, style, materials & dimensions.
- Windows - proposed regulations may include:
 - Placement, architectural standards, materials, and types.
 - Provisions for remodels or additions to existing structures.



Topics for Discussion (cont.):

- Work Reviews - proposed regulations may include:
 - Language to detail the requirements for a work review.



Procedure

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.
- **Write name and address on comment sheets.**



Recap: Guiding Principles for CD

For what ideas has agreement been reached?

- Status Quo Insufficient - Current City of Dallas Code will allow development that is incompatible with the existing character of the neighborhood.
- Preserve Character - The neighborhood has expressed a desire to preserve its character.
- Standards Required - Some degree of additional standards will be necessary to maintain the characteristics of the neighborhood and meet the desire of the residents.
- Conservation District - We are meeting to develop the specific details for the development standards and architectural standards your neighborhood chose for consideration.



Recap: Common Themes Expressed

- Preserve architectural characteristics –
Craftsman homes
- Avoid McMansions –
Incompatible form and massing
- Retain the “feel” of the neighborhood –
Development pattern
- Allow for flexibility and individuality
- Allow for two-story homes
- Don't make people remove what currently exists



Recap: Demolition

What we heard:

- Strong (unanimous) support of demolition protection.
- Strong (unanimous) support to protect all primary structures built in the year 1940 or prior.
- Strong (unanimous) support for use of 80% standard:
 - “Houses built in the year 1940 or prior may be demolished only if the cost of bringing the house into compliance with all applicable building code requirements using materials similar to the original materials is greater than 80 percent of the house’s value (excluding land) according to the Dallas Central Appraisal District.”
 - Only costs to bring the house to a “minimum livable standard” will be included in the 80% calculation.



Recap: Background Presented for Demolition Discussion

- Of the 95 total houses in the area 59 are Craftsman; 25 are Transitional Bungalow; 8 undefined; 2 vacant lots; 1 Transitional American Foursquare.
- In the district, according to the 2019 DCAD data, the average age of the homes is 95 years old (1925), with the following breakdown shown below:
 - From 1900 - 1919, 10 houses were built.
 - From 1920 – 1929, 61 houses were built.
 - From 1930 – 1939, 19 houses were built.
 - From 1940 – present, 3 houses have been built.



Recap: Architectural Styles

What we heard:

- The predominant architectural styles of Craftsman and Transitional Bungalow should be preserved.
- Non-contributing structures need to be remodeled to conform to Craftsman and Transitional Bungalow
- Standards for remodels and additions should apply to the front and both sides of the house.
- Standards for new construction should apply to the front and both sides of the house.
- Extensive remodeling and additions that amount to demolition of the existing structure should be prohibited or trigger the evaluation for demolition of a structure.



Recap: Building Elevations/Materials

What we heard:

- Minimum architectural features should be required.
- Prohibit certain material types as the main body of the structure: Brick, stone, metal, stucco, vinyl, wood shakes.
- Allow certain materials to be used in specific areas:
 - Brick on chimneys, porch columns;
 - Wood shakes in gables.
- Allow for fiber cement (Hardie Board).



Discussion: Building Elevations/Materials

For further discussion:

- Provisions for existing non-contributing structures.
 - Allow for additions to the existing structure to match existing materials, but if entire structure is remodeled it should be done using materials typically found on contributing houses.



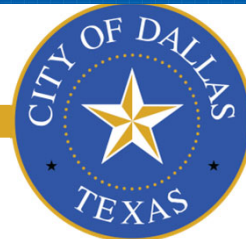
Discussion: Building Elevations/Materials



Recap: Roof

What we heard:

- Allow for roof pitches from 12/4 thru 12/9.
- Composition Shingle roofs are the most common.
- Roof color is not a concern.
- Metal or terra cotta roofs should not be allowed.



Recap: Dormer

What we heard:

- Dormer width, height and location should be kept similar to what is found in the neighborhood.
- Dormer style should remain in keeping to what is typically found in the neighborhood.



Recap: Dormer



Recap: Chimney

What we heard:

- Chimneys must be made out of brick.



Recap: Chimney



Petition Topic: Porches

Proposed regulations may include:

- Styles, materials, placement, size, and detailing.
- Standards for enclosures.
- Provisions for remodels or additions to existing structures.

Existing Regulations – Dallas Development Code

- NONE.



Discussion: Porches



Discussion: Porches



Petition Topic: Windows

Proposed regulations may include:

- Placement, architectural standards, materials, and types.
- Provisions for remodels or additions to existing structures.

Existing Regulations – Dallas Development Code

- NONE.



Discussion: Windows

- Anything in general about windows that want for all properties outside of those standards that will be style specific?
- Materials – wood, vinyl, metal (including finish)
- Type of glass - transparent, tinted, mirrored, opaque
- Operability
- Considerations for bathrooms



Discussion: Windows



Discussion: Windows



Discussion: Windows

Grilles



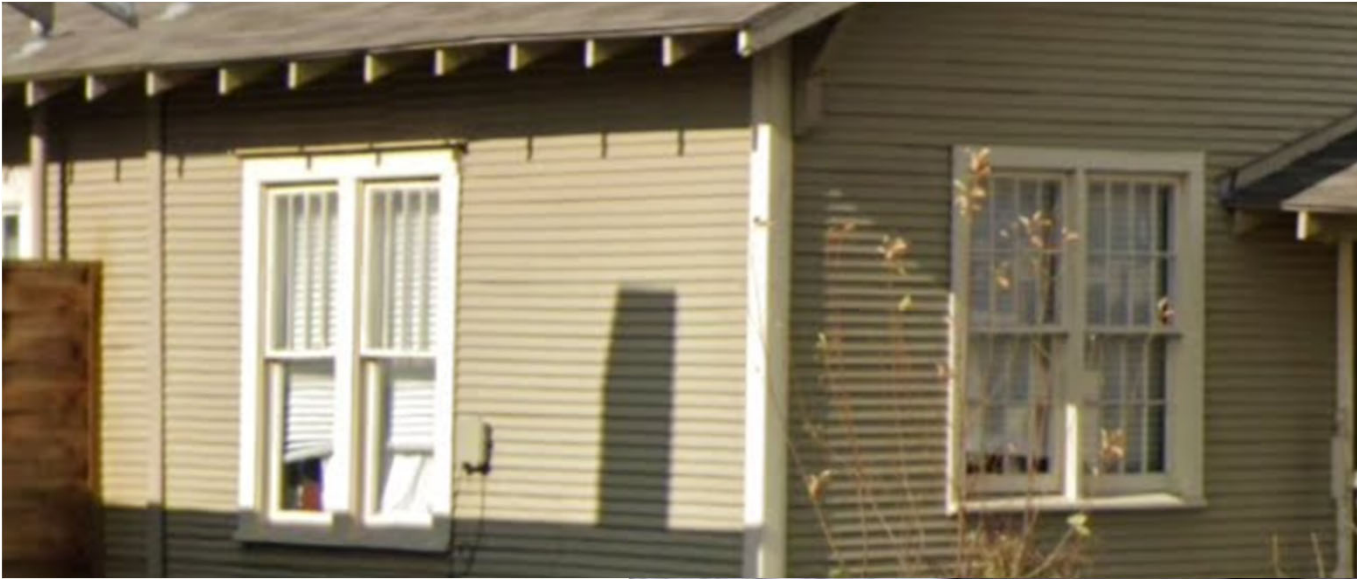
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Discussion: Windows



Discussion: Windows



Discussion: Craftsman



Discussion: Transitional Bungalow



Next Steps

- Neighborhood Meeting #10: March 6
- Neighborhood Meeting #11-12: If needed
- Final Neighborhood Meeting to review ordinance:
Date TBD
- City Plan Commission Public Hearing: Date TBD
(notified 10 days before)
- City Council Public Hearing: Date TBD (notified 14
days before)



****Tuesday Meeting ****

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Next Meeting March 6, 6:00 pm

**** Arts Mission Oak Cliff ****

410 S. Windomere Avenue

- Recap
- Discussion
 - Work Reviews
- Next Steps



Thank You!

