

CD-2 - Lakewood

Conservation District Expansion

Post-Application Neighborhood Meeting No. 14

March 1, 2023

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City of Dallas



CD-2 - Lakewood

Conservation District Expansion

Post-Application Neighborhood Meeting No. 14

Staff Contact

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Project Webpage

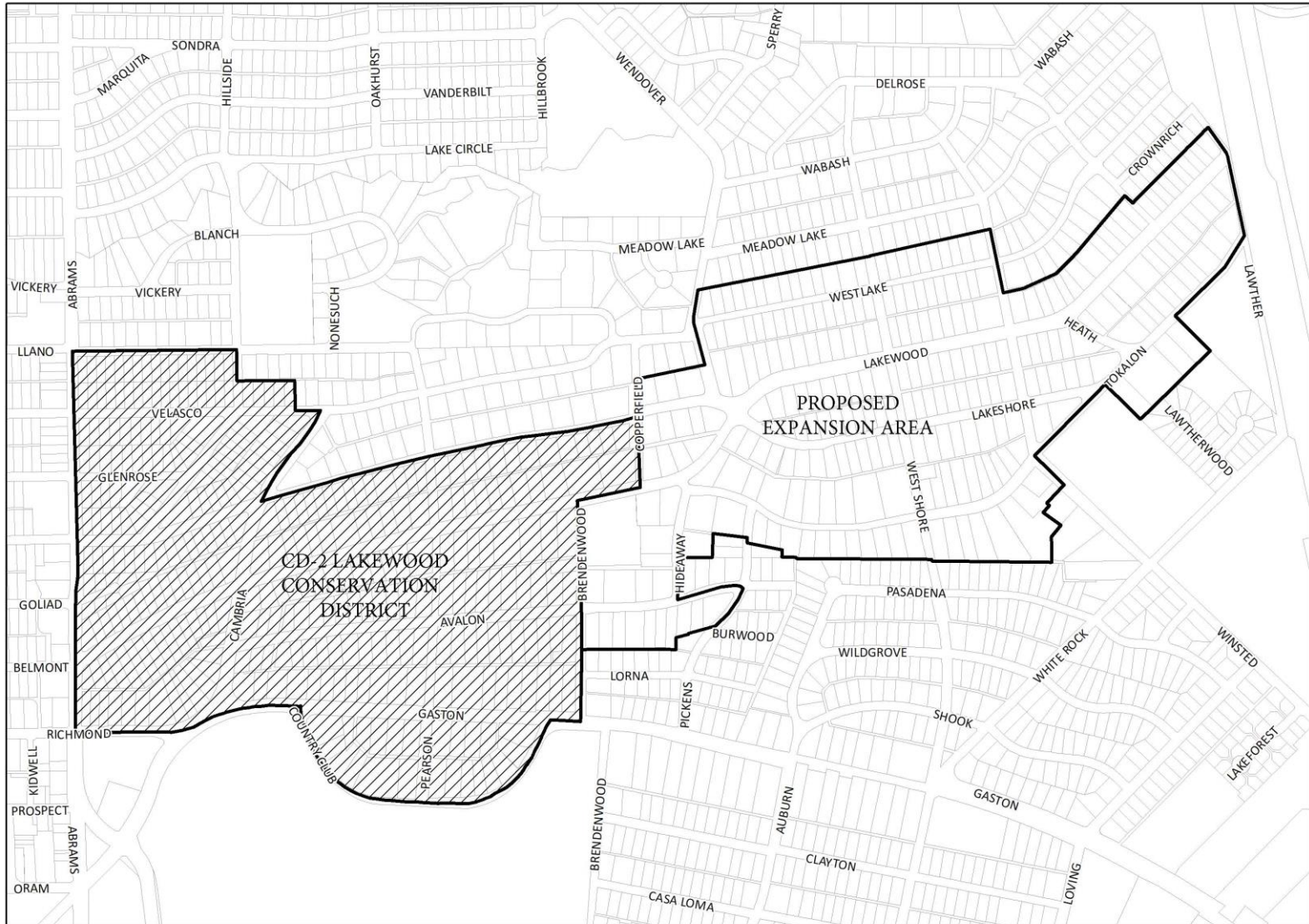
<https://bit.ly/LakewoodExpansion>

Agenda

- Introduction & Recap
- Overview of process
- Discussion
 - Recap – Landscape (Tree Preservation)
 - Recap – Standards for Remodeling
 - Roofing Materials
 - Windows
 - Chimneys
 - Porches
 - Work Reviews
- Next Steps



CD-2 Boundaries & Expansion Area



CD-2 Lakewood Conservation District and Proposed Expansion Area

Purpose of This Meeting

- This meeting is the 14th 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 – Landscape (Tree Preservation)
 - Recap – Standards for Remodeling
 - Roofing Materials
 - Windows
 - Chimneys
 - Porches
 - Work Reviews



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



Meeting Schedule (cont.)

✓ Post-Application Neighborhood Meeting #13 – February 13

- Roofing materials, windows

Post-Application Neighborhood Meeting #14 – March 1**

- Porches, chimneys, work reviews

Post-Application Neighborhood Meeting #15 – March 8

- Porches, chimneys, work reviews, recaps
- Final Post-Application Neighborhood Meeting – TBD
 - Ordinance Review (30-60 days after last meeting)
- City Plan Commission – TBD
- City Council – TBD

**Rescheduled meeting due to January 31 meeting cancelled due to winter storm.



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

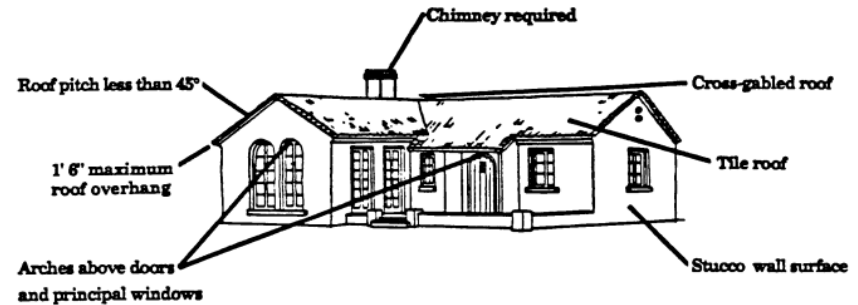


Discussion – Regulation of Architectural Styles

EXHIBIT A

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

II. SPANISH ECLECTIC ILLUSTRATIVE Minimum Requirements

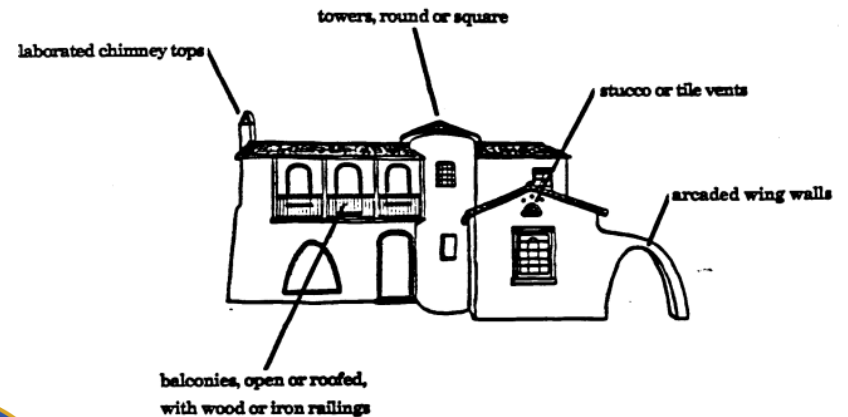


II. SPANISH ECLECTIC REQUIREMENTS

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

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

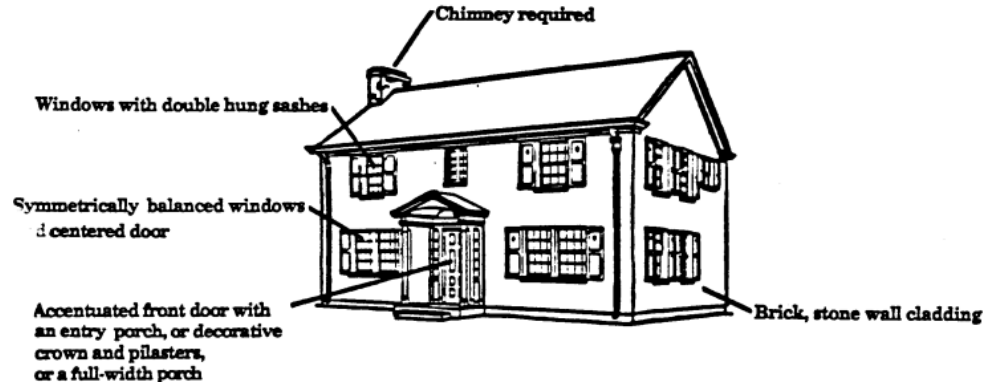
Note: The following architectural regulations apply only to portions of structures facing front yards and corner side yards.

IV. COLONIAL / GEORGIAN REVIVAL REQUIREMENTS

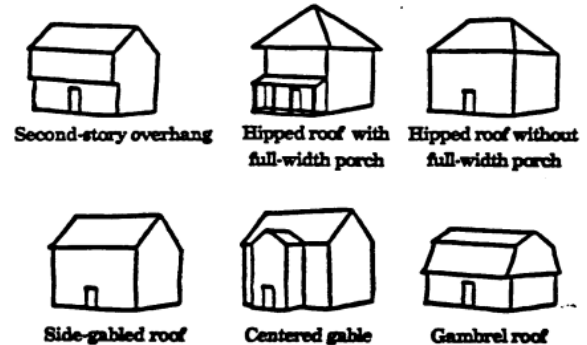
A Colonial / Georgian Revival structure must be provided with the following:

- 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

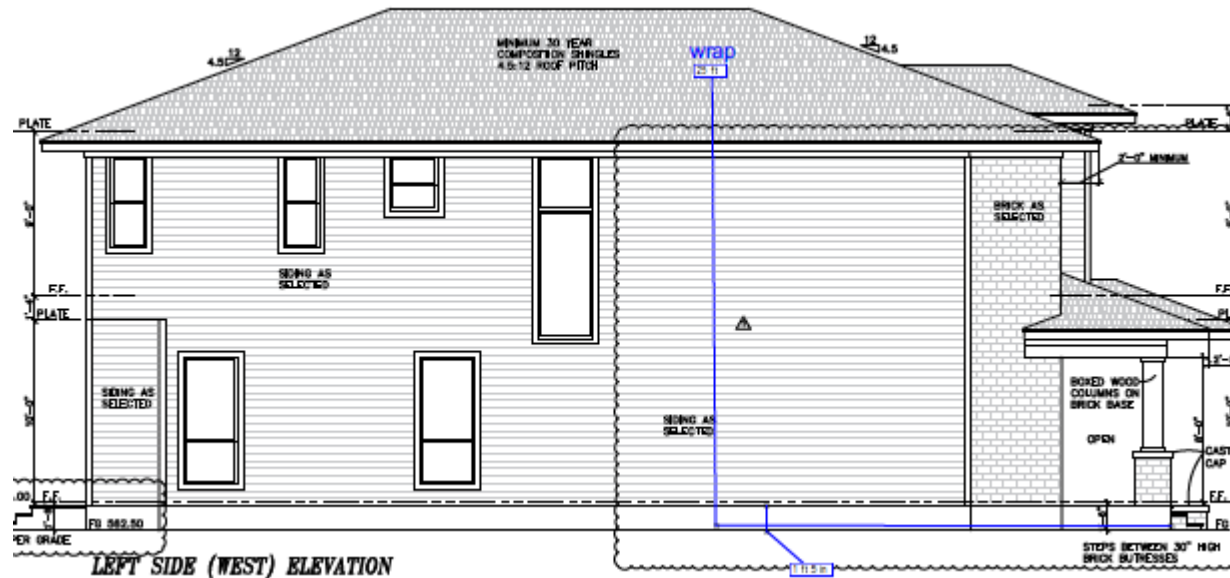


Ranch



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 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, **New Traditional, Contemporary**.
- 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.



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

By Date

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

Identified

- Significant – 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.



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

- 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
- “non-contributing” 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.



Recap – Regulation of Architectural Styles

DISCUSSION FOR REMODELING

- Contributing must be remodeled in that style using typical materials and design.
- 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 (1961-present) non-contributing structures
 - All buildings will have an identified style. Addition of Modern Traditional and Contemporary as architectural style types.
 - If an existing non-contributing structure is remodeled, the remodeling must comply with the standards for that style or one of the contributing styles.
 - Minimal standards (materials, roof form, windows) for all non-contributing styles.



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



Discussion – Regulation of Architectural Styles

Examples of New Traditional

7200 Block Lakewood



As classified in the Determination of Eligibility

(2016) Neo-Tudor

(2008) Tudor

(2013) Spanish Eclectic



Petition Topic – Landscape Tree Preservation

Consideration of provisions for tree preservation

Existing Regulations CD-2

- None

Existing Dallas Development Code

- Article X



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?



Recap – Landscape (Tree Preservation)

- Expressed concern about clear-cutting for new construction
- Consensus to add some type of language to protect large trees in parkway & front yard, by applying Article X of the Dallas Development Code for those areas.
- Preserving “Majestic” trees (18+” diameter measured @ 4.5 feet above ground on uphill side of tree)
- Defense to prosecution for trees damaging structures (falling on house; lifting foundation) or diseased/damaged trees
- City Arborist suggested to require planting of one or two trees or make payment into the reforestation fund in lieu of planting



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





Bermuda Style Metal



Standing Seam Metal

Barrel Style Metal



Shiny metal - stamped





**STANDING SEAM
(CONCEALED FASTENER)**



EXPOSED FASTENER



METAL TILE



METAL SHAKE

Metal styles



Fiber Cement tile



Discussion – Roofing Materials

➤ Examples from other districts

Developmental – applies to all structures

(21) Roofing materials.

- (A) Corrugated plastic, standing-seam metal, rolled, or tar-and-gravel roofing is not allowed.
- (B) Copper roofing accents are only allowed on dormers and eyebrows of Tudor style structures.

Style Specific

(6) Roofs.

- (A) Tudor structures must have a side-gabled roof with a steep roof slope between 45 degrees and 70 degrees.
- (B) The maximum roof overhang is 12 inches.
- (C) Tudor structures must have at least one front-facing gable.
- (D) The following roofing materials are allowed: clay tiles, composition shingles, slate tiles, synthetic wood shingles, synthetic clay tiles, terracotta tiles, and wood shingles. The following roofing materials are not allowed: built-up, membrane, and standing seam metal.
- (E) Copper roofing accents are allowed only on dormers and eyebrows of Tudor style structures.

(6) Roof form and materials.

- (A) Spanish Eclectic structures must have a cross-gabled, side-gabled, or combination hipped and gabled roof with a roof slope of less than 45 degrees, with a maximum roof overhang of 18 inches.
- (B) Only the following roofing materials are allowed: tile and composition shingle.

CD-12 Belmont Addition

CD-11 M-Streets East



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.





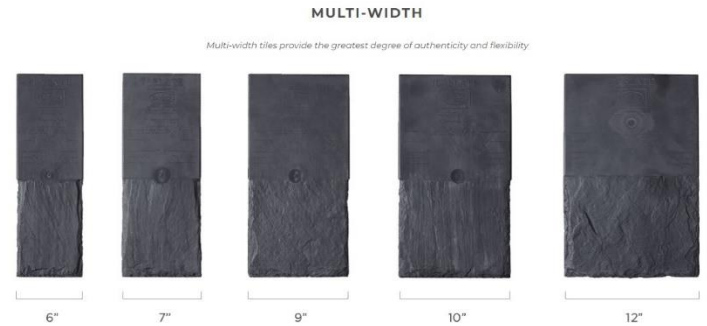
Synthetic Clay



Synthetic Shakes



Granule Coated Metal



Composite Slate Tile



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



Discussion – Windows

- Anything in general about windows that want for all properties to adhere to 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, leaded
- Operability
- Considerations for bathrooms



Discussion – Windows

Grilles



Colors shown may not be accurate representations



Discussion – Windows



1-over-1 ; Ganged windows separated by wood mullion



6-over-6 Glazing pattern;
Ganged windows separated by wood mullion



Discussion – Windows



Discussion – Windows



Petition Topic – Chimneys

Provisions related to materials, form, and placement based on architectural style

Existing Regulations CD-2

- None

Existing Dallas Development Code

- None



Discussion – Chimneys

- Do most houses in Lakewood have chimneys?
- Are there any styles that chimneys are one of the character defining features?
- Materials allowed
 - Brick, Stone, Hardie board, etc.



Discussion – Chimneys



Tudor Style



Discussion – Chimneys



Spanish Eclectic Style



Discussion – Chimneys



Colonial Revival



Discussion – Chimneys



French Eclectic



Petition Topic – Porches

Provisions related to materials, architectural standards, and placement based on architectural style

Consideration of standards for enclosures

Provisions for remodels or additions to existing structures

Existing Regulations CD-2

- Enclosures (Sec.7(f))
 - (1) Only glass, screen, and framing and glazing installation materials may be used to enclose porches of a new structure on a vacant lot or in the construction or remodeling of a part of a contributing structure. Glass porch enclosures may also include wood and metal muntins for the purpose of creating glazing patterns.

Existing Dallas Development Code

- None



Discussion – Porches

- Do most houses in Lakewood have porches?
- Are there any styles where porches are one of the character defining features?
- Porch enclosures
 - Do you want to prohibit enclosing of porches in the area of architectural regulation?
 - Is there an approach to enclosing a porch that you see in the neighborhood?
 - Allowed materials: glass, screen, wood or metal framing
 - Allow some infill with other material or maintain existing opening with only glass infill?



Discussion – Porches



Before



After



Discussion – Porches



Before



After



Discussion – Porches



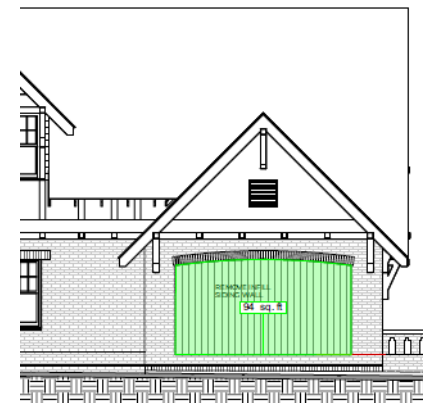
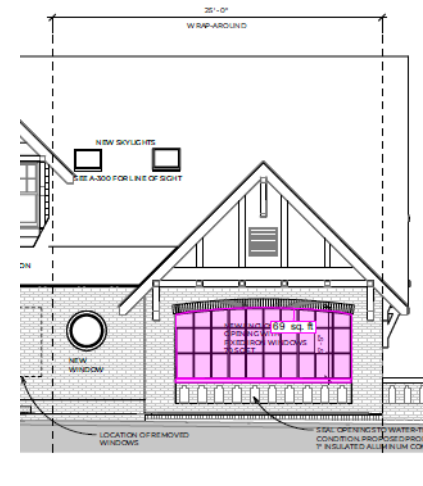
② EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

CONDITIONS:

parent
development &
ion
District



① EXISTING ELEVATION - EAST
1/4" = 1'-0"



Petition Topic – Work Reviews

Consider language to detail the requirements for a work review by the City

Existing Regulations CD-2

- See next slide

Existing Dallas Development Code

- None



Petition Topic – Work Reviews

Existing Regulations CD-2

SECTION 9. Review procedures.

(a) Building permit review.

(1) Upon receipt of an application for a building permit for work on any new or contributing structure in this district, if the proposed construction or modification is visible from the street, the building official shall refer the permit application and plans to the director to determine whether the project meets the requirements of this ordinance. The review must be conducted so that the decision on issuance of the building permit can be completed no later than 30 days from the date of submission of the completed application to the building official.

(2) If the director determines that the application complies with the requirements of this ordinance, he shall refer the permit application, plans, and all other relevant information to the building official, who shall issue the permit if all requirements of the construction codes and other applicable ordinances have been met.

(3) If the director determines that the application does not comply with the requirements of this ordinance, he shall state in writing the specific requirements to be met before issuance of a permit to authorize the work requested, and the building official shall deny the permit. The director shall give written notice to the applicant of his reason for recommending denial of a building permit application. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice must be sent to the address shown on the application.

(b) Work not requiring a building permit. This ordinance applies to any work on a lot regardless of whether the work requires a building permit. Any violation of a provision of this ordinance is subject to civil and criminal enforcement.



Discussion – Work Reviews

- What changes are necessary from the existing CD-2 language, which only requires reviews for work visible from the street?
- Consider adopting existing language from other CD ordinance that requires a work review to be submitted for any work regulated by the standards contained in the ordinance.

(k) Procedures.

- (1) Work review applications. A work review application must be submitted to the director for any work regulated by the standards contained in this ordinance.



Next Steps

- Neighborhood Meeting #15: March 8* (Wed.)
- 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)

***Additional meeting added to close out any unresolved topics and concerns**



CD-2 - Lakewood

Conservation District Expansion

Post-Application Neighborhood Meeting No. 13

Staff Contact

Trevor Brown

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214-670-4193

Project Webpage

<https://bit.ly/LakewoodExpansion>

Next Meeting March 8, 6:00 pm

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



Thank You!

