CD No. 12 - Belmont Addition Conservation District Amendments

Neighborhood Meeting No. 8

July 13, 2021

Steven Doss, AICP, Senior Planner
Bill Hersch, Chief Planner
Sustainable Development and Construction
City of Dallas

CD No. 12 - Belmont Addition Conservation District Amendments

Post-Application Neighborhood Meeting No. 8

Staff Contact

Steven Doss, AICP

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214-671-8058

Project Webpage

bit.ly/BelmontAddn

Agenda

- Introduction
- Discussion
  - Craftsman style features
- Next Steps

To speak during discussion:

Type "Speak – your name and address" in the **chat box**

Tentative Schedule

- ✓ Post-Application Neighborhood Meeting #1 – April 6
- ✓ Post-Application Neighborhood Meeting #2 – April 20
- ✓ Post-Application Neighborhood Meeting #3 – May 4
- ✓ Post-Application Neighborhood Meeting #4 – May 18
- ✓ Post-Application Neighborhood Meeting #5 – June 1
- ✓ Post-Application Neighborhood Meeting #6 – June 15
- ✓ Post-Application Neighborhood Meeting #7 – June 29
- Post-Application Neighborhood Meeting #8 – July 13
  - Craftsman style features
- Final Post-Application Neighborhood Meeting – TBD
  - Ordinance Review
- CPC – TBD
- CC – TBD

Procedure

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

- Type "**Speak**" followed by your **name** and **address**
  - *Example:* Speak - Steven Doss, 1500 Marilla St.
- A staff member will keep track and call on each speaker in order
- Before your comments, state your name and address for the record
- Call in attendees: staff will call out the first 6 digits of your phone number, you will be unmuted and if you would like to speak give your name and address

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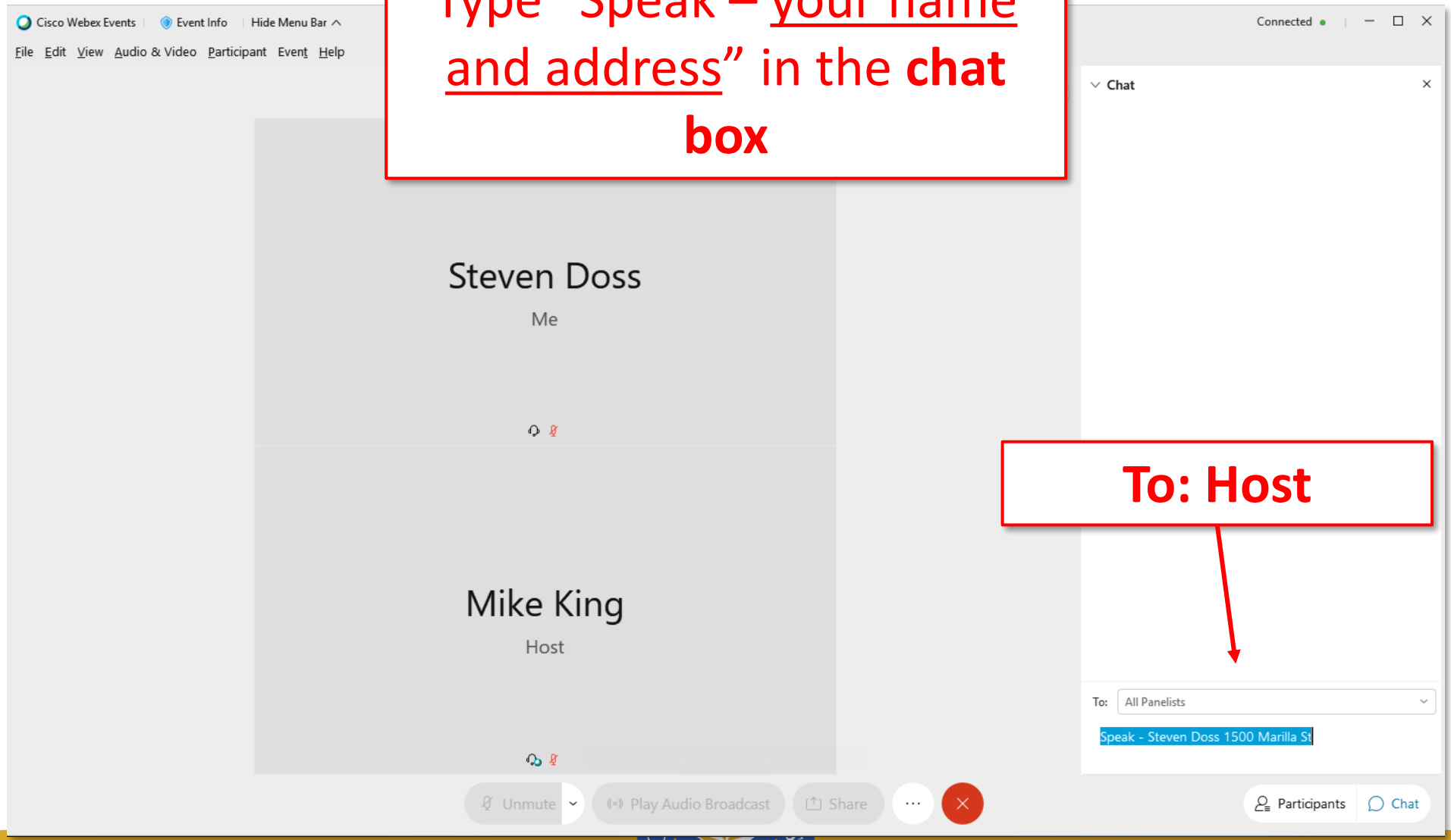
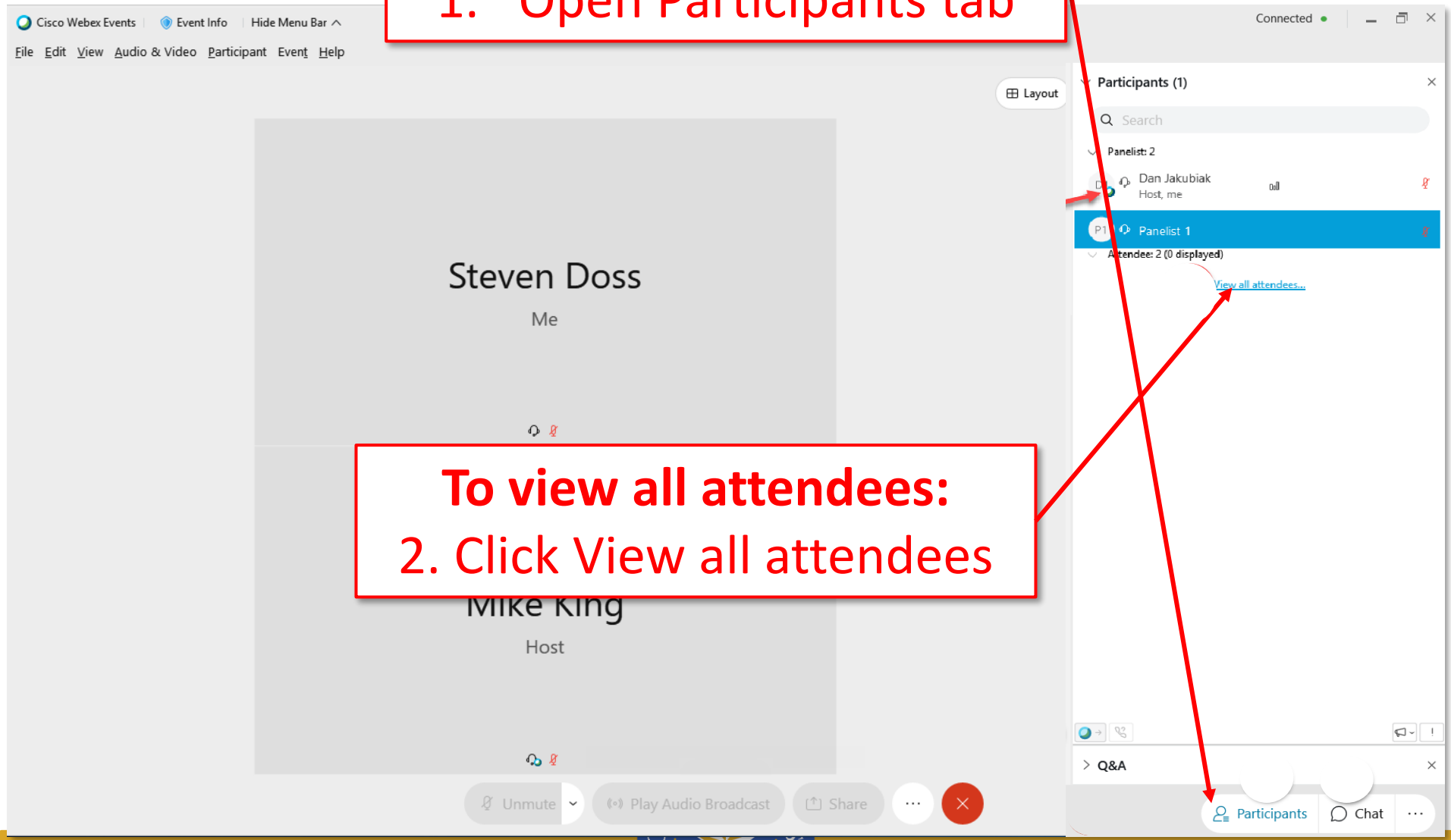


To view all attendees:

1. Open Participants tab



To view all attendees:

2. Click View all attendees

Discussion

Petition Topic –
Modifying architectural standards for new construction and remodeling to promote the conservation of Craftsman style structures

- Architectural Standards for Craftsman style structures

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Craftsman Style Features

Petition Topic –
Craftsman Style Standards

- Must provide at least six of the following features:
  - Brick or stone exterior chimney
  - Decorative beams or braces under the gables
  - Gabled dormers
  - Half-timbering detail on gables

Petition Topic –
Craftsman Style Standards

- Porte cochere
- Separate front porch roof structure with a separate front gable
- Solid balustrade of brick or wood on the front porch
- Ventilation louvers on gable
- Window boxes

Consideration for addition of several items (listed on next slide)

Discussion

- Brick or stone exterior chimney
- Decorative beams or braces under the gables
- Gabled dormers
- Half-timbering detail on gables
- Porte cochere
- Separate front porch roof structure with a separate front gable
- Small, high windows on each side of an exterior chimney
- Small window on gable
- Solid balustrade of brick or wood on the front porch
- Ventilation louvers on gable
- Window boxes

<u>Consideration for addition of</u>

- Narrow lap siding (117)
- Dentil molding
- Nested gables
- Clipped gable roof

To speak:

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Petition Topic –
Craftsman Style Features

- Front Porch Standards:
  - The front porch must be a minimum of 50 percent of the width of the front façade.
  - The front porch roof must be supported by square or tapered columns with a brick or stone base.
  - The front porch may be surrounded by a balustrade or railing of wood or materials matching the front façade.

Petition Topic –
Craftsman Style Features

- Front Porch Standards (cont'd):
  - Front porches must be open-air.
  - The front entryway must have a Craftsman style wood door.

Consideration

- Conceptual plan language suggests that a front porch is required, but this language is not present in the ordinance.
- Allow shallower pitch on front porch roof.

To speak:

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Petition Topic –
Craftsman Style Features

- Materials:
  - Brick, wood or material that looks like wood, or a combination of these materials. Stone accents are allowed. Stucco is allowed only in gables.
  - Any materials used for remodeling must be appropriate to the Craftsman style in type, color, coursing, joint detailing, mortaring, size, and texture.

To speak:

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Petition Topic –
Craftsman Style Features

- Porte Cocheres:
  - Porte cochere columns must match the porch columns.

To speak:

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Petition Topic –
Craftsman Style Features

- Roofs:
  - Craftsman structures must have a cross-gabled, front-gabled, or side-gabled roof with a shallow roof slope between 20 degrees and 30 degrees.
  - The minimum roof overhang is 24 inches.
  - Dormers may be gabled or shed.
  - Roofs must have exposed roof rafter tails.
  - Beadboard must be used under eaves.

Petition Topic –
Craftsman Style Features

- Roofs (cont'd):
  - The following roofing materials are allowed: clay tiles, composition shingles, slate tiles, standing seam metal, synthetic clay tiles, synthetic wood shingles, terra-cotta tiles, and wood shingles. The following roofing materials are not allowed: built-up and membrane.

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Petition Topic –
Craftsman Style Features

- Windows:
  - Windows must be casement, double-hung with 1-over-1 lights, double-hung with multiple lights, or mission-styled. See Exhibit B.
  - Windows must be grouped in clusters of two or three.
  - Windows may have stained glass.
  - Muntins and mullions must be expressed (have a profile).

Petition Topic –
Craftsman Style Features

- Windows (cont'd):
  - Windows must be typical of the Craftsman style. See Exhibit B.

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Recap - Discussion

Driveway Access & Location

- **No Change:** Corner lots allowed to have alley access and front or side street access (**two** points of access).

OR

- **Amend:** Allow corner lots to have alley access and front and side street access (**three** points of access).

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Recap

Petition Topic –
Modifying the second story restriction on Craftsman style structures

- Remove 70% size limit.
- Keep 5’ setback for second story.

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Final Post-Application Meeting (date TBD)

- Review of ordinance language

Notice will be mailed prior to meeting

Next Steps

- Final Neighborhood Meeting to review ordinance: Date TBD – notice mailed out prior to meeting
- City Plan Commission Public Hearing: Date TBD
- City Council Public Hearing: Date TBD

Examples of Architectural Context among Specific Styles – Prairie

Wright-Inspired Prairie style – Swiss Avenue

American Foursquare Prairie style – Belmont Addition

Examples of Architectural Context among Specific Styles - Tudor

Lakewood: High Tudor style. Note the much larger massing, complex brick patterns, and use of cast stone

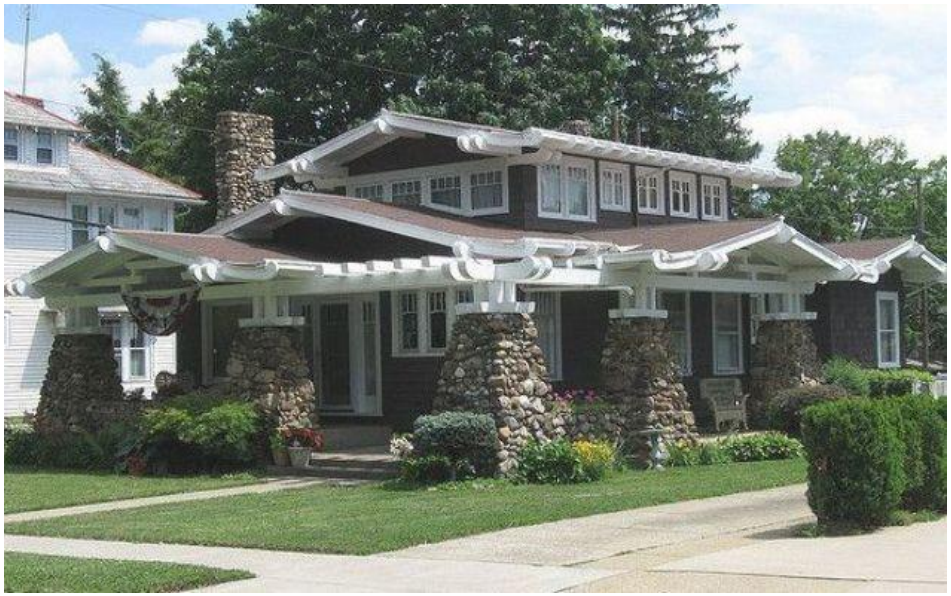
Hollywood/Santa Monica Heights: Tudor Cottage. Note the similarities in detailing, but much smaller massing and limited stories.

Examples of Architectural Context among Specific Styles - Craftsman

California: Oriental Craftsman. Note the use of heavy timbers, exaggerated eaves, shake siding, and decorative chimney.

Pacific Northwest: Chalet Craftsman. Much simpler form with heavy ornamentation: dentils, flared trim, basket weave vents.

Examples of Architectural Context among Specific Styles - Craftsman



California: Oriental Craftsman. Note the use of local materials such as river rock, flared eaves, and elephantine columns supporting a large porch.

Belmont Addition: Craftsman Bungalow. Note the much simpler detailing.

Change in Architectural Rhythm Over Time

Note the much smaller scale of the homes in the first photograph