

# **CD-2 - Lakewood**

## **Conservation District Expansion**

### **Post-Application Neighborhood Meeting No. 15**

**March 8, 2023**

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**Planning & Urban Design**  
**City of Dallas**



# CD-2 - Lakewood

## Conservation District Expansion

### Post-Application Neighborhood Meeting No. 15

#### Staff Contact

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#### Project Webpage

<https://bit.ly/LakewoodExpansion>

#### Agenda

- Overview of process
- Discussion
  - Windows
- Recap
  - Work Reviews
  - Chimneys
  - Porches
  - Roofing Materials
  - Standards for Remodeling
- Next Steps



# CD-2 Boundaries & Expansion Area



**CD-2 Lakewood Conservation District and Proposed Expansion Area**

# Purpose of This Meeting

- This meeting is the 15th 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.

## Agenda

- Overview of process
- Discussion
  - Windows
- Recap
  - Roofing Materials
  - Chimneys
  - Porches
  - Work Reviews
  - Standards for Remodeling
- Next Steps



# 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.
- **Write name and address on comment sheets.**



# 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



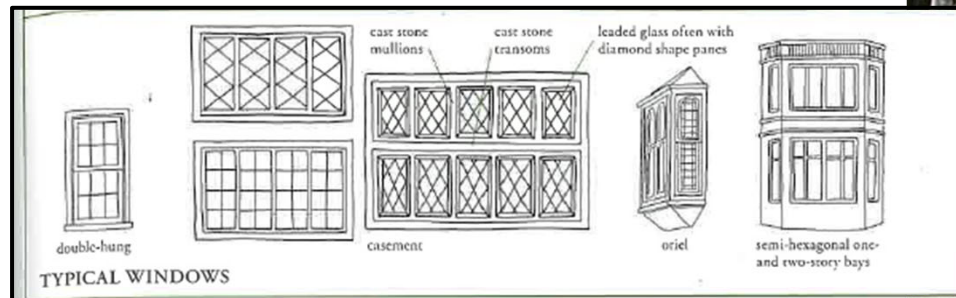
# Discussion – Windows

- Are there any general characteristics that should apply to all windows 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
  - Considerations for privacy in bathrooms
- Operability – Single or double hung, casement, fixed



# Discussion – Windows

## Tudor



# Discussion – Windows

## Spanish Eclectic




# Discussion – Windows


## French Eclectic




segmental arch




arched  
(roof)



circular  
(roof)



hipped  
(through-the-cornice)



gabled  
(through-the-cornice)

**TYPICAL DORMERS**  
All types may be either roof or through-the-cornice; roof dormers typically small in scale



# Discussion – Windows



Colonial Revival



# Discussion – Windows



Neoclassical





# Discussion – Windows



Monterey



# Discussion – Windows



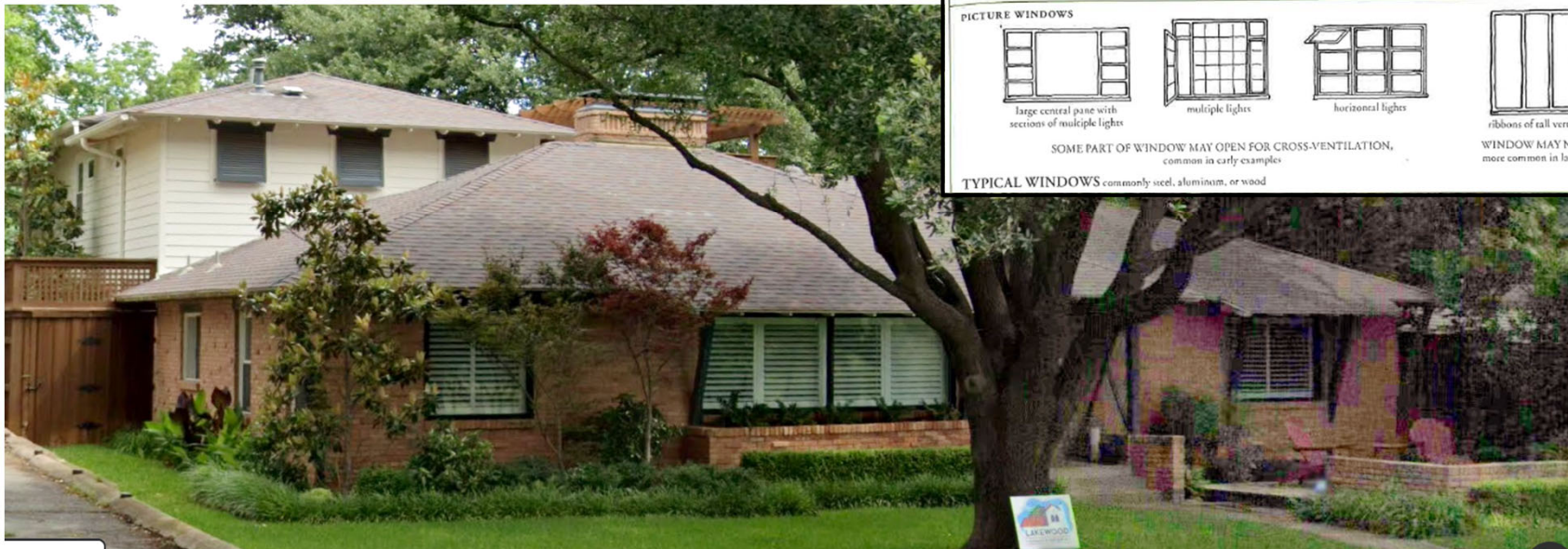
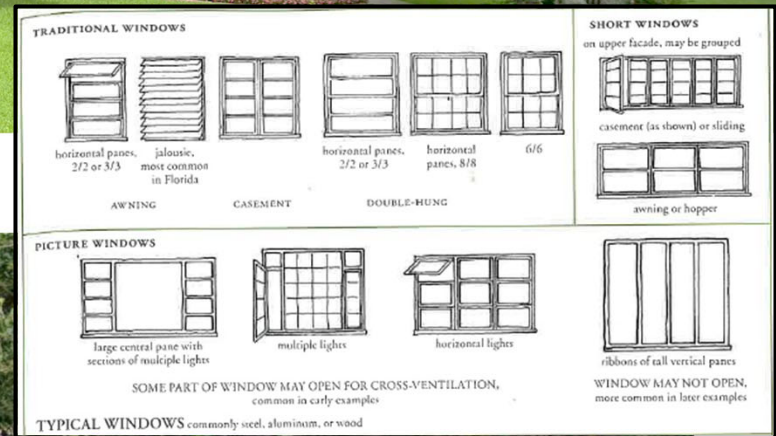
Minimal Traditional



# Discussion – Windows



Ranch



# 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



# Discussion – Windows

## Grilles



Colors shown may not be accurate representations



# Recap – 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.

Note: The existing CD-2 language only requires reviews for work visible from the street. However, architectural standards for the Expansion Area have been requested by the neighborhood to apply to front and side facades.





# Recap – Work Reviews

## What we heard:

- General consensus to adopt 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.



# Recap – Chimneys

## What we heard:

- Chimneys are character defining features of contributing structures.
- Chimneys are often the most beautiful, significant part of these stately homes.
- Chimneys should be constructed of brick or stone and should be proportional to the structure.
- Chimneys clad in Hardie board should be prohibited.
- Chimneys should be typical of the architectural style.



# Recap – Porches

## What we heard:

- Porches are common features of specific architectural styles, but some structures currently do not have porches.
- The appearance of existing porch features such as arches and columns should be maintained.
- Porch enclosures should be transparent and use compatible materials.
  - Porch enclosures should maintain a minimum of 75% transparent material, either glass or metal screen. Any materials used for additional infill should match adjacent materials or be appropriate to the style.
- New construction for certain architectural styles should require porches.



# Recap – 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



# Recap – 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



# Recap – Roofing Materials

## What we heard:

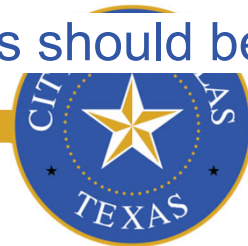
- Roof materials should be typical of the style or match the appearance of original structures in the district.
- Concerns were expressed that the character of the architecture of specific styles will be lost if they are allowed to be replaced with composition shingles. Specifically Spanish Eclectic.
- Concerns were expressed that standards requiring specific roof materials will be cost prohibitive and that repairs could be delayed or prevented.



# Recap – Roofing Materials

## What we heard:

- Regulation of roof materials should fall under the style of the house.
  - Spanish Eclectic should have tile roofs.
  - Metal roofs are not appropriate for the main roof structure of contributing styles.
    - Metal or copper roofs may be appropriate for architectural detailing of bay windows, porticos, flat porch roofs, cupolas or similar small roofed areas.
  - Metal roofs could be appropriate for Ranch, Contemporary
- Composition roof shingles should have a profile.
  - Architectural composition roof shingles should be permitted.
  - 3-tab composition shingles should be prohibited.



# 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.



# 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 Noncontributing

- Materials
- Roof form
- Windows
- Characteristic architectural features

Examples from CD-9

- (l) Architectural standards for Neo-Colonial houses.
- (1) Applicability. Neo-Colonial houses must be remodeled according to the following standards. This section applies to the front facade and wrap-around.
  - (2) Materials. Any remodeling must match the original brick or stone in color, coursing, joint detailing, mortaring, size, and texture.
  - (3) Roof form. Neo-Colonial houses must have a side-gabled roof with a low to moderate roof slope between 35 degrees and 60 degrees.
  - (4) Windows. Windows must be double hung with multi-pane sashes. Windows must be symmetrically balanced on both sides of the center door.
  - (5) Front door. The front door must be accentuated with a decorative pediment with crown, entry porch, slender columns, and pilasters.
- (m) Architectural standards for Ranch houses.
- (1) Applicability. Ranch houses must be remodeled according to the following standards. This section applies to the front facade and wrap-around.
  - (2) Materials. Any remodeling must match the original brick, stone, or wood in color, coursing, joint detailing, mortaring, size, and texture.
  - (3) Roof form. Ranch houses must have a hipped roof with a low roof slope between 20 degrees and 35 degrees. The overhang must be a minimum of 12 inches but no more than 24 inches.
  - (4) Windows. Windows must be ribbon or picture style.
- (n) Architectural standards for Contemporary houses.
- (1) Applicability. Contemporary houses must be remodeled according to the following requirements. This section applies to the front facade and wrap-around.
  - (2) Style and materials. Any remodeling must match the original materials, roof slope, and style of the main structure.



# 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



# Next Steps

- Final Neighborhood Meeting to review ordinance: Date TBD (notified 10 days before)
- City Plan Commission Public Hearing: Date TBD (notified 10 days before)
  - Residents respond to written notice using reply form
  - Residents may attend public hearing
- City Council Public Hearing: Date TBD (notified 10 days before)
  - Residents respond to written notice using reply form
  - Residents may attend public hearing



# CD-2 - Lakewood

## Conservation District Expansion

### Post-Application Neighborhood Meeting No. 15

#### Staff Contact

Trevor Brown

trevor.brown@dallas.gov

214-670-4193

#### Project Webpage

<https://bit.ly/LakewoodExpansion>

#### Next Meeting –

Date and Location: TBD

- Review DRAFT Ordinance

#### Following Steps: (Dates TBD)

- City Plan Commission Meeting
- City Council Meeting



# Thank You!

