

CD-2 - Lakewood

Conservation District Expansion

Post-Application Neighborhood Meeting No. 10

December 14, 2022

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City of Dallas



CD-2 - Lakewood

Conservation District Expansion

Post-Application Neighborhood Meeting No. 10

Staff Contact

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Project Webpage

<https://bit.ly/LakewoodExpansion>

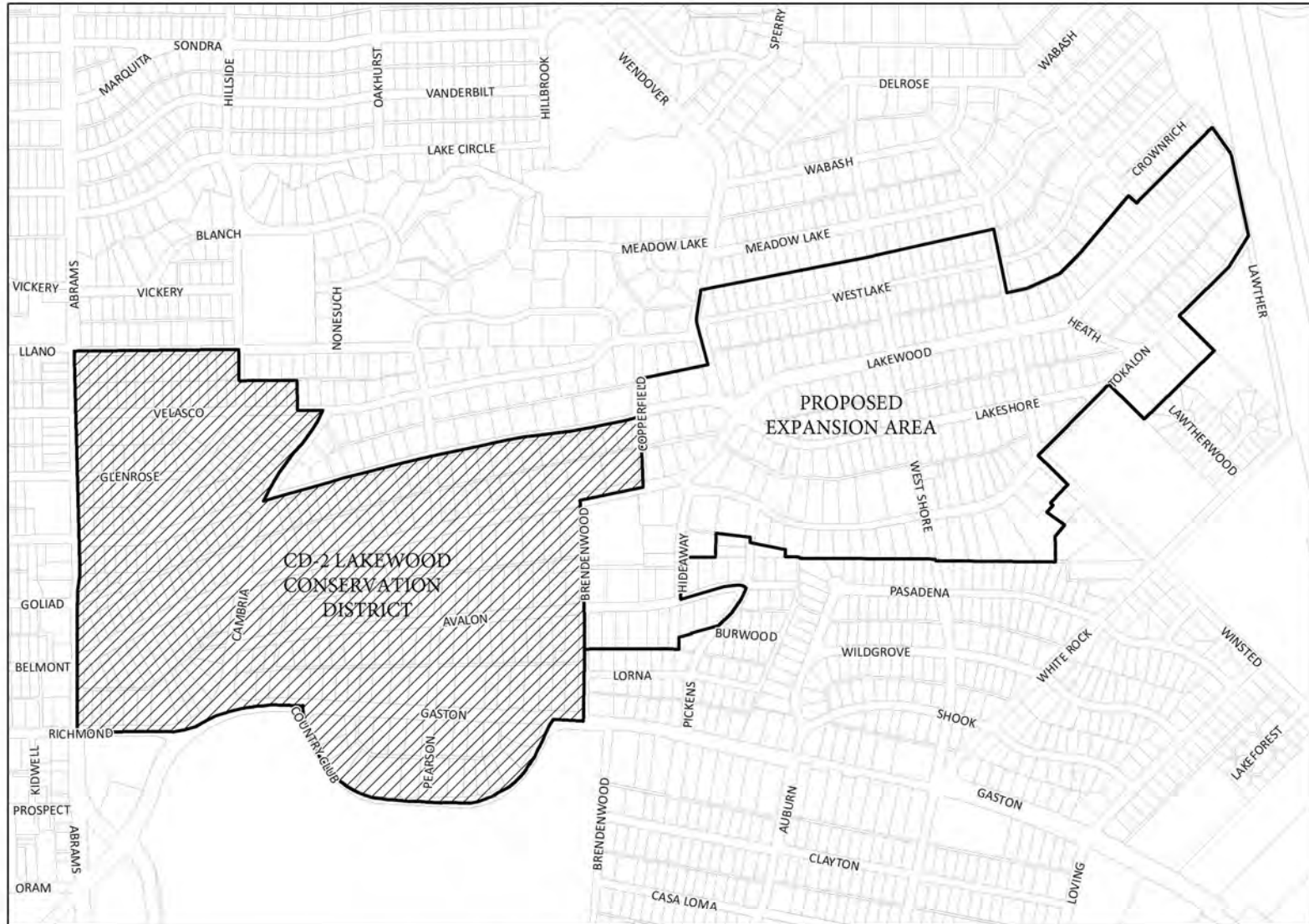
Agenda

- Introduction & Recap
- Overview of process
- Discussion
 - Recap –Contributing architectural styles (new construction standards, remodel/addition standards, building elevations, areas of regulation)
 - Demolition
 - Paint
 - Roofing Materials
 - Windows

Next Steps



CD-2 Boundaries & Expansion Area



CD-2 Lakewood Conservation District and Proposed Expansion Area

Purpose of This Meeting

- This meeting is the 10th Post-Application Neighborhood Meeting to discuss the CD expansion process and the development and architectural standards the neighborhood may want to amend, based on the petition.
- Discussion
 - Recap –Contributing architectural styles (new construction standards, remodel/addition standards, building elevations, areas of regulation)
 - Demolition
 - Paint
 - Roofing Materials
 - Windows



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), roofing materials, paint, windows, demolition, porches, chimneys, work reviews
- Post-Application Neighborhood Meeting #11 – January 4
 - Architectural styles – Spanish Eclectic, French Eclectic, Minimal Traditional, Colonial Revival
- Post-Application Neighborhood Meeting #12 – January 18
 - Architectural styles – Tudor, Neoclassical, Non-Contributing



Meeting Schedule (cont.)

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



CD-2 Regulations:

- Development Standards:
 - Use
 - Lot size
 - Accessory uses
 - Setbacks
 - Lot coverage
 - Height
- Landscaping Provisions:
 - Fences and walls
 - Driveways and curbing
 - Sidewalks
 - Front yard coverage
 - Berms
- Architectural Provisions:
 - Regulation of Architectural Styles
 - Garages and accessory structures
 - Street facade width
 - Roofs
 - Glass
 - Enclosures
 - Screen and storm doors and windows
 - Color



CD-2 Regulations (cont.):

- Review Procedures:
 - Building permit review
 - Work not requiring a building permit



Topics for Discussion:

- **Accessory Structures:**
 - Location and materials
 - Provisions for remodels or additions to non-conforming structures
- **Building Height:**
 - Modifying how height is measured
 - Establishing a maximum allowed height for structures, including accessory structures and additions
- **Demolition:**
 - Applicability to structures
 - Provisions for existing non-contributing structures
- **Density:**
 - Consideration of maximum number of dwelling units



Topics for Discussion (cont.):

- Drainage:
 - Establishing restrictions on lot-to-lot drainage
- Driveways, Curbs, Sidewalks, and Steps
 - Materials, width, and lot coverage
 - Provisions for removal of existing rolling or waterfall steps
 - Provisions for existing non-conforming structures
- Fences and Walls
 - Location, height, and materials
- Floor Area Ratio



Topics for Discussion (cont.):

- Landscaping or Other Natural Features:
 - Materials and allowable percentage of front yard coverage for impervious surfaces and hardscaping
 - Provisions for tree preservation
- Lot Coverage
 - Maximum lot coverage
- Lot size
 - Minimum width
- Paint
 - Provisions for painting stone and brick
 - Consideration of restriction of certain colors
 - Number of colors allowed



Topics for Discussion (cont.):

- Off-Street Parking and Loading Requirements:
 - Minimum parking standards per dwelling unit
- Permitted Uses
 - Single family
 - Provisions for existing non-conforming uses
- Setbacks
 - Modifying front, side, and rear setback requirements, including accessory structures
 - Provisions for existing non-conforming structures
- Slope
 - Provisions for modifications to the existing slope of a lot



Topics for Discussion (cont.):

- Solar Energy Systems:
 - Location and type
- Stories
 - Maximum stories
 - Provisions for non-conforming structures



Topics for Discussion (cont.):

- **Accessory Structures:**
 - Style and materials
 - Roof slope
 - Replacement or remodeling of existing accessory structures
 - Clarifying the architectural styles, materials, size, and applicability
- **Architectural Styles:**
 - Defining the architectural styles allowed
 - Standards for remodels and additions
 - Standards for new construction
 - Provisions for existing non-contributing structures
- **Building Elevations:**
 - Minimum number of architectural features required
 - Standards for remodels and additions
 - Standards for new construction
 - Provisions for existing non-contributing structures



Topics for Discussion (cont.):

- Building Materials:
 - Material types
 - Applicability and placement of certain allowed materials
 - Provisions for existing non-contributing structures
- Chimneys:
 - Materials, form, and placement based on architectural style
- Porch Styles:
 - Materials, architectural style, and placement
 - Standards for enclosures
 - Provisions for remodels or additions to existing structures
- Roof Form and Pitch:
 - Provisions for remodels or additions to existing structures



Topics for Discussion (cont.):

- Roofing Materials:
 - Provisions for remodels or additions to existing structures
- Windows:
 - Placement, architectural standards, and materials
 - Provisions for remodels or additions to existing structures
- Work Reviews:
 - Language to detail the requirements for a work review by the City



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.
- (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.



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.



Petition Topic – Regulation of Architectural Styles

Defining the architectural styles allowed.

Standards for remodels and additions.

Standards for new construction.

Provisions for existing non-contributing structures.

Existing Dallas Development Code – Sec. 51A-4.505

(C) The CD ordinance must include the following:

(ii) Architectural standards.

(aa) architectural styles;

(bb) building elevations;

(cc) building materials;

(dd) chimneys;

(ee) porch styles;

(ff) roof form or pitch;

(gg) roofing materials; and

(hh) windows.



Petition Topic – Regulation of Architectural Styles

Existing Regulations CD-2

(7)(a) Regulation of architectural styles. The regulations contained in this section apply only to those architectural elements visible from a street adjoining property in this district.

1. New construction on vacant lots or on lots where structure 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.
2. Except as provided in Paragraph (1), all remodeling, reconstruction, or alteration of an existing contributing structure must comply with the requirements of the contributing structure's designated style as established in Exhibit A.
3. As an alternative to compliance with a contributing structure's designated style, the property owner may provide the director with documented assurance that the proposed work will reconstruct the original or existing architectural style and materials of the structure.
4. Existing noncontributing structures may be remodeled or altered without complying with the architectural styles listed in Exhibit A.



Discussion – Regulation of Architectural Styles

EXHIBIT A

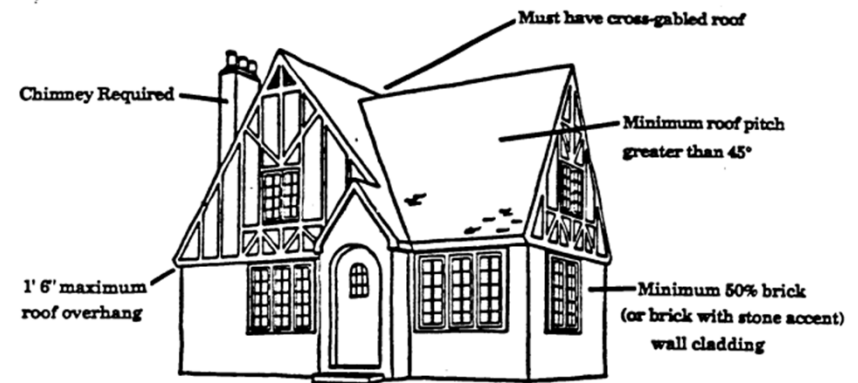
Note: The following architectural regulations apply only to portions of structures facing front yards and corner side yards.

I. TUDOR STYLE REQUIREMENTS

A Tudor style structure must be provided with the following:

- a cross-gabled roof with a pitch equal to or greater than 45° and no more than 70°
- a chimney
- a minimum of 50% brick (or brick with stone accent) wall cladding and the remaining portion having the appearance of stone, or stucco and half-timbering, or both
- a maximum roof overhang of 1 foot 6 inches

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



Discussion – Regulation of Architectural Styles

EXHIBIT A

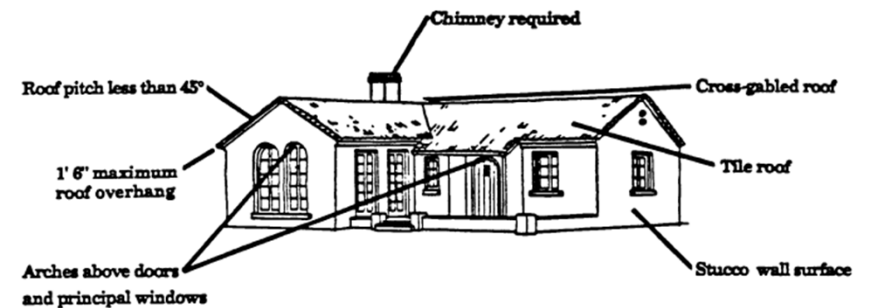
Note: The following architectural regulations apply only to portions of structures facing front yards and corner side yards.

II. SPANISH ECLECTIC REQUIREMENTS

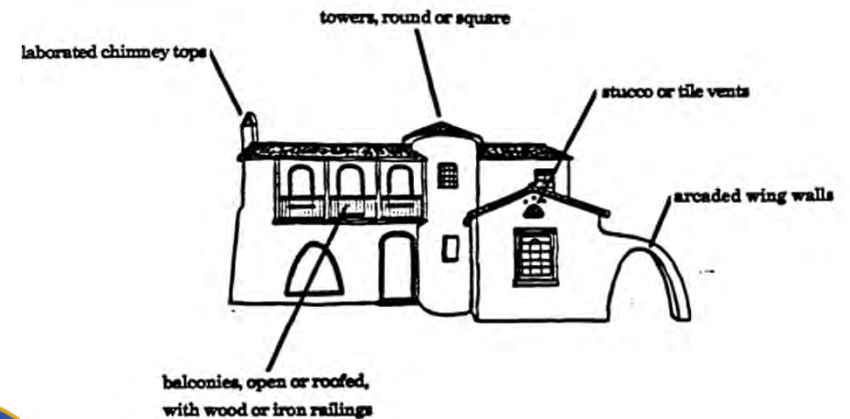
A Spanish Eclectic structure must be provided with the following:

- a cross-gabled roof with a pitch equal to or less than 45°
- a tile roof
- a chimney
- a stucco, brick, or stone wall surface
- a maximum roof overhang of 1 foot 6 inches
- arches above doors and principle windows

III. SPANISH ECLECTIC ILLUSTRATIVE Minimum Requirements



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



Discussion – Regulation of Architectural Styles

EXHIBIT A

Note: The following architectural regulations apply only to portions of structures facing front yards and corner side yards.

III. FRENCH ECLECTIC REQUIREMENTS

A French Eclectic structure must be provided with the following:

- brick, stone, or stucco wall cladding
- a hipped roof with a pitch equal to or greater than 45° and no more than 70°
- an eave overhang of no more than 2 feet
- a chimney

III. FRENCH ECLECTIC ILLUSTRATIVE Minimum Requirements



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



Asymmetrical design



Cross-gabled roof with turret



Discussion – Regulation of Architectural Styles

EXHIBIT A

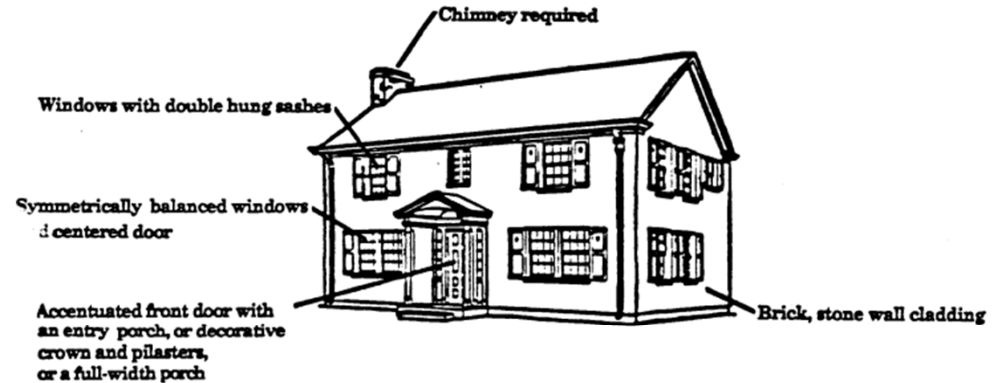
Note: The following architectural regulations apply only to portions of structures facing front yards and corner side yards.

IV. COLONIAL / GEORGIAN REVIVAL REQUIREMENTS

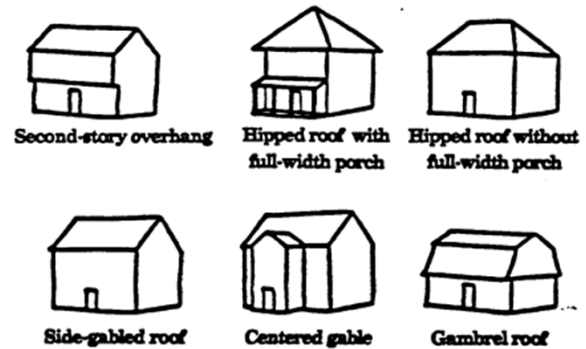
A Colonial / Georgian Revival structure must be provided with the following:

- brick, or stone wall cladding
- symmetrically balanced windows on both sides of a centered door
- double-hung sashes on windows
- an accentuated front door with an entry porch, or a decorative crown and pilasters, or a full-width porch

IV. COLONIAL / GEORGIAN REVIVAL ILLUSTRATIVE Minimum Requirements



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



Discussion – Regulation of Architectural Styles

EXHIBIT A

Note: The following architectural regulations apply only to portions of structures facing front yards and corner side yards.

V. TRADITIONAL and ECLECTIC STYLE REQUIREMENTS

A Traditional or Eclectic style structure must be provided with the following:

- a chimney
- masonry wall cladding
- a maximum roof overhang of 2 feet
- a hipped, side gabled, gambreled, or cross-gabled roof form.

ARCHITECTURAL STYLE BY STREET ADDRESS

The following listing of architectural styles by street address has been developed to serve as a companion reference to the Architectural Style Map. However, in the event of a discrepancy between the two, the text of this list controls over the map. Architectural styles have been abbreviated as follow:

Traditional/Eclectic	= Trad/Ecl
Spanish Eclectic	= Span Ecl
French Eclectic	= French Ecl
Colonial/Georgian Revival	= Col/Geo.Rev
Noncontributing	= Noncontrib

Street Address	Architectural Style	Street Address	Architectural Style
6402 Westlake Ave.	Trad/Ecl	6501 Velasco Ave.	Trad/Ecl
6406 Westlake Ave.	Trad/Ecl	6507 Velasco Ave.	Trad/Ecl
6410 Westlake Ave.	Trad/Ecl	6511 Velasco Ave.	Trad/Ecl
6414 Westlake Ave.	Trad/Ecl	6515 Velasco Ave.	Trad/Ecl
6418 Westlake Ave.	Trad/Ecl	6519 Velasco Ave.	Trad/Ecl
6422 Westlake Ave.	Trad/Ecl		
6426 Westlake Ave.	Trad/Ecl	6402 Velasco Ave.	Tudor
6430 Westlake Ave.	Trad/Ecl	6406 Velasco Ave.	Trad/Ecl
6432 Westlake Ave.	Trad/Ecl	6410 Velasco Ave.	Tudor
6438 Westlake Ave.	Trad/Ecl	6416 Velasco Ave.	Tudor
6442 Westlake Ave.	Trad/Ecl	6418 Velasco Ave.	Noncontrib
6446 Westlake Ave.	Trad/Ecl	6420 Velasco Ave.	Tudor
6450 Westlake Ave.	Trad/Ecl	6424 Velasco Ave.	Tudor
6454 Westlake Ave.	Trad/Ecl	6426 Velasco Ave.	Tudor
6472 Westlake Ave.	Trad/Ecl	6438 Velasco Ave.	Noncontrib
6466 Westlake Ave.	Trad/Ecl	6442 Velasco Ave.	Trad/Ecl
6403 Velasco Ave.	Trad/Ecl	6403 Glenrose Ct.	Trad/Ecl
6407 Velasco Ave.	Tudor	6407 Glenrose Ct.	Trad/Ecl
6411 Velasco Ave.	Tudor	6411 Glenrose Ct.	Tudor
6415 Velasco Ave.	Tudor	6417 Glenrose Ct.	Trad/Ecl
6419 Velasco Ave.	Tudor	6419 Glenrose Ct.	Tudor
6423 Velasco Ave.	Trad/Ecl	6427 Glenrose Ct.	Tudor
6427 Velasco Ave.	Tudor	6431 Glenrose Ct.	Tudor
6431 Velasco Ave.	Tudor	6435 Glenrose Ct.	Tudor
6435 Velasco Ave.	Tudor	6437 Glenrose Ct.	Tudor
6439 Velasco Ave.	Trad/Ecl	6443 Glenrose Ct.	Tudor
6443 Velasco Ave.	Tudor	6400 Glenrose Ct.	Tudor
6447 Velasco Ave.	Tudor	6412 Glenrose Ct.	Tudor
6451 Velasco Ave.	Tudor	6417 Glenrose Ct.	Tudor
6455 Velasco Ave.	Trad/Ecl	6420 Glenrose Ct.	Tudor



Discussion – Regulation of Architectural Styles

- Defining the architectural styles allowed.
 - What are styles that contribute most to the character of your neighborhood?
 - Establish the styles that will be classified as “contributing” structures have the most architectural standards applied and what style new infill will be built in.
 - Tudor, Spanish Eclectic, French Eclectic, Colonial Revival, Neoclassical, Monterey, Minimal Traditional, Ranch, Mid-Century Modern, Contemporary



Discussion – Regulation of Architectural Styles

Information submitted as part of the Determination of Eligibility

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.



Discussion – Regulation of Architectural Styles



Tudor



Discussion – Regulation of Architectural Styles

Spanish Eclectic



Discussion – Regulation of Architectural Styles



French Eclectic



Discussion – Regulation of Architectural Styles



Colonial Revival



Discussion – Regulation of Architectural Styles



Neoclassical



Discussion – Regulation of Architectural Styles



Monterey



Discussion – Regulation of Architectural Styles



Minimal Traditional



Discussion – Regulation of Architectural Styles

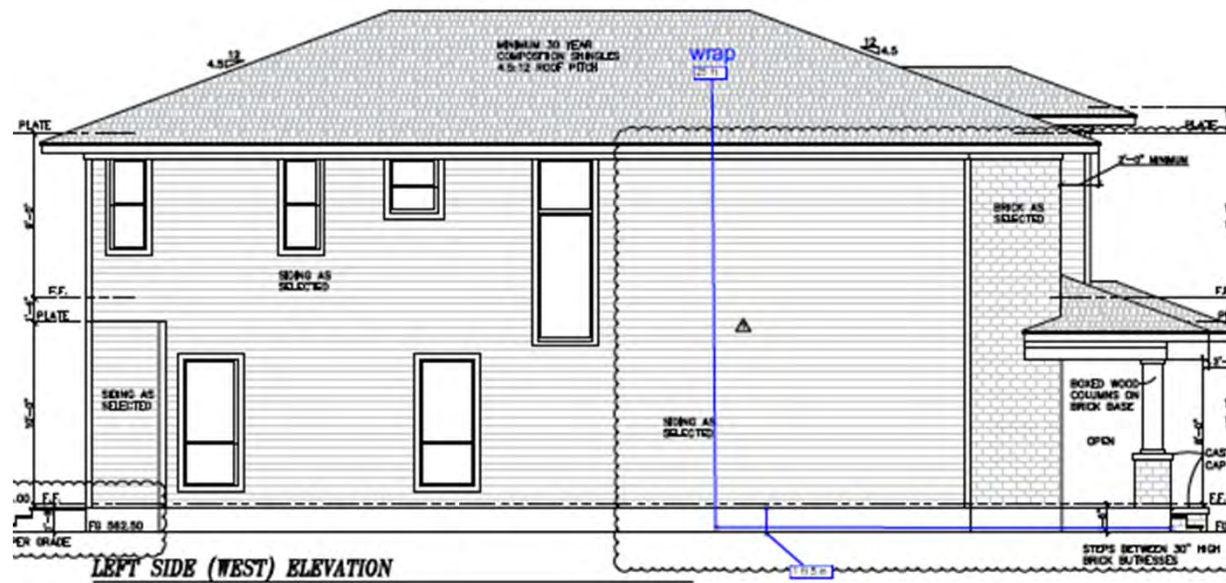


Ranch



Discussion – Regulation of Architectural Styles

- What areas are you interested in regulating architecture?
 - Identify the area termed “wrap around” in other CD ordinance where architectural standards apply
 - All facades, street facing facades, front 50%, first 25’, other



Recap – Regulation of Architectural Styles

- Consensus that the front and side facades will have to abide by architectural standards.
- What is contributing?
 - Listed as a identified architectural style in index
 - Tudor, Spanish Eclectic, French Eclectic, Colonial Revival, Neoclassical, Monterey, Minimal Traditional, Ranch, Mid-Century Modern, Monterey, Contemporary
- Some discussion about the possibility of other classification besides contributing and non-contributing, such as “significant” and “original” for consideration when discussing architectural regulations and possibly demolition.



Discussion – Regulation of Architectural Styles

- Standards for remodels and additions to contributing structures.
 - Include protected features are characteristic of the style that must be maintained:
 - Examples - balustrades, chimneys, stained/leaded glass, front porches, turrets, roof eaves, window and door openings
 - Documented Assurance
 - Allow for preservation of unique design elements and materials

- Provisions for existing non-contributing structures.
 - Are we addressing architectural elements on noncontributing structures, like materials, roof pitch, windows, characteristic elements, etc.



Recap – Regulation of Architectural Styles

- Contributing structures must be remodeled in the original style.
- All remodeling must match the original brick or stone in color, coursing, joint detailing, mortaring, size, and texture.
- Documented Assurance
 - Allow for preservation of unique design elements and materials through documentation through a combination of architectural drawing and/or photographs to establish the original or existing appearance of the structure.
 - Documented Assurance allows applicants to deviate from architectural standards that may interfere with the original design
- Provisions for existing non-contributing structures.
 - Did not get the opportunity to discuss how to approach remodeling of non-contributing structures. Needs further discussion.



Discussion – Regulation of Architectural Styles

7200 Block Westlake



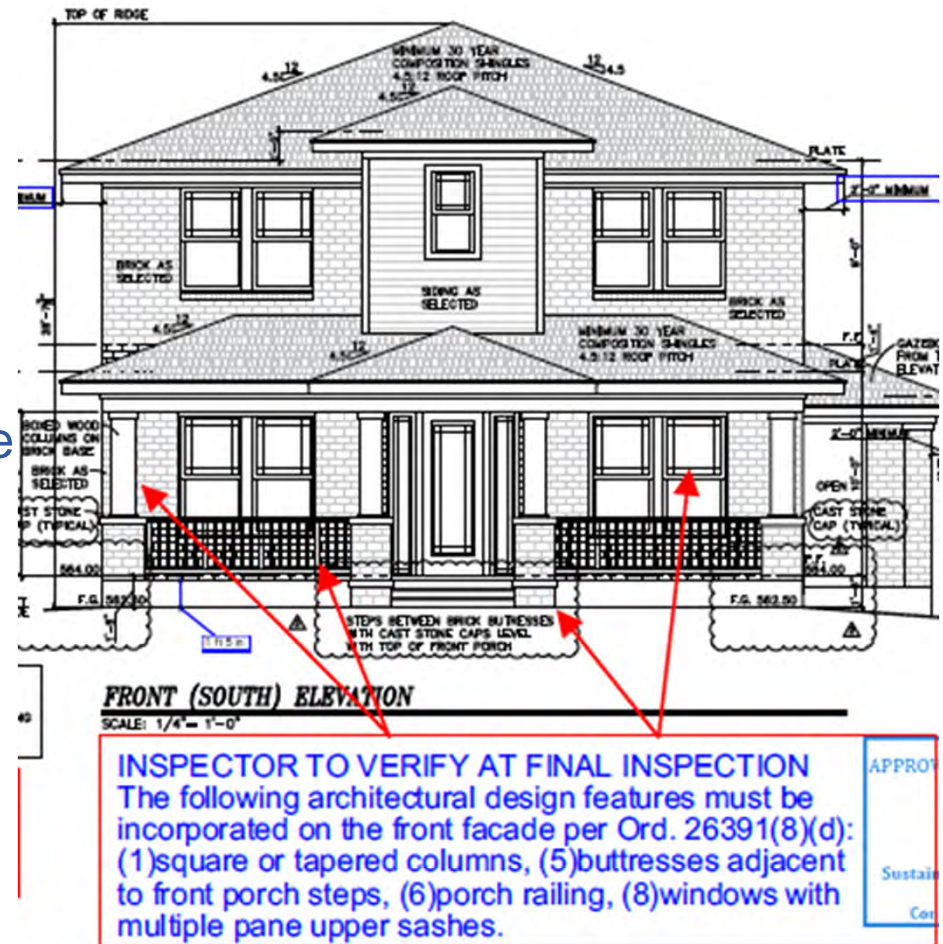
Discussion – Regulation of Architectural Styles

Remodel 7200 Block Lakewood



Discussion – Regulation of Architectural Styles

- Standards for new construction.
 - What styles can new construction be built?
 - “Contributing” styles
 - 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
 - Minimum architectural design features required for each style
 - Materials



Discussion – Regulation of Architectural Styles

7200 Block Lakewood



Petition Topic – Demolition

Consideration of applicability to structures

Provisions for existing non-contributing structures

Existing Regulations CD-2

- None

Existing Dallas Development Code

- None



Discussion – Demolition

- Do you want to incorporate demolition language in ordinance?
- A demolition provision could be used to preserve certain types of architectural styles or classifications by only allowing them to be razed if certain criteria are met, or that if a certain type of building (“significant” or certain styles of “contributing” structures) is demolished it can put parameters on new construction on the site.
- Possible considerations include style of architecture, date of construction, and significance.



Petition Topic – Paint

Consideration of restrictions of certain colors

Provisions for painting of brick and stone

Consideration of number of colors allowed

Existing Regulations CD-2

- Color: A building facade facing a cornerside or front yard may not be painted with more than one body color and two trim colors. Fluorescent colors and the use of black as a body color on a structure are prohibited.

Existing Dallas Development Code

- None



Discussion – Paint

- Do you want to regulate paint?
- What are you most concerned with when it comes to paint? Colors? Schemes? Painting of certain materials?
- Do you want to add provisions for the painting of previously unpainted brick and stone?



Discussion – Paint



Petition Topic – Roofing Materials

Provisions for remodels or additions to existing structures

Existing Regulations CD-2

- The following roof surfacing materials are prohibited for new construction or remodeling in this district:
 - Standing seam metal, Bermuda style metal, batten seam metal, flat seam metal, corrugated plastic or asbestos, mineral aggregate, skylights
- Roof color may consist of any non-fluorescent color

Existing Dallas Development Code

- None



Discussion – Roofing Materials

- What type of roofing materials are utilized already?
- Are there any materials you don't want in the district?
- Substitute or imitation materials that have the appearance of original materials
 - Example: metal roof that imitates clay barrel tile roof, or composite slate that mimics original slate.



Petition Topic – Windows

Consideration of placement, architectural standards, and materials

Provisions for remodels or additions to existing structures

Existing Regulations CD-2

- Only transparent, translucent, or stained glass is permitted in a window opening facing a front yard or cornerside yard. Reflective, mirrored, or opaque glass is prohibited except that a bathroom window facing a street may consist of opaque glass.
- Unless a structure is scheduled for complete demolition, stained and leaded glass may only be removed from a contributing structure on a temporary basis for replacement with comparable stained or leaded glass or for repair and maintenance. It is a defense to prosecution under this provision that the stained or leaded glass was removed by vandalism or act of God. New materials used in reglazing stained and leaded glass must reproduce the appearance of original glass.
- Screen and storm doors are allowed in this district...[but] must be finished with a non-fluorescent color, and may not consist of clear anodized or unfinished aluminum.

Existing 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?
- Consider special provisions for existing stained or leaded glass.
- Materials – wood, vinyl, metal
- Type of glass - transparent, tinted, mirrored, opaque
- Operability



Discussion – Windows

Grilles



Colors shown may not be accurate representations



Next Steps

- Neighborhood Meeting #11: January 4
- Neighborhood Meeting #12: January 18
- 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)



CD-2 - Lakewood

Conservation District Expansion

Post-Application Neighborhood Meeting No.

Staff Contact

Trevor Brown

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214-670-4193

Project Webpage

<https://bit.ly/LakewoodExpansion>

Next Meeting January 4, 6:00 pm

- Introduction and Recap
- Discussion
 - Windows, porches, chimneys, landscaping (trees), work reviews
- Next Steps



Thank You!

