

# CD-2 - Lakewood Conservation District Expansion

Post-Application Neighborhood Meeting No. 12

January 18, 2023

---

---

Trevor Brown, Chief Planner  
Melissa Parent, Senior Planner  
Scott Bellen, Senior Planner  
Planning & Urban Design  
City of Dallas



1

# CD-2 - Lakewood Conservation District Expansion

Post-Application Neighborhood Meeting No. 12

Staff Contact

Trevor Brown  
Trevor.brown@dallas.gov  
214-670-4193

Project Webpage

<https://bit.ly/LakewoodExpansion>

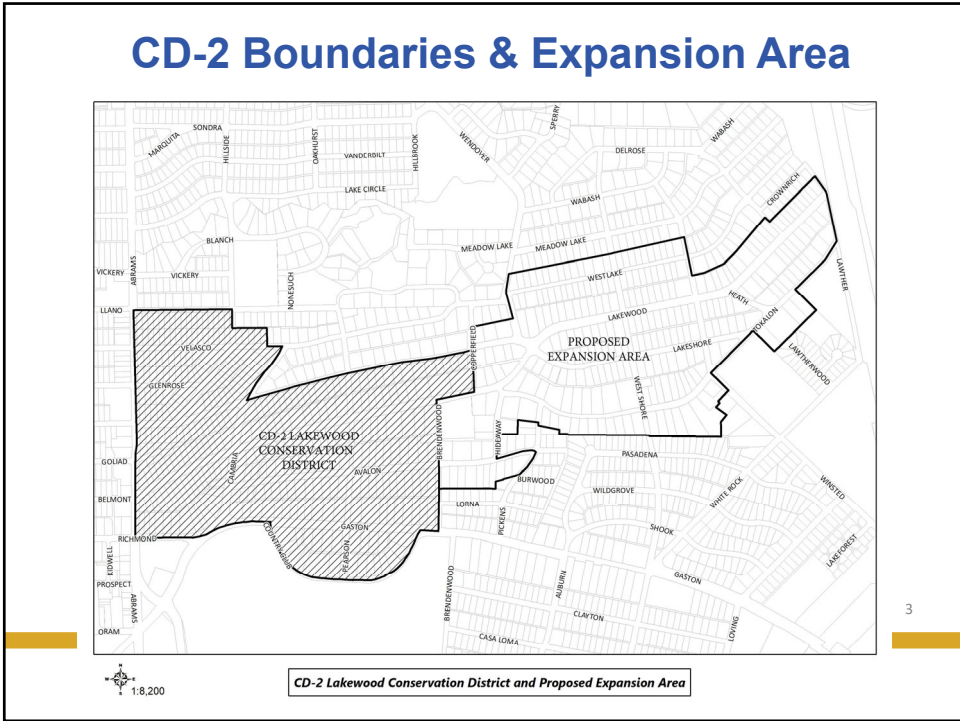
Agenda

- Introduction & Recap
- Overview of process
- Discussion
  - Landscape (Tree Preservation)
  - Recap – Standards for Remodeling
  - Recap – Demolition
  - Recap – Paint
  - Roofing Materials
  - Windows
- Next Steps



2


2



3

## Purpose of This Meeting

- This meeting is the 12th 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
  - Landscape (Tree Preservation)
  - Recap – Standards for Remodeling
  - Recap – Demolition
  - Recap – Paint
  - Roofing Materials
  - Windows



4

4

## 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



5

5

## 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), demolition
- Post-Application Neighborhood Meeting #11 – January 4
  - ✓ • Demolition, paint
- Post-Application Neighborhood Meeting #12 – January 18
  - Landscape (tree preservation), roofing materials, windows



6

6

## Meeting Schedule (cont.)

Post-Application Neighborhood Meeting #13 – January 31\*\*

- Porches, chimneys, work reviews

Post-Application Neighborhood Meeting #14 – February 13\*\*

- If needed

Final Post-Application Neighborhood Meeting – TBD

- Ordinance Review (30-60 days after last meeting)
- City Plan Commission – TBD
- City Council – TBD

**\*\*New scheduled meetings to be held in small meeting room at Samuel Grand Recreation Center. Note the 1/31/23 meeting is on Tuesday and the 2/13/23 meeting is on a Monday.**



## 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.



9

9

## Petition Topic – Landscape Tree Preservation

Consideration of provisions for tree preservation

### Existing Regulations CD-2

- None

Existing Dallas Development Code

- Article X



10

10

# Discussion – Landscape Tree Preservation

- What are you most concerned with when it comes to trees in the expansion area?
- Are there specific trees, or tree species, that you feel are character defining for your neighborhood?
- Are you mainly concerned with trees in the parkway and front yard?
- What do you hope to accomplish?



11

11

# 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.



12

12

# 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

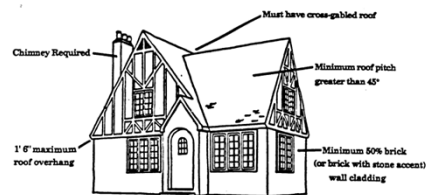
Note: The following architectural regulations apply only to portions of structures facing front yards and corner side yards.

### 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:



## 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

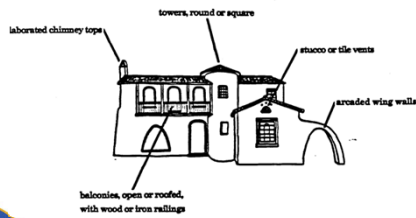
A Spanish Eclectic structure must be provided with the following:

- 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

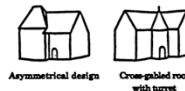
A French Eclectic structure must be provided with the following:

- 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:





# 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

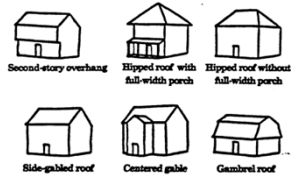
A Colonial / Georgian Revival structure must be provided with the following:

- 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, gambrel, 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 follows:

- Traditional/Eclectic
- Spanish Eclectic
- French Eclectic
- Colonial/Georgian Revival
- Noncontributing
- Trad/Ecl
- Span Ec
- French Ec
- ColGeo Rev
- 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	6402 Velasco Ave.	Tudor
6426 Westlake Ave.	Trad/Ecl	6406 Velasco Ave.	Trad/Ecl
6430 Westlake Ave.	Trad/Ecl	6410 Velasco Ave.	Tudor
6432 Westlake Ave.	Trad/Ecl	6416 Velasco Ave.	Tudor
6438 Westlake Ave.	Trad/Ecl	6418 Velasco Ave.	Noncontrib
6442 Westlake Ave.	Trad/Ecl	6420 Velasco Ave.	Tudor
6446 Westlake Ave.	Trad/Ecl	6424 Velasco Ave.	Tudor
6450 Westlake Ave.	Trad/Ecl	6426 Velasco Ave.	Tudor
6454 Westlake Ave.	Trad/Ecl	6438 Velasco Ave.	Noncontrib
6472 Westlake Ave.	Trad/Ecl	6442 Velasco Ave.	Trad/Ecl
6466 Westlake Ave.	Trad/Ecl	6403 Glenrose Ct.	Trad/Ecl
6403 Velasco Ave.	Trad/Ecl	6407 Glenrose Ct.	Trad/Ecl
6407 Velasco Ave.	Tudor	6411 Glenrose Ct.	Tudor
6411 Velasco Ave.	Tudor	6417 Glenrose Ct.	Trad/Ecl
6415 Velasco Ave.	Tudor	6419 Glenrose Ct.	Tudor
6419 Velasco Ave.	Tudor	6427 Glenrose Ct.	Tudor
6423 Velasco Ave.	Trad/Ecl	6431 Glenrose Ct.	Tudor
6427 Velasco Ave.	Tudor	6435 Glenrose Ct.	Tudor
6431 Velasco Ave.	Tudor	6437 Glenrose Ct.	Tudor
6435 Velasco Ave.	Tudor	6443 Glenrose Ct.	Tudor
6439 Velasco Ave.	Trad/Ecl	6400 Glenrose Ct.	Tudor
6443 Velasco Ave.	Tudor	6412 Glenrose Ct.	Tudor
6447 Velasco Ave.	Tudor	6417 Glenrose Ct.	Tudor
6451 Velasco Ave.	Tudor	6420 Glenrose Ct.	Tudor
6455 Velasco Ave.	Trad/Ecl		



## 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



21

21

## Discussion – Regulation of Architectural Styles



Spanish Eclectic



22

22

## Discussion – Regulation of Architectural Styles



French Eclectic



23

23

## Discussion – Regulation of Architectural Styles



Colonial Revival



24

24

## Discussion – Regulation of Architectural Styles



Neoclassical



25

25

## Discussion – Regulation of Architectural Styles



Monterey



26

26

## Discussion – Regulation of Architectural Styles



Minimal Traditional



27

27

## Discussion – Regulation of Architectural Styles



Ranch

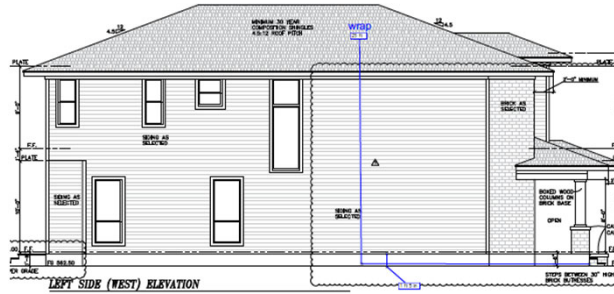


28

28

## 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



29

29

## 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.



30

30

## Recap – Regulation of Architectural Styles

- Consensus that the front and side facades of all structures will have to abide by architectural standards.
- Identified styles: Tudor, Spanish Eclectic, French Eclectic, Colonial Revival, Neoclassical, Monterey, Minimal Traditional, Ranch, Mid-Century Modern.
- Contributing styles: Tudor, Spanish Eclectic, French Eclectic, Colonial Revival, Neoclassical.
- 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.



31

31

## Recap – Regulation of Architectural Styles

### Terms for Consideration:

#### By Architectural Style

- Contributing – Tudor, Spanish Eclectic, French Eclectic, Colonial Revival, Neoclassical
- Non-Contributing – One of the other types, or undefined architectural

#### By Date

- Original House - Built before a specified date (1960)
- Existing House - Constructed before date of Expansion adoption
- New House – Constructed after date of Expansion adoption

#### Identified

- Significant – Known architect/Preservation Dallas survey



32

32



## 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.



33

33

## Recap – Regulation of Architectural Styles

- REMODEL – means improvements or repairs that change the appearance of the main structure or replace original materials of the main structure with another material.
- Contributing structures (Tudor, Spanish Eclectic, French Eclectic, Colonial Revival, Neoclassical) 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 REMODELING of existing non-contributing structures (AS PRESENTED AT JANUARY 4 MEETING).
  - If an existing non-contributing structure is remodeled, the remodeling must comply with the standards for one of the contributing styles.



34

34

## Recap – Regulation of Architectural Styles

### DISCUSSION FOR REMODELING

- Significant – Known architect/Preservation Dallas survey
  - Must be remodeled in same architectural type.
  - There need to be protected features of the style to ensure these houses retain elements that make them Significant.
- Original House – Built before a specified date (1960)
  - May be remodeled in same architectural type (Preserve Ranch, Minimal Traditional, Monterey, Mid-Century Modern) or in a Contributing style
- Existing House – Constructed 1961 through date of Expansion adoption
  - Non-contributing must be remodeled in any contributing arch type.
  - "non-contributory" architectural style as identified on survey submitted with the Determination of Eligibility must change. All buildings will be classified as a style, and will have regulations for that style.
- Contributing must be remodeled in that style.



35

35

## Recap – Regulation of Architectural Styles

### DISCUSSION FOR REMODELING

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



36

36

## Discussion – Regulation of Architectural Styles

### 7200 Block Westlake



37

37

## Discussion – Regulation of Architectural Styles

### Remodel 7200 Block Lakewood

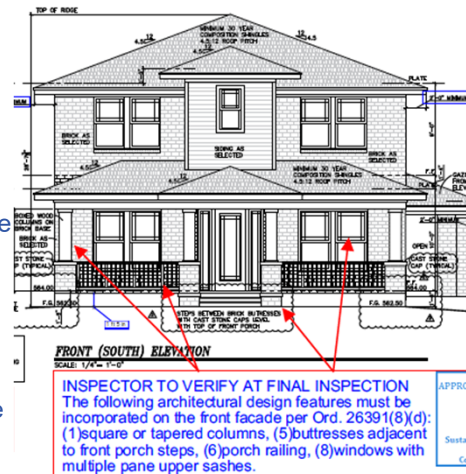


38

38

## 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



## Recap – Regulation of Architectural Styles

- All NEW CONSTRUCTION must be built in compliance with architectural standards of one of the five CONTRIBUTING styles: Tudor, Spanish Eclectic, French Eclectic, Colonial Revival, Neoclassical. The architectural standards will apply to the front and side facades.
- Materials must be typical and compatible in color, size, installation method, and combination as ORIGINAL houses of that style.
- Discussion about putting measures in place to help maintain the makeup of the dominant styles (listed above) by requiring that if a structure classified as one of those styles is demolished, the new construction must be in the same style of the previous house.



## Discussion – Regulation of Architectural Styles

### 7200 Block Lakewood



41

41

## Petition Topic – Demolition

Consideration of applicability to structures

Provisions for existing non-contributing structures

### Existing Regulations CD-2

- None

Existing Dallas Development Code

- None



42

42

## 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.



43

43

## Recap – Demolition

- What constitutes a demolition of a protected structure?
  - Front facade and at least front 50% of side facades remain intact in both general appearance and materials.
- Discussed at previous meetings a demolition provision where if one of the five contributing styles are demolished a structure of the same style must be built back in its place. The intent is to protect the architectural makeup of the neighborhood.
  - Of the 275 total houses in the area, 89 are Tudor; 54 are Spanish Eclectic; 14 are French Eclectic; 26 are Colonial Revival; 5 are Neo-Classical
  - Are there potential adverse effects to this approach? What are we trying to accomplish?
- Agreement that “Significant” structures should have demolition restrictions. Significant structures were identified as those attributed to prominent architects (Dilbeck, Hutsell, Dahl, B. Hill, Meyer, Shanklin) and developers (Dines & Kraft) responsible for the early formation of the area.



44

44

# Recap – Demolition

## Language for Discussion:

### Protect Significant Structures

- Significant (*and/or other*) houses may be demolished only if the cost of bringing the house into compliance with all applicable building codes and zoning requirements is greater than 80 percent of the house's value (excluding land) according to the Dallas Central Appraisal District.

### Protect Architectural Makeup of Tract

- If an ORIGINAL CONTRIBUTING (Tudor, Spanish Eclectic, French Eclectic, Colonial Revival, or Neo-Classical) structure is demolished, the front and side facades of new construction on that same lot must be built in the style of the previous main structure.



45

45

# 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



46

46

# 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?



47

47

# Discussion – Paint



48

48



## Recap – Paint

- The use of black as a body color and fluorescent colors are prohibited.
- The general consensus at meeting was that painting of unpainted brick and stone should be prohibited.
  - Most in attendance like the language utilized in CD-6 Hollywood/Santa Monica Conservation District.



49

49

## 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



50

50

## Discussion – Roofing Materials

- What type of roofing materials and colors that are utilized already?
- Are there any styles of architecture with a characteristic roof material?
- Are there any materials you don't want in the district?
- Are there any roof colors 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.



51

51

## 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 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



52

52

# 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 (including finish)
- Type of glass - transparent, tinted, mirrored, opaque
- Operability
- Considerations for bathrooms



53

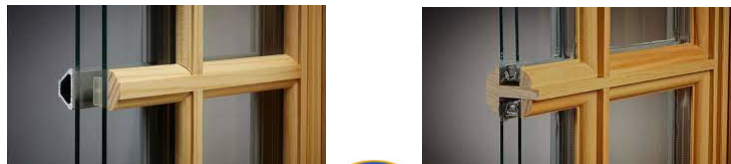
53

# Discussion – Windows

## Grilles



shown may not be accurate representations



54

54

## Next Steps

- Neighborhood Meeting #13: January 31\* (Tues.)
- Neighborhood Meeting #14: February 13\* (Mon.)
- 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)



55

55

## CD-2 - Lakewood Conservation District Expansion Post-Application Neighborhood Meeting No. 12

### Staff Contact

Trevor Brown  
trevor.brown@dallas.gov  
214-670-4193

### Project Webpage

<https://bit.ly/LakewoodExpansion>

### Next Meeting January 31, 6:00 pm\*\*

- Introduction and Recap
- Discussion
  - Porches, chimneys, work reviews
- Next Steps

**\*\*Note that this meeting is on Tuesday and will be held in the small meeting room behind the regular meeting space.**



56

56

Thank You!

