



City of Dallas

Lakewood Conservation District 2 Proposed Expansion Z-212-315

**City Plan Commission
November 21, 2024**

Trevor Brown, Chief Planner
Conservation Districts
Planning & Development
City of Dallas

Request (Z-212-315)

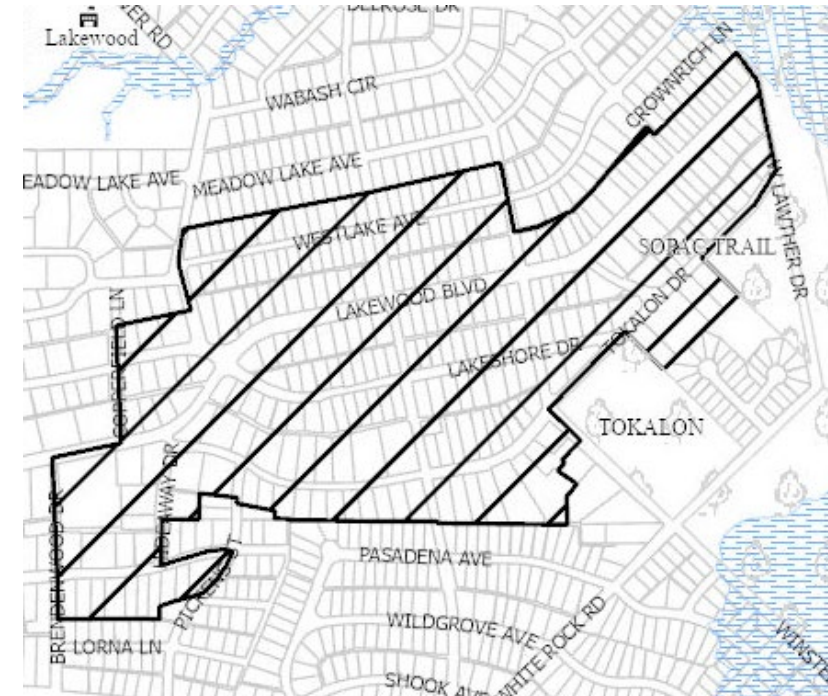


Initiated: by Neighborhood Committee.

Request: A City Plan Commission authorized hearing seeking a recommendation regarding a proposal to change the zoning classification from R-7.5(A) and R-10(A) single-family zoning district to the Lakewood Conservation District No. 2, Tract IV.

Purpose: Provide a means of conserving the area's **distinctive character** by protecting or enhancing its physical attributes.

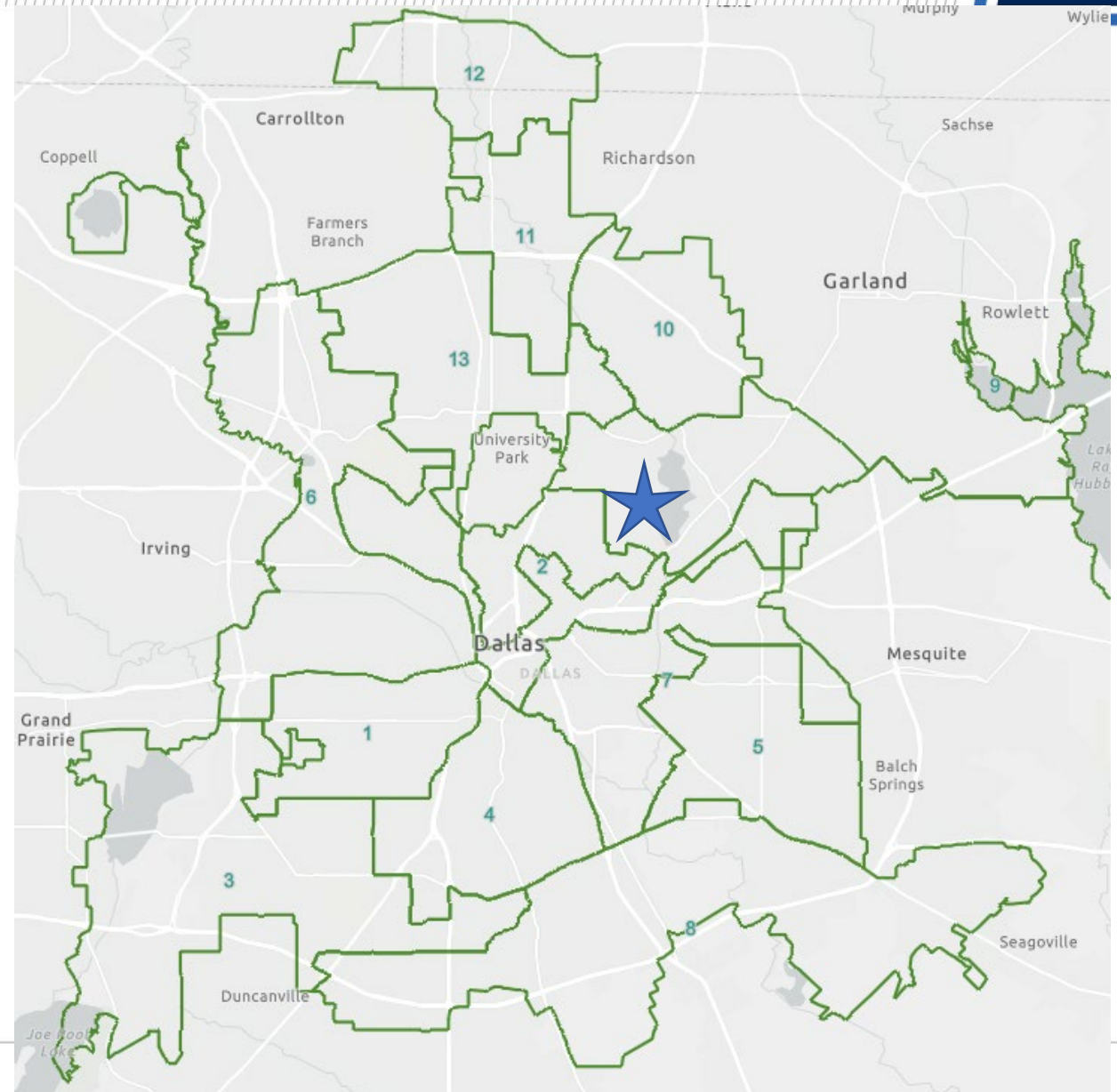
Area of Request



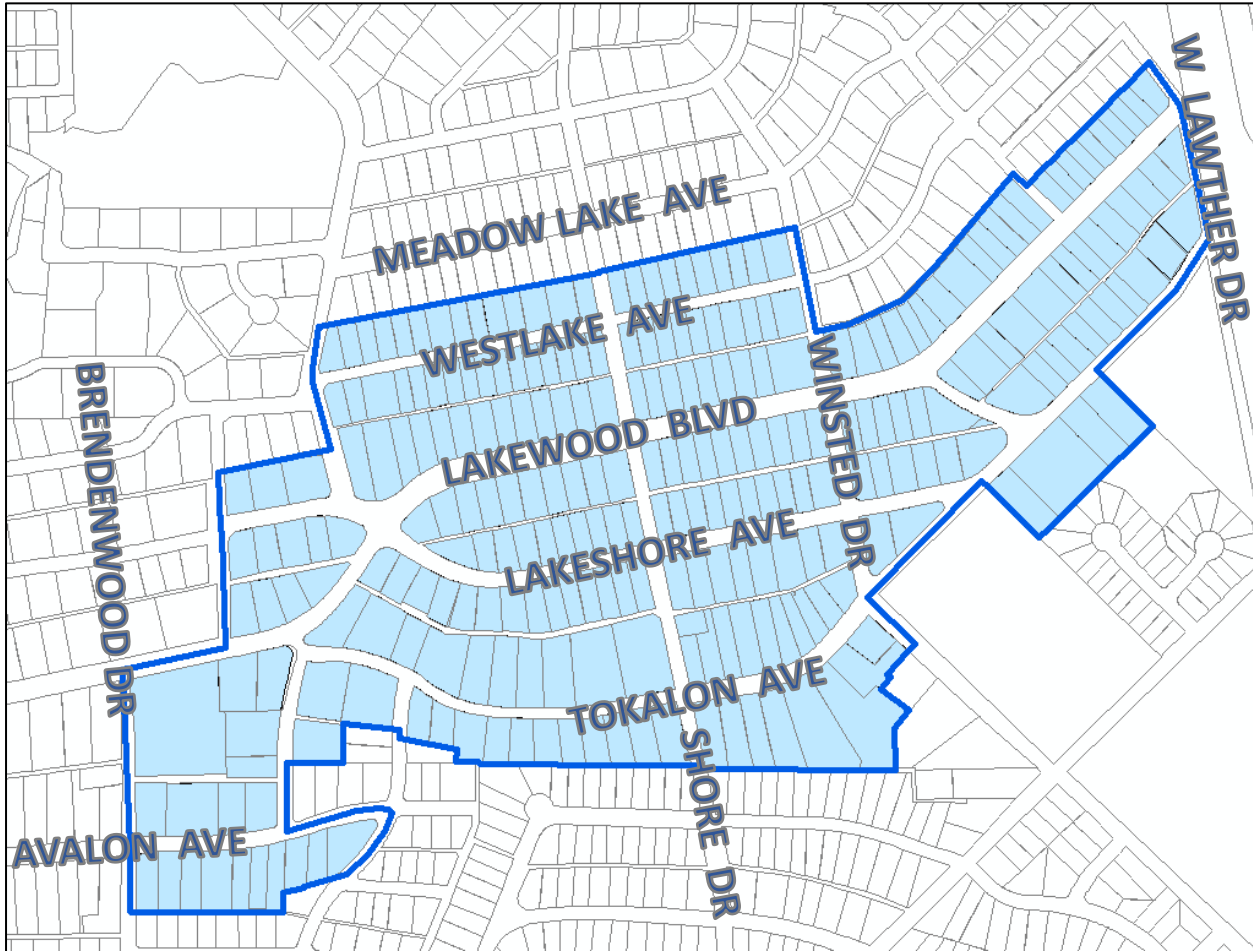
Location Map



- East Dallas
- Council District 9



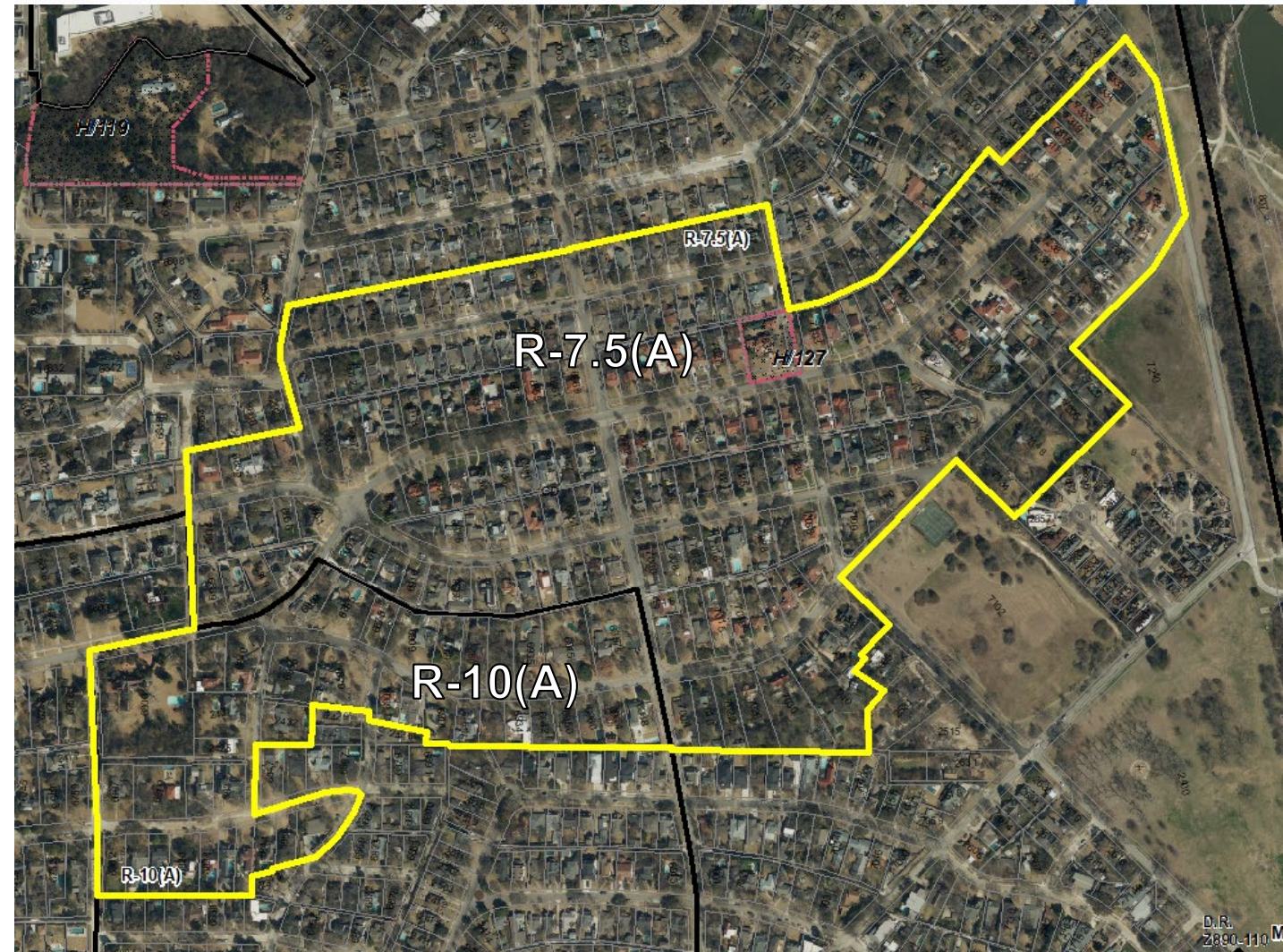
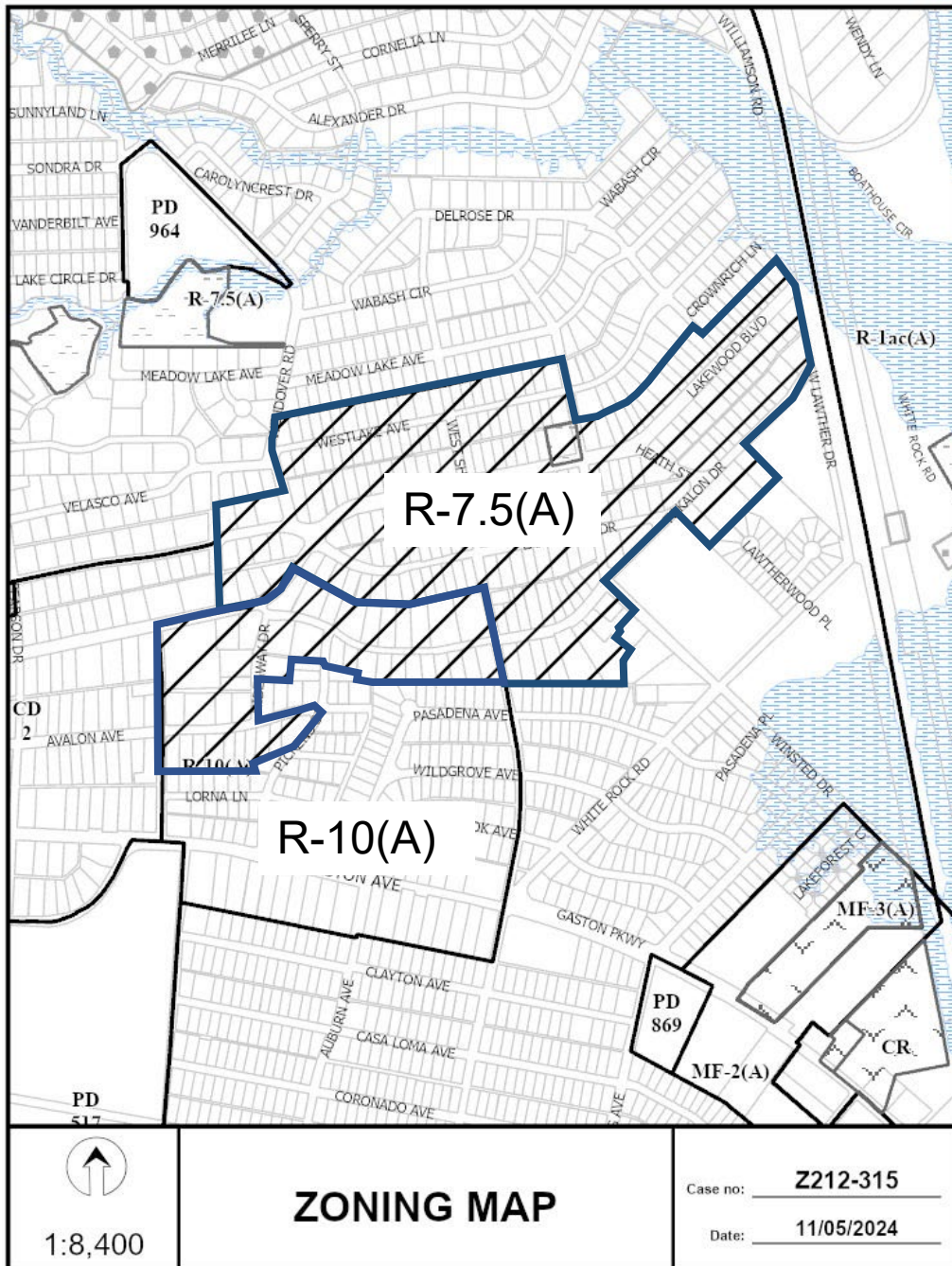
Proposed CD 2 Tract IV Boundaries



Generally bounded by alleys between Westlake Avenue and Meadow Lake Avenue and between Lakewood Boulevard and Westlake Avenue on the north, Lawther Drive on the east, Tokalon Drive and the alleys between Tokalon Drive and both Pasadena Avenue and Avalon Avenue and the alley between Lorna Lane and Avalon Avenue on the south, and Brendenwood Drive, Copperfield Lane and the alley south of Westlake, and Wendover Road on the west, and containing approximately 114.183 acres.



Current Zoning

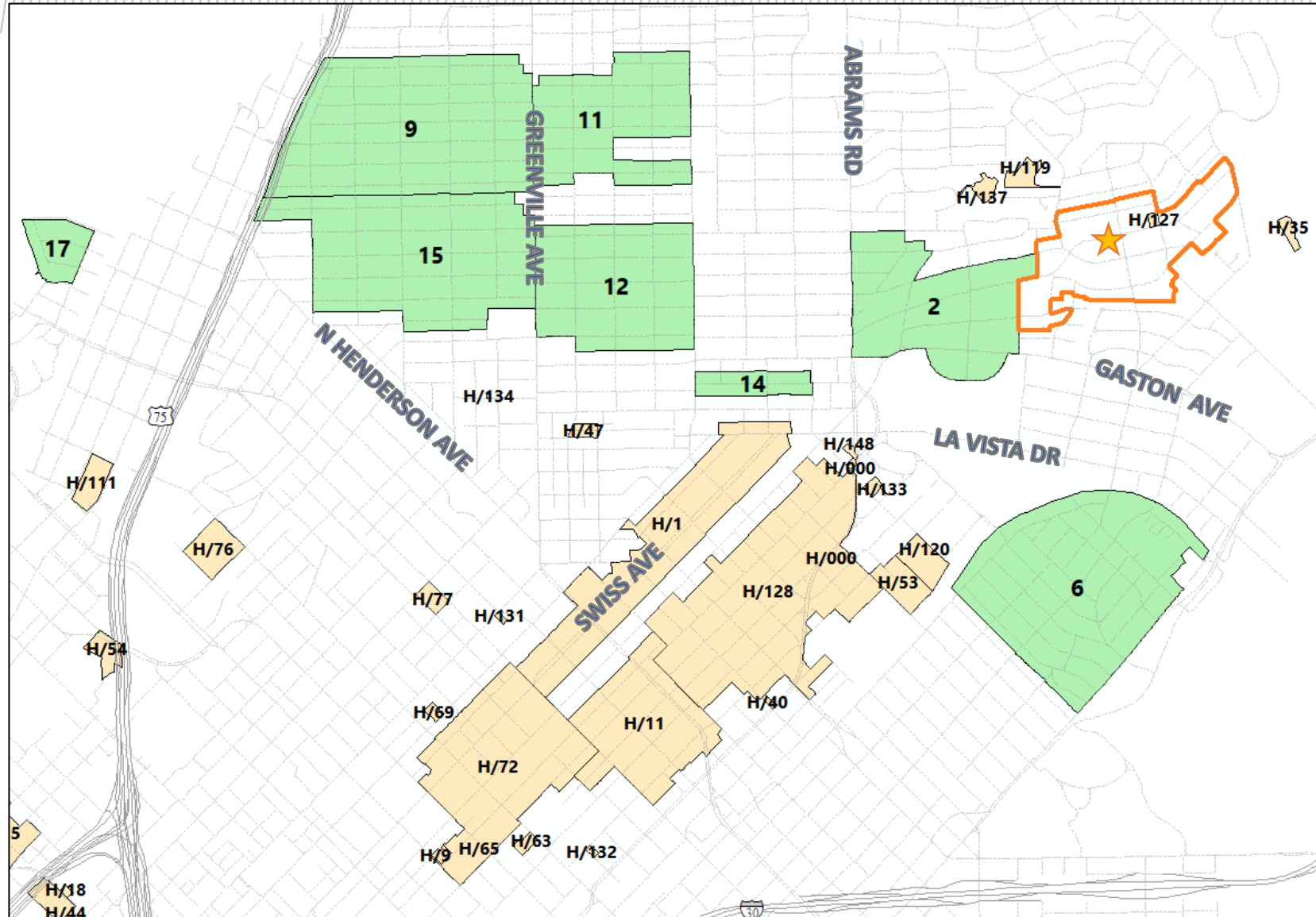


R-7.5(A) and R-10(A) - Single-Family Zoning

Current Land Use



Nearby Conservation and Historic Districts



- ★ Proposed Lakewood Tract IV Boundary
- Conservation Districts
- Historic Districts



Photos: Surrounding Area



Lakewood Conservation District 2 to the west

Photos: Westlake Ave.



Photos: Lakewood Ave.



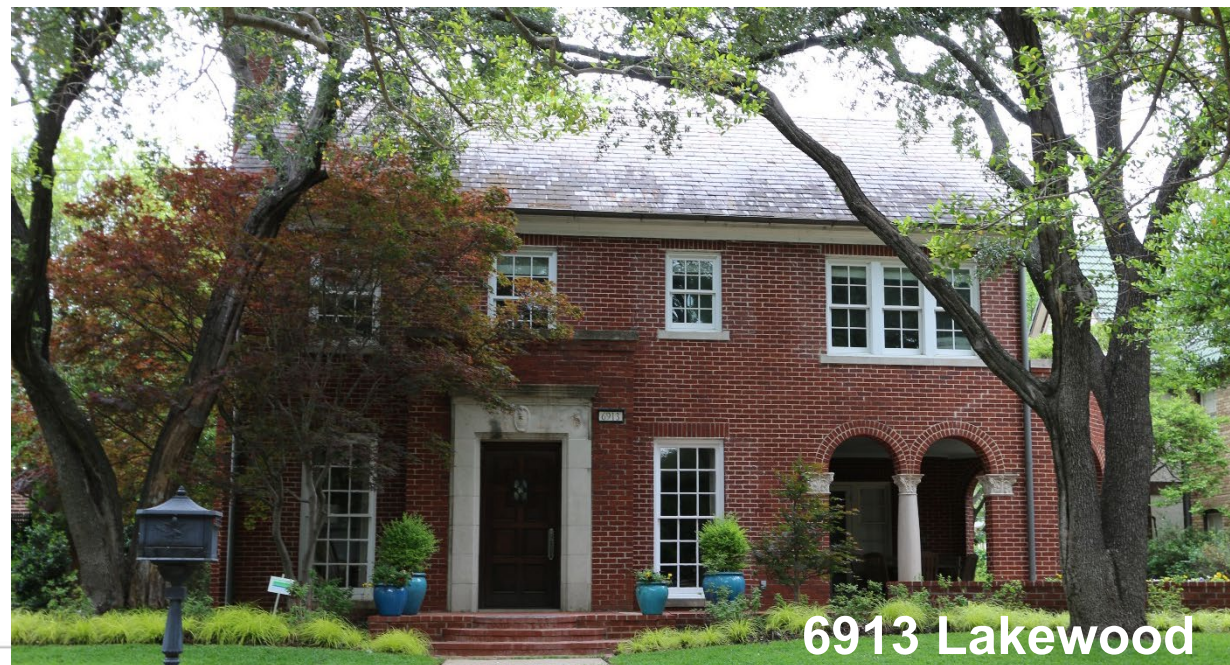
6915 Lakewood



6969 Lakewood



7027 Lakewood



6913 Lakewood

Photos: Lakeshore Ave.



Photos: Tokalon Ave.



Why should Tract IV be included in the Lakewood Conservation District?



- Fulfills the purpose of a Conservation District
- Result of neighborhood-initiated process
- Meets the eligibility criteria
- Is similar to and compatible with the physical attributes of the established Lakewood Conservation District No. 2
- Exemplifies intact early and mid 20th century architectural styles
- Contains numerous examples of significant architecture designed by noted architects and developers
- Conservation Districts provide an appropriate regulatory structure



Purpose of Conservation District



- 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, and
- Ensure harmonious, orderly, and efficient growth

Dallas City Code (SEC. 51A-4.505 (b)(4) CONSERVATION DISTRICTS)



Process and Engagement



April 2020	Neighborhood Committee - Initial inquiry into creating a CD
November 2021 and January 2022	City staff met with Neighborhood Committee
February 22, 2022	Revised Determination of Eligibility submitted to City staff by Neighborhood Committee
April 12, 2022	Staff confirmed the Determination of Eligibility
April 28, 2022	Petitions provided to Neighborhood Committee for collection of property owner signatures.
May 23, 2022	Neighborhood meeting held to discuss development and architectural standards and expansion process.



Process and Engagement



June 27, 2022	189 petitions were submitted by the Neighborhood Committee for verification.
July 26, 2022	Planning & Urban Design staff verified petitions of 68% of properties within the proposed boundary.
Between August 31, 2022 and March 8, 2023	Fifteen neighborhood meetings held to discuss topics included on the petition.
January 22, 2024	Staff posted DRAFT ordinance online for public review and comment
February 6 and 14, 2024	Two neighborhood meetings held to review the DRAFT ordinance.



Process and Engagement



February 16 – March 15, 2024	City staff posted a survey on the Planning and Urban Design Conservation District website for public comment to obtain a full scope of requested revisions.
September 13, 2024	Staff posted a REVISED PUBLIC DRAFT ordinance for public review.
Oct 29, 2024	Neighborhood meeting held to review and compare the REVISED PUBLIC DRAFT ordinance.



Determination of Eligibility



Eligibility Requirements per Section 51A-4.505(d)(1)(C) as applied according to Section 51A-4.505(e)(2)(A)(vii):

- (i) The area contains at least one blockface. *(not applicable for expansion)*
- (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).



Comparable to Existing CD



The architectural styles identified in the existing Lakewood CD No. 2 are similar and comparable to the architectural styles in the proposed Tract IV expansion area. In addition, the same architects and developers built homes in both areas.



6715 Gaston

Existing Lakewood CD No. 2



6702 Avalon



6915 Lakewood

Proposed Tract IV

Architect Bertram Charles Hill



Comparable to Existing CD



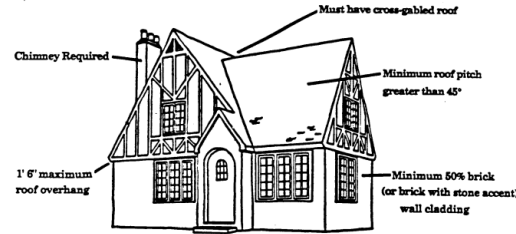
Existing Lakewood CD No. 2 Ordinance:

Architectural Styles

- Tudor
- Spanish Eclectic
- French Eclectic
- Colonial/Georgian Revival

(1) New construction on vacant lots or on lots where structures have been willfully demolished must comply with one of the following four architectural styles illustrated in Exhibit A: **tudor, spanish eclectic, french eclectic, or colonial/georgian revival.** All of the architectural elements of the style selected must be incorporated into the new construction.

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 gabled style

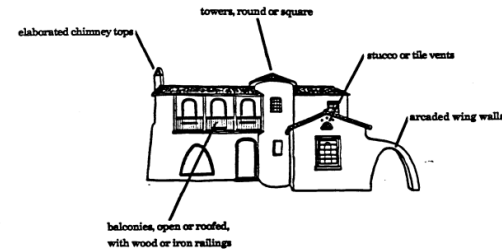


Dominant front gabled style

II. SPANISH ECLECTIC ILLUSTRATIVE Minimum Requirements



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



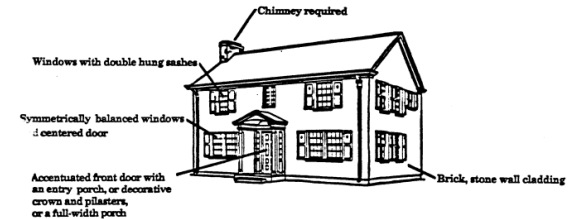
III. FRENCH ECLECTIC ILLUSTRATIVE Minimum Requirements



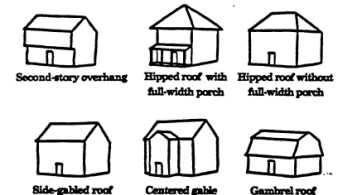
In addition to the mandatory French Eclectic design requirements, the following design options are allowable:



IV. COLONIAL / GEORGIAN REVIVAL ILLUSTRATIVE Minimum Requirements



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



Forward Dallas 2.0: Consistent



LAND USE THEMES

Housing Choice and Access

- Objectives to protect and preserve existing neighborhoods and to align land use policy & process with housing strategies, plans, and programs.
- Implementation objective prioritizing the preservation... of neighborhoods... including conservation districts, neighborhood stabilization overlays, historic districts.

Community and Urban Design

- Objective to strengthen the sense of place and community identity for all Dallas neighborhoods.



**ENVIRONMENTAL
JUSTICE +
SUSTAINABILITY**



**TRANSIT-ORIENTED
DEVELOPMENT (TOD) +
CONNECTIVITY**



**HOUSING CHOICE +
ACCESS**



**ECONOMIC
DEVELOPMENT +
REVITALIZATION**



**COMMUNITY +
URBAN DESIGN**



Forward Dallas 2.0: Consistent



Placetype: Community Residential

- ForwardDallas recognizes that it is imperative to maintain, stabilize, and revitalize existing neighborhoods.
- It calls for support of efforts to improve and stabilize neighborhoods.

Building Form and Character

- Goal 15: New development should be context- sensitive, and building scale, height and massing should complement existing buildings.
- Goal 16: Attention should be given to building height, orientation, architectural style, and setback to ensure new structures fit into existing neighborhood context.
- Goal 19: Front yards are semi-private and may include front stoops and porches that contribute to a neighborhood's character
- Goal 21: Front, side, and rear setbacks vary in size across neighborhoods but are generally consistent within an individual neighborhood.



Neighborhood Preservation and Stability

- ForwardDallas recognizes that it is imperative to maintain, stabilize and revitalize existing neighborhoods.
- Encouraging the creation of new neighborhoods that are safe, pedestrian friendly, and provide diverse housing opportunities is one of the city's key economic development priorities.
- Dallas has a strong tradition of neighborhood self-determination, which should be promoted to ensure the continued vitality of all neighborhoods.
- Support efforts to improve and stabilize neighborhoods.

Community Engagement

- Changes to areas within Community Residential neighborhoods must prioritize community engagement. The community engagement should be initiated early in the process that is bringing about the change, and should be given significant weight in the decision making that occurs within this process.



Preservation Plan: Consistent



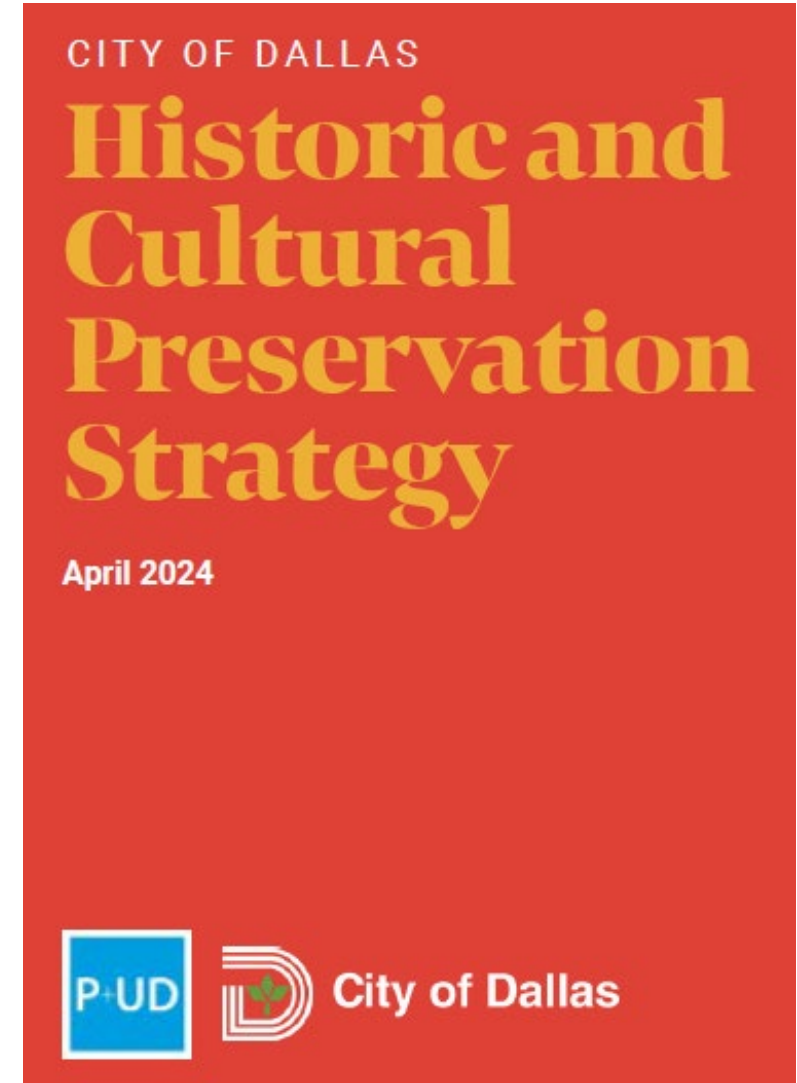
The *City of Dallas Historic and Cultural Preservation Strategy*, adopted by City Council in April 2024, also outlines several goals and policies which can serve as a framework for assisting in evaluating the proposed Conservation District. The proposal is consistent with the following goals and policies of the preservation plan:

Goal 1: Preserve Dallas' diverse history in ways that contribute to our cultural and economic future.

- Objective 1.3 Make Dallas' diverse history visible throughout the City.

Goal 2: Empower residents to preserve the places that are important to them.

- Objective 2.1 Engage residents and businesses across Dallas to identify and proactively protect culturally significant places.



Intact Early-Mid 20th Century Architecture



Architectural Styles



Total houses in the area: 274

- Colonial Revival: 23
- French Eclectic: 18
- Neo-classical: 5
- Spanish Revival: 44
- Tudor: 74
- Minimal Traditional: 23
- Contemporary: 13
- Mid-Century Modern: 5
- Monterey: 6
- Ranch: 24
- Variations of New Traditional: 33
- American Vernacular: 5
- Vacant lot: 1



Architectural Styles: Year built



In the proposed Tract IV, according to the 2021 DCAD data submitted in the Determination of Eligibility, the average age of the homes is 85 years old (1935), with the following breakdown shown below:

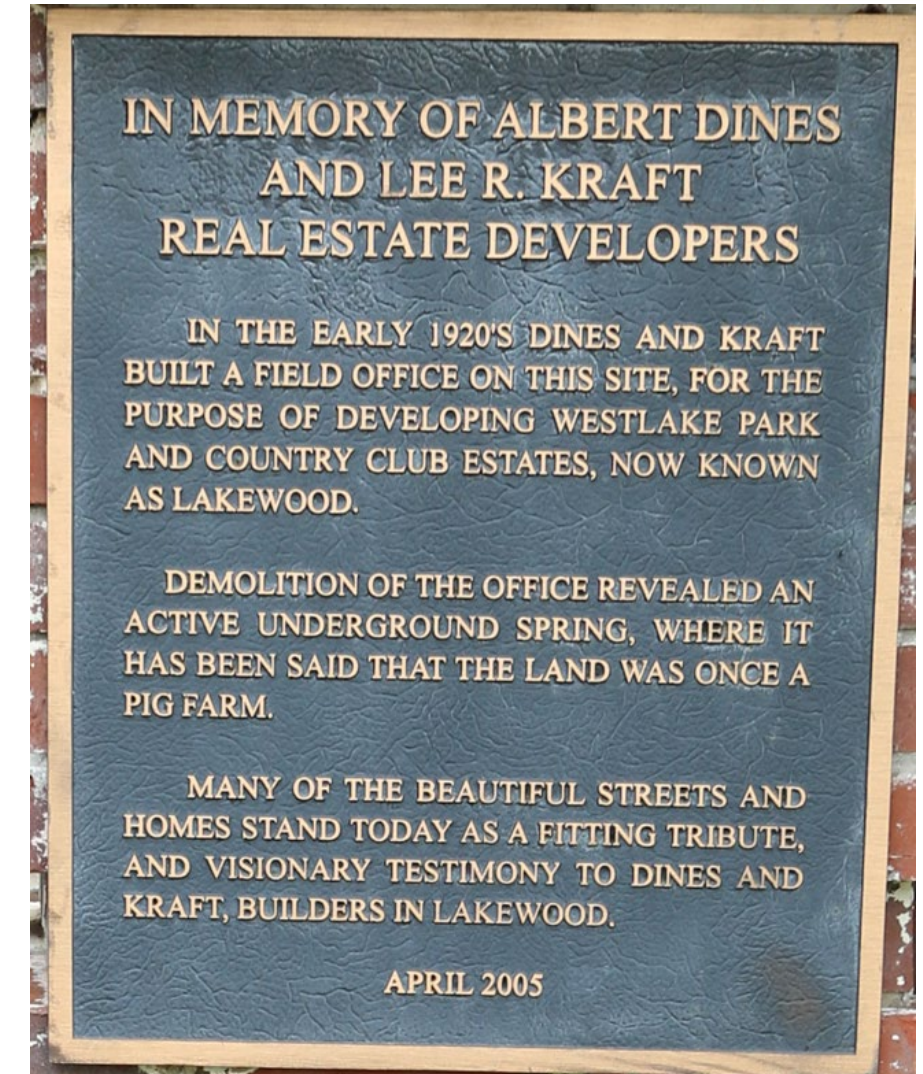
- From 1924 – 1929, 66 houses were built.
 - From 1930 – 1939, 81 houses were built.
 - From 1940 – 1949, 50 houses were built.
 - From 1950 – 1959, 28 houses were built.
 - From 1960 – present, 44 houses have been built.
 - Since 2011, 13 houses have been demolished for new construction
- 225 built prior to 1960



Significant Architecture



There are 87 houses determined to be “Significant,” because they were designed by a noted architect or developer.



Conservation District Enabling Provisions



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

(SEC. 51A-4.505. CONSERVATION DISTRICTS)



Conservation Districts - Base Zoning



- 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)



Petition Topics Identified for Discussion



Mtg.	Date	Topics Discussed
1	August 31, 2022	Process, schedule, driveways/curbing,
2	September 14	Driveways and curbing, sidewalks, front yard coverage, uses and parking, density, lot coverage
3	September 26	Lot size, slope/drainage
4	October 12	Building height & stories, Floor Area Ratio
5	October 26	Floor Area Ratio, setbacks-main
6	November 9	Setbacks-main, setbacks-accessory
7	November 16	Setbacks-accessory, accessory structures, solar, waterfall steps
8	November 30	Solar, waterfall steps, fences and walls
9	December 7	Contributing architectural styles (new construction standards, remodel/addition standards, areas of regulation)
10	December 14	Contributing architectural styles (new construction standards, remodel/addition standards, areas of regulation), demolition



Petition Topics Identified for Discussion



Mtg.	Date	Topics Discussed
11	January 4, 2023	Demolition, paint
12	January 18	Landscape (tree preservation), demolition
13	February 13	Roofing materials, windows
14	March 1	Porches, chimneys, work reviews
15	March 8	Porches, chimneys, work reviews, recaps
16	February 6, 2024	Ordinance Draft Review Meeting 1
17	February 13	Ordinance Draft Review Meeting 2
18	October 29	Ordinance Draft Revisions Review Meeting



Methods of Communication



City staff incorporated a variety of methods to solicit input and feedback from neighborhood residents.

Meeting Discussions – City staff collected feedback from neighborhood participants regarding each topic.

Comment Sheets - Each participant was also provided a comment sheet at every meeting.

Observation / Reporting - Residents observed and reported the conditions of certain developmental and architectural features in their neighborhood.

Contact Information – City staff contact information was also provided at each meeting.



LAKEWOOD EXPANSION MEETING #4 OCTOBER 12, 2022



TOPIC	CONDITIONS/COMMENTS
BUILDING HEIGHT & STORIES 1) What concerns do you have about building height of new construction or additions? 2) Other concerns?	1) maximum height requirement of 30ft to highest point (not midpoint of roof) 2) Height looming requirement sounds like a great tool to limit towering structures
FLOOR AREA RATIO (FAR) 1) What concerns do you have about building size and massing of new construction or additions? 2) Other concerns?	1) I'm open to using FAR as another layer to help limit huge, looming structures. 2)
SETBACKS – MAIN STRUCTURE 1) How concerned are you about the distance of primary buildings from the front, rear and side yard property lines? VERY CONCERNED	1) Maintaining the setbacks is my #1 concern for Lakewood (especially front property line). 2) SAVE OUR SETBACKS



Common Themes Expressed



What did we hear from the Neighborhood during the first fifteen meetings ?

- Preserve architectural characteristics – Significant architecture
 - Avoid incompatible form and massing
 - Retain the “feel” of the neighborhood – Development pattern
- Allow for flexibility and individuality
 - Don't retroactively apply the ordinance to make people remove what currently exists

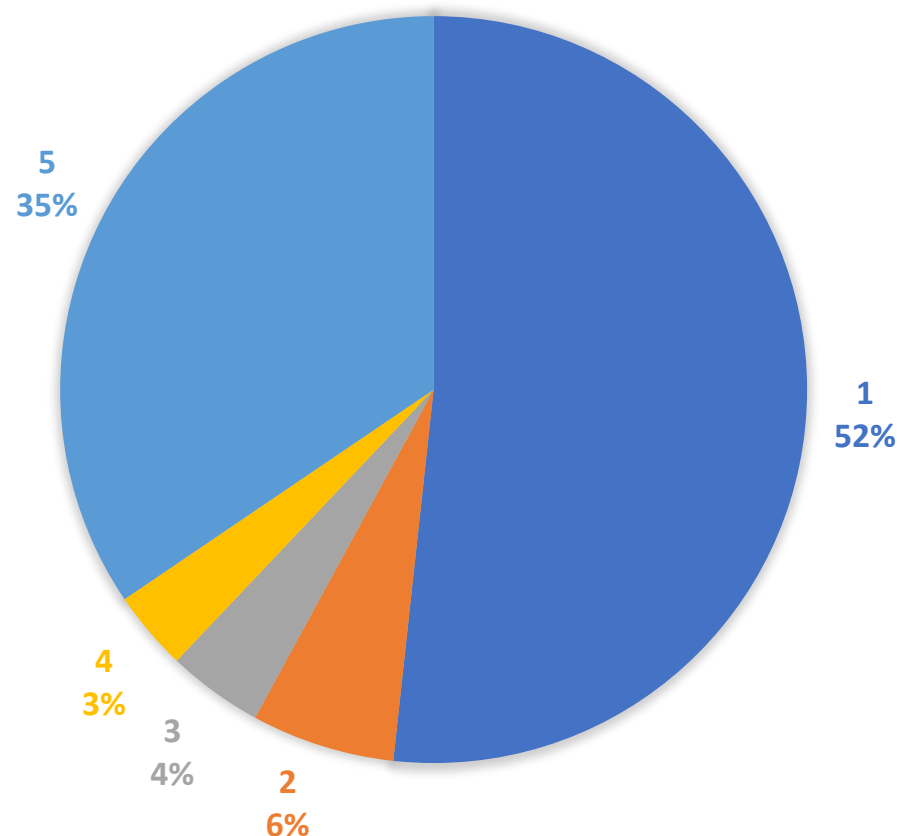
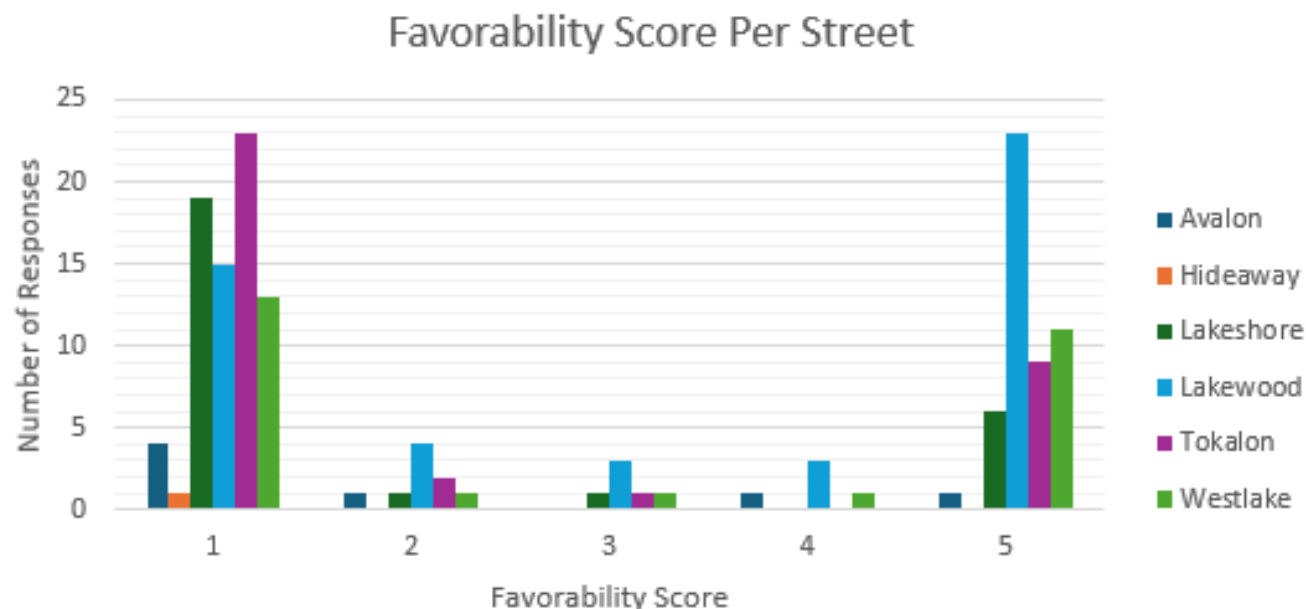


Methods of Communication - Survey



Following two neighborhood meetings to review the first DRAFT of the ordinance, City staff posted a survey on the Planning and Urban Design Conservation District website for public comment to obtain a full scope of requested revisions.

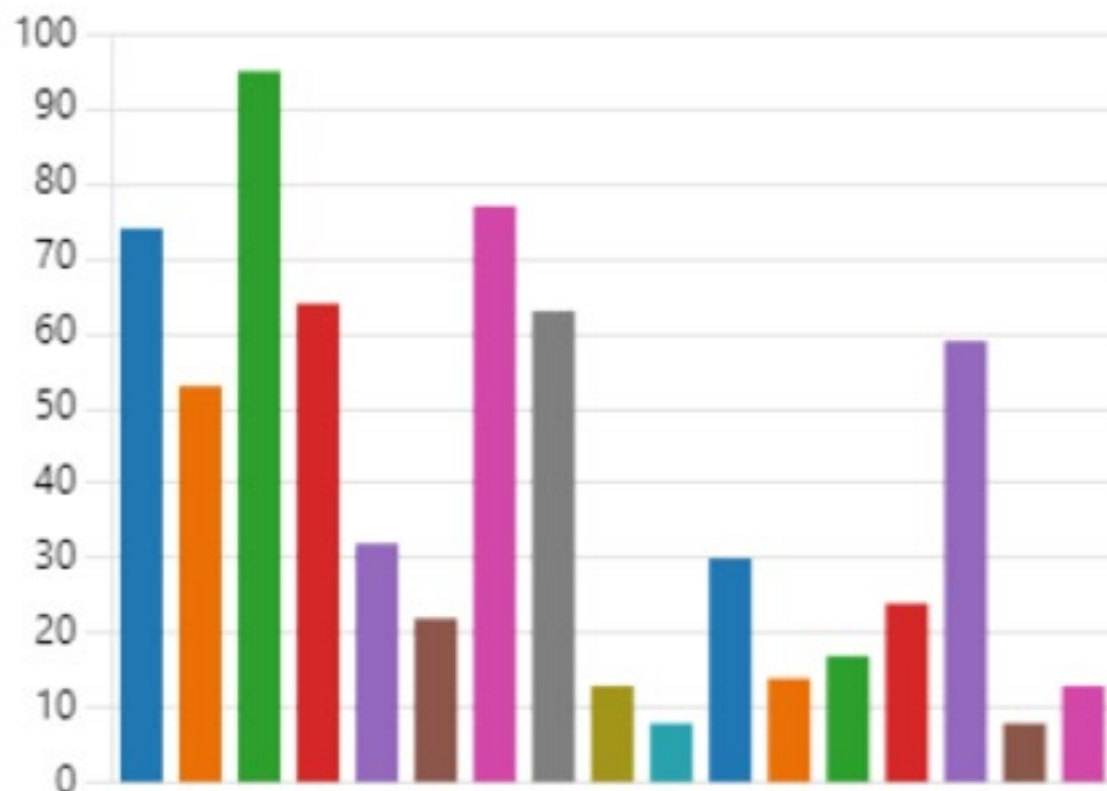
OVERALL PERCENTAGE OF SUPPORT PER FAVORABILITY SCORE



Methods of Communication - Survey



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.



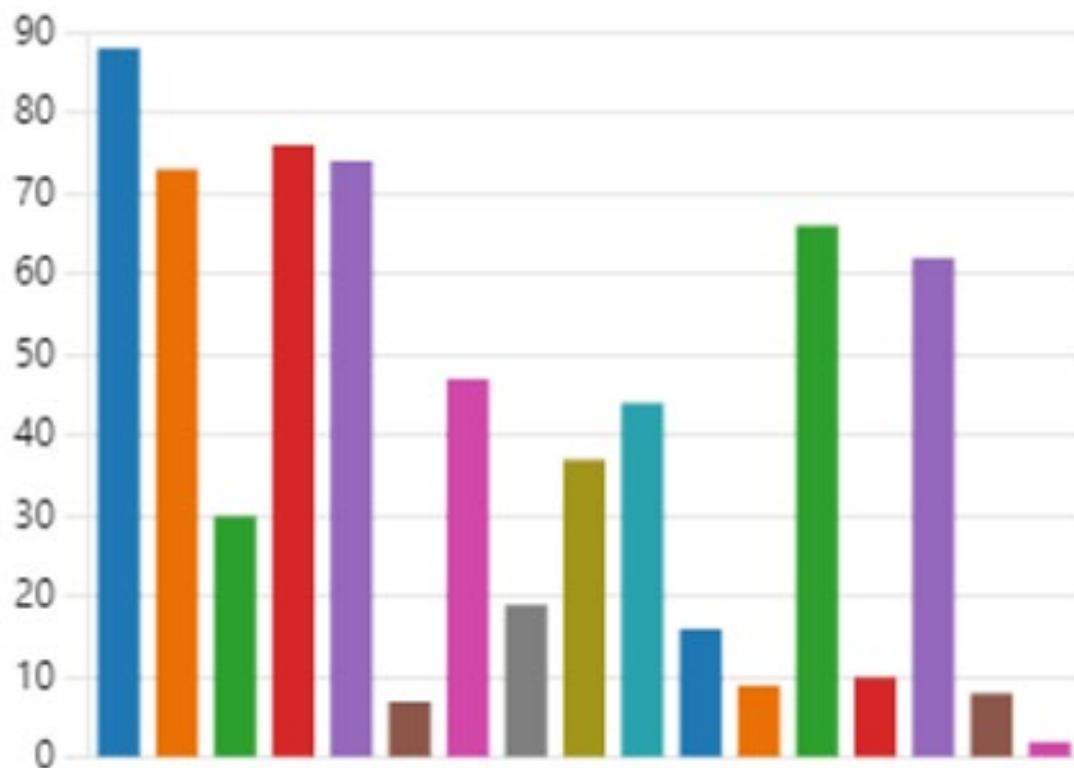
None	74
Demolition standards (Section 4...	53
Remodeling of noncontributing ...	95
Remodeling of contributing stru...	64
Lot coverage for new constructi...	32
Fence height & location (Sectio...	22
Number of Styles allowed for N...	77
Painting of unpainted brick (Sec...	63
Height (Section 4(l))	13
Height 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



Methods of Communication - Survey



10. Please choose a maximum of 4 areas of the ordinance that you believe are essential to success of the proposed expansion to provide 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



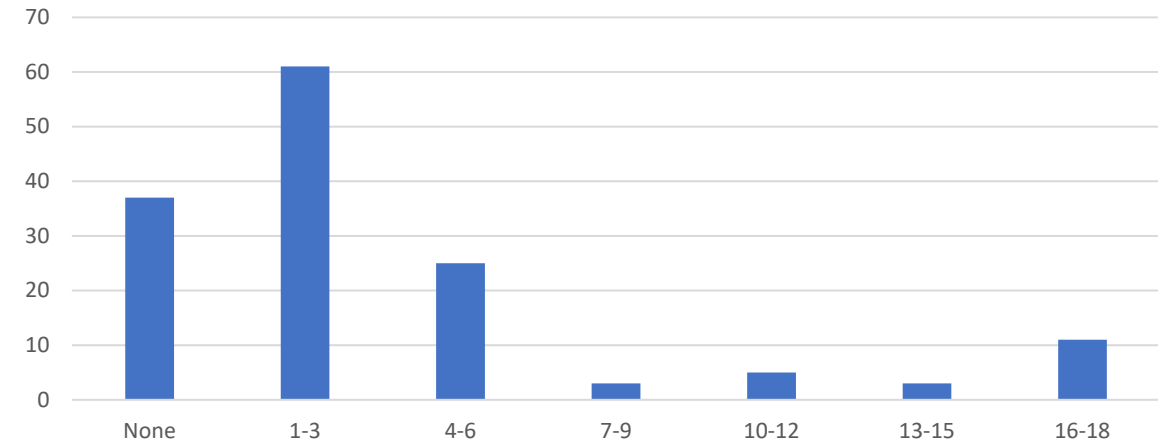
Methods of Communication: Survey



Summary of comments received:

- 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

Number of Meetings
Attended Per Survey Response



Changes to Draft: Examples



EXHIBIT B

TRACT IV LAKEWOOD CONSERVATION DISTRICT REGULATIONS

Table of Contents

Section	Page	(Location in Draft 1)
(1) Interpretations and definitions	3	(1)
(2) Illustrations	6	(4)
(3) Nonconforming structures	6	(4)
(4) Development standards	7	(5)
(a) In general	7	
(b) Building characteristics	7	
(1) Dormers	7	(14)
(2) Front porches and enclosures	8	(10)
(3) Windows and doors	8	(14)
(c) Building materials	8	
(d) Demolition	9	(13)
(e) Fences and retaining walls	9	(10)
(f) Garages, carports, and accessory structures	10	(9)
(1) Style and materials	10	(9)
(2) Roof slope	10	(9)
(3) Setbacks	10	(9)
(4) Attached garages	10	(9)
(g) Height	11	(7)
(h) Height looming	11	(7)
(i) Impervious surface	11	(12)
(1) Impervious materials	11	
(2) Driveways, curbing, and parking	12	(11)
(3) Walkways	12	(11)
(j) Landscaping	12	
(k) Lot coverage	13	(6)
(l) Paint and colors	13	
(m) Setbacks	14	(8)
(n) Signs	14	
(o) Slope and drainage	14	(6)
(p) Solar panels	15	(13)
(q) Stories	15	(7)
(5) Architectural standards	15	
(a) Statement of intent	15	
(b) Accepted sources for regulation of architectural standards	15	
(c) Purpose statement	15	
(d) New construction	15	
(e) Remodeling of contributing structures	16	(15)
(f) Reconstruction	16	
(g) Architectural standards for Tudor	17	(16)
(h) Architectural standards for Spanish Revival/Eclectic	19	(18)
(i) Architectural standards for French Eclectic	21	
(j) Architectural standards for Colonial Revival	23	
(k) Architectural standards for Neoclassical	25	(24)
(l) Architectural standards for New Traditional	27	(29)
(m) Architectural standards for Supporting Houses	27	(26-29)
(6) Procedures	29	
(a) Work reviews	29	
(b) Appeals	30	(31)

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV



Changes to Draft: Examples



(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.



DRAFT Ordinance Overview



Ordinance (Exhibit B)

- Developmental Regulations
- Architectural Regulations

Illustrations – Guide (Exhibit C)

- Example Architectural Features by Architectural Style
- Illustrations
- List of Architectural Styles by Property Address
- List of Significant Houses by Property Address



Proposed Regulations: Example



Standard	R7.5(A)	R10(A)	Proposed Development Regulation - This chart is a summary only. Please see Exhibit B for the full wording and regulations.
Lot Coverage	45%	45%	45% for Original and existing homes; 40% for new construction
Front Yard Setback	25 ft min.	30 ft min.	For new construction and additions, the minimum front yard setback must equal the average of the adjacent properties as determined by a licensed land surveyor, architect, or engineer. Maximum may not exceed 10 ft further than avg.
Side Yard Setback – Main Structure	5 feet min.	6 feet min.	5 feet min. for lots smaller than 10,000 SF 6 feet min. for lots 10,000 SF or larger



Proposed Regulations: Example



Front Yard Setback

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

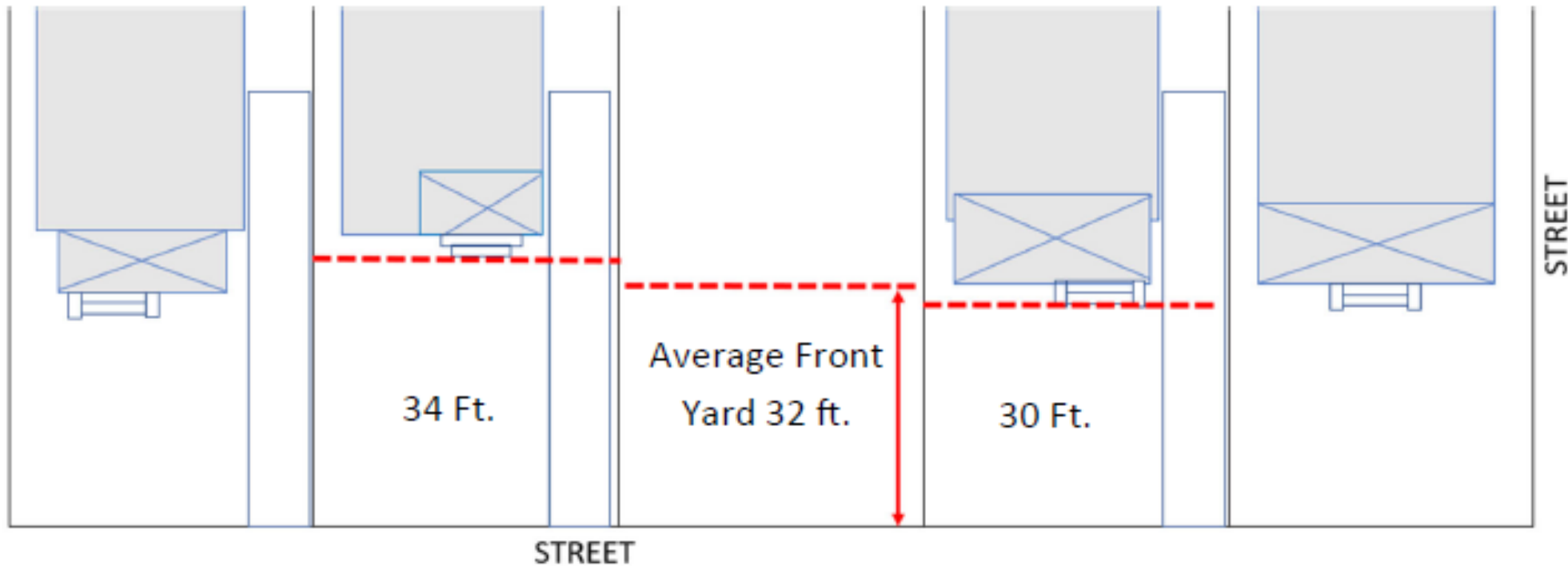


Illustration (Exhibit C)

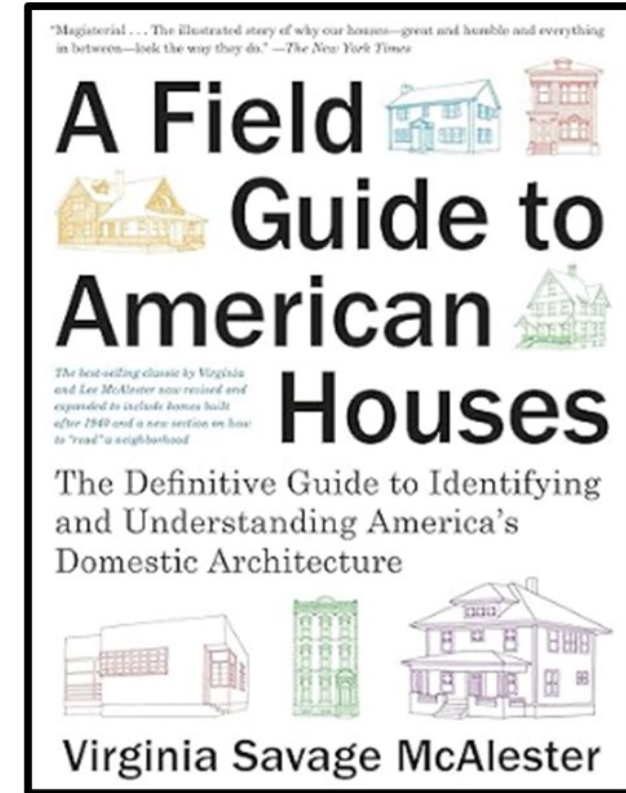


Proposed Architectural Standards



(a) Statement of intent. The purpose of the architectural standards is to allow the application of architectural elements and materials in such a way that allows the continuation of flexibility of design by referencing those elements as outlined in this section through documentation. Any use of a referenced architectural element must be in a manner similar to the example provided for consideration. This is in recognition of the unique/varied design of many of the original homes within Tract IV.

(b) Accepted sources for regulation of architectural standards. Except as provided in this subsection, architectural standards are established through consideration of original, contributing architectural styles and housing stock within this district, in conjunction with images and descriptions derived from *A Field Guide to American Houses* by Virginia Savage McAlester, (et. al.), or other publications approved by the director.



(c) Purpose statement: Inclusion of *A Field Guide to American Houses* is to provide descriptions and pictorial examples of architectural forms, styles, and features that may be utilized during construction and remodeling.



Proposed 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.



Proposed 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.

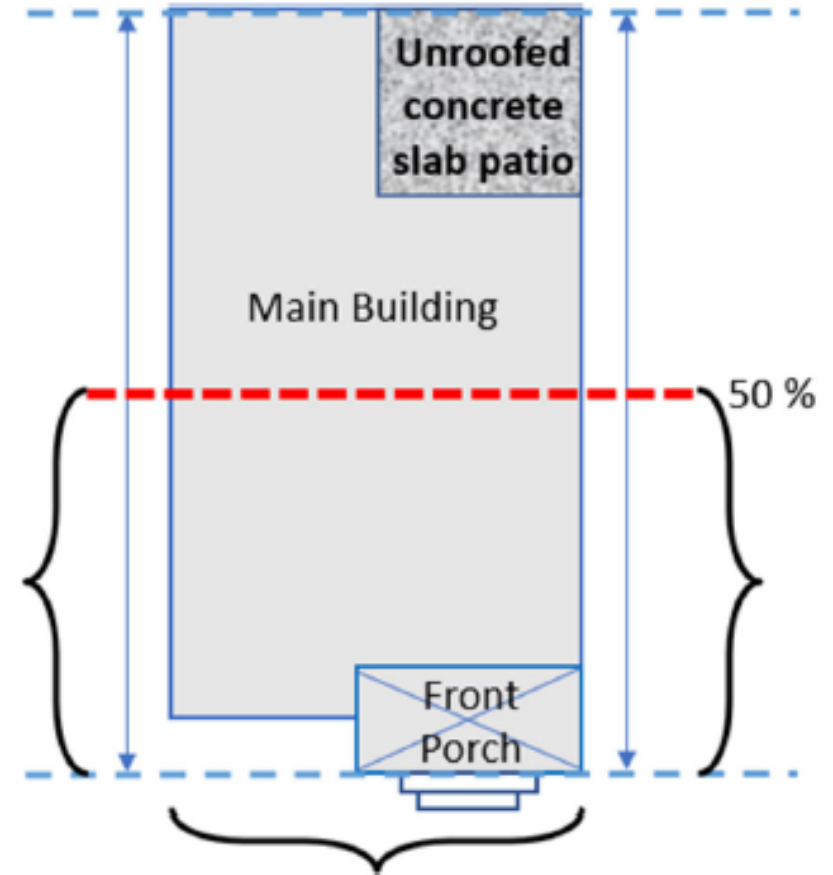


Illustration showing the front facade, midpoint and wrap-around of an example main building.



Proposed Architectural Standards: Contributing



The following architectural features must be maintained or duplicated.

These architectural design features may be relocated within the front facade or wrap-around.

Architectural Features

- 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.



Proposed 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.



Proposed Architectural Standards: Contributing



Example: Spanish Revival/Eclectic 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 | (G) Large focal window or parabolic arch on front facade | (M) Multicolored tile roofing |
| (B) Spanish, barrel, or mission style terra cotta roofing | (H) Two or more stained or leaded glass windows on front facade | (N) Arched wood front door |
| (C) Entry courtyard with walls | (I) Elaborate chimney tops with small tile roof within 15 feet of a street facade | (O) Wrought iron accents |
| (D) Arcaded front porch utilizing three or more arches | (J) Two or more arched windows or doors on street facades | (P) Multicolor tile accents on front facade (excluding porch floor or porch stair riser) |
| (E) Cantilevered upper-level balcony with railing | (K) Brick or tile gable vents | (Q) Front projecting ell or wing |
| (F) Open air exterior staircase leading to second story | (L) Decorative cast stone (turned or twisted) columns | (R) Balconette or Juliet balcony |
| | | (S) Turned or carved wood posts on porch or balcony within wrap-around |
| | | (T) Cloth awnings with spiked wrought iron finials |



Architectural Style: Spanish Revival/Eclectic



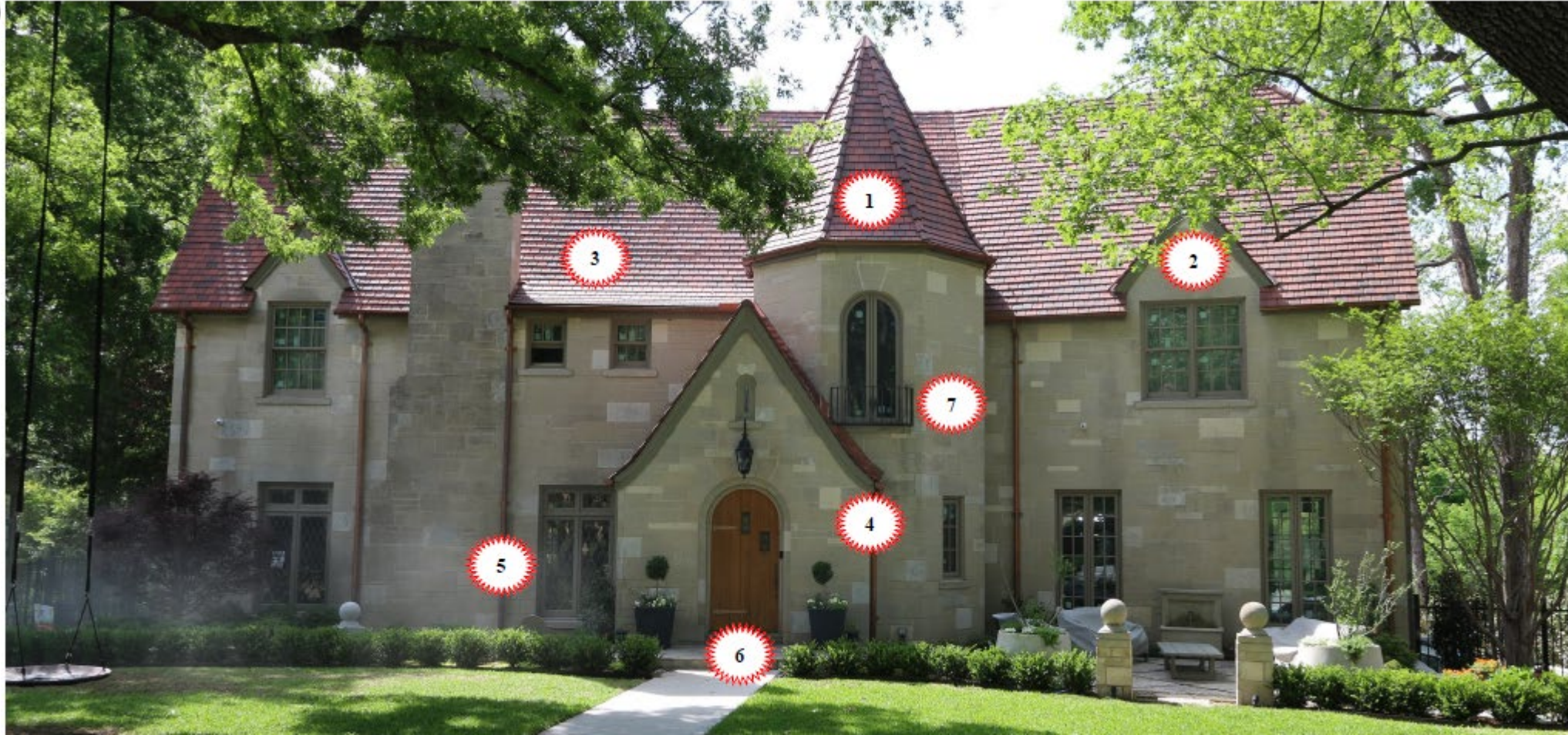
- 1) Parabolic arched focal window
- 2) Round tower
- 3) Spanish tile roof (multicolor)
- 4) Courtyard with low wall

- 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



Architectural Style: French Eclectic



1) Tower on facade

2) Wall dormers

3) Tile roof

4) Flared eaves

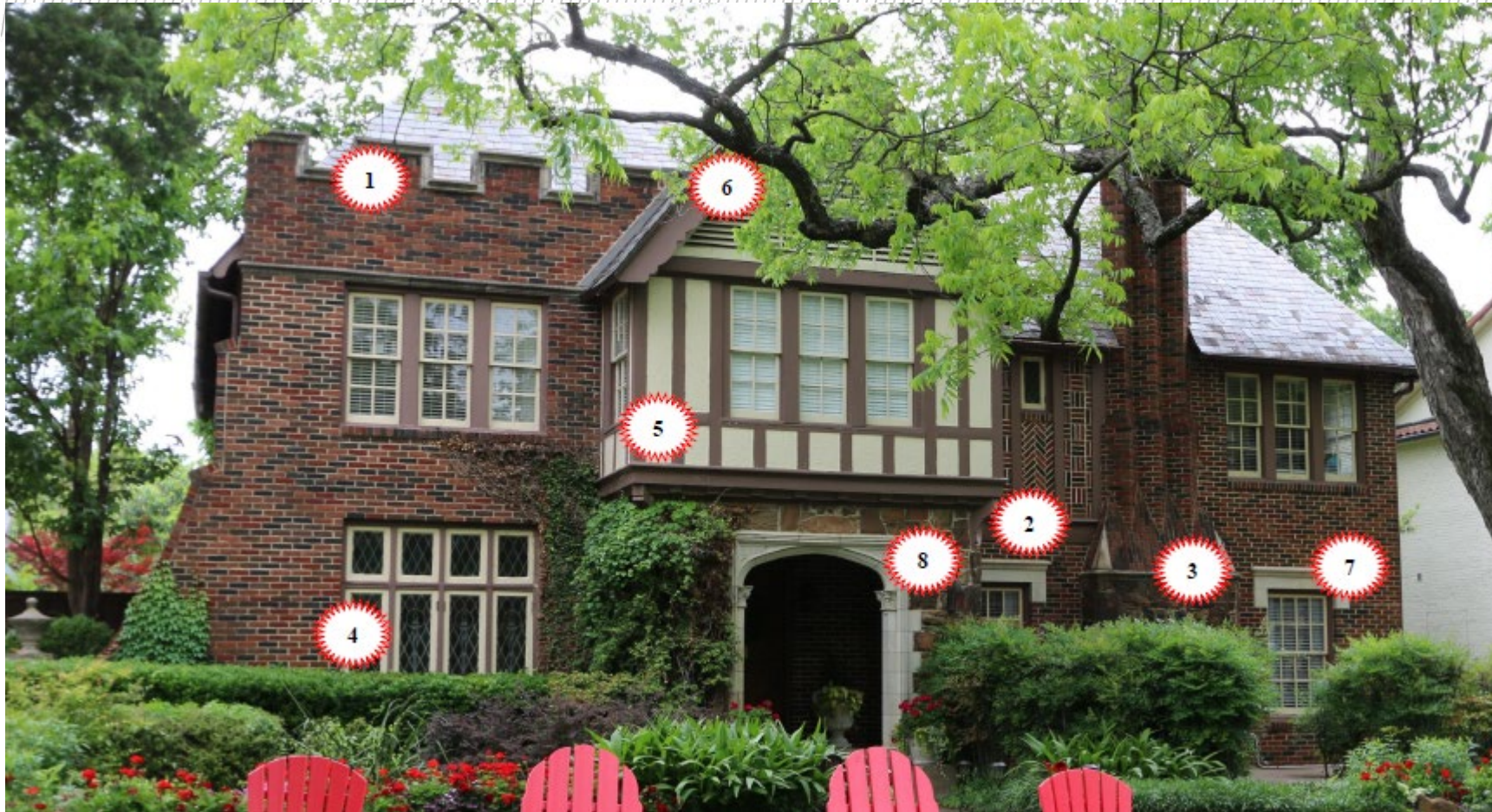
5) Leaded windows

6) Solid wood door with peep hole opening
and strap hinges

7) Balconet (Juliet balcony)



Architectural Style: Tudor



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

6) Decorative vergeboard

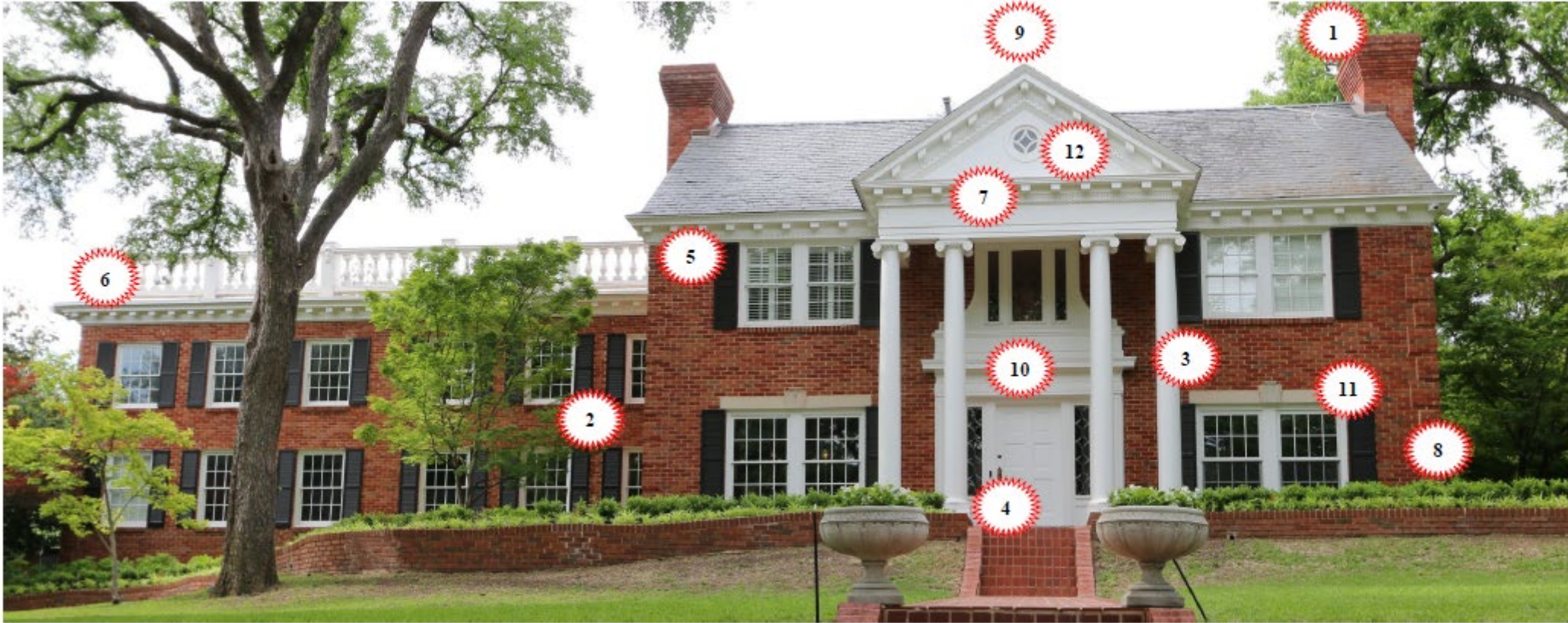
7) Stone or cast stone accents on multiple window or door openings

5) Half-timbering on second story or in gable

8) Arched front doorway



Architectural Style: Neoclassical



1) Large, symmetrical brick chimneys on main block of building

2) Recessed subordinate wing

3) Ionic or Corinthian columns of front porch or portico

4) Sidelights at front door

5) Dentils or modillions under eaves

6) Roofline balustrade

7) Pedimented front gable with entablature

8) Quoins at wall corners

9) Symmetrical main block

10) Full height entry porch

11) Cast stone lintels

12) Round or oval window in front gable



Architectural Style: 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



Proposed 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.



Proposed Architectural Standards



Supporting Houses

- 1) Remodeling of Supporting Houses must follow general guidance surrounding materials, roof type and pitch, and window type.
- 2) A Supporting House may be remodeled 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.
- 3) The architectural standards apply to the front facade and wrap-around.



Summary



- Proposed ordinance is result of a **neighborhood** initiated and guided process for establishing a Conservation District.
- The proposed area meets the **eligibility criteria** as set forth in Dallas City Code.
- **Consistent** with goals of the Forward Dallas 2.0 Comprehensive Plan.
- The proposed development and architectural standards will help to conserve the **distinctive character of the neighborhood** by protecting or enhancing its physical attributes.
- Exemplifies intact neighborhood of early and mid 20th century **architectural styles**
- Contains 87 examples of **significant architecture** designed by noted architects and developers
- A Conservation District is an **appropriate regulatory instrument** to accomplish the goals of the City of Dallas and this neighborhood.



Staff Recommendation



Staff recommend **approval** subject to the conditions of the Lakewood Conservation District, Tract IV zoning ordinance and illustrations.

The proposed development and architectural standards will help to conserve the **distinctive character of the neighborhood** by protecting or enhancing its physical attributes. The recommendations are **Consistent** with goals of the recently adopted Forward Dallas 2.0 Comprehensive Plan.





City of Dallas

Lakewood Conservation District 2 Proposed Expansion Z-212-315

**City Plan Commission
November 21, 2024**

Trevor Brown, Chief Planner
Conservation Districts
Planning & Development
City of Dallas