

ORDINANCE NO. 28407

An ordinance changing the zoning classification on the following property:

BEING all of Blocks 11/4796, 10/4630, 1/4629, 9/4616, 2/4607, 8/4615, 4/4609, 7/4614, 5/4610, 3/4608, and 4613 and all of Lots 1 through 13 in Block 12/4797 generally bounded by Atlantic Street to the north, Plymouth Road to the east and south, Hampton Road to the west; and containing approximately 67.55 acres,

from an R-7.5(A) Single Family District and an MF-2(A) Multifamily District to Conservation District No. 20 (the Stevens Park Conservation District); approving the conceptual plan for this conservation district; providing a purpose statement; providing regulations and procedures for this conservation district; providing a district map; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council of the City of Dallas find that the property described in Section 1 of this ordinance is an area of cultural and architectural importance and significance to the citizens of the city; and

WHEREAS, the city plan commission and the city council, in accordance with the provisions of the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to establish this conservation district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. Creation of the conservation district. That the zoning classification is changed from an R-7.5(A) Single Family District and an MF-2(A) Multifamily District to Conservation District No. 20 on the property described in Exhibit A, attached to and made a part of this ordinance.

SECTION 2. Approval of the conceptual plan. That the conceptual plan for the Stevens Park Conservation District, attached to and made a part of this ordinance as Exhibit C, is approved.

SECTION 3. Purpose. That this conservation district is established to conserve the Stevens Park neighborhood and to protect and enhance its significant architectural and cultural attributes. The conservation district regulations ensure that new construction, renovation, and remodeling are done in a manner that is compatible with the architectural and cultural attributes of the conservation district. The conservation district regulations also address the landscaping within the district. The conservation district regulations are attached to and made a part of this ordinance as Exhibit B.

SECTION 4. Compliance required. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. Penalty clause. That a person who violates a provision of this ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$2,000.

28407

SECTION 6. Saving clause. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. Severability clause. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 8. Effective date. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By 

Assistant City Attorney

Passed SEP 28 2011

28407

112594

Exhibit A

Property Description for Stevens Park Conservation District

SUBAREA: A

BEING all of City Blocks; except as noted: 11/4796, 12/4797 (Lots 1 through 13), 10/4630, 1/4629, 9/4616, 2/4607, 8/4615, 4/4609, 7/4614, 5/4610, 3/4608, generally bounded by Atlantic Street on the north, N. Plymouth Road on the east and south and Hampton Road to the west and containing approximately 77.45 acres, and including part of Block 3832 containing roughly .06464 acres. (See property description below).

BEING all if that certain lot, tract or parcel of land situated in the W. MYERS SURVEY, A-880, and in City Block 3832, City of Dallas, DALLAS County, Texas, said parcel being a part of that same tract of land described in deed to Second Church of Christ, Scientist, Dallas Texas, recorded in Volume 2917, Page 27 and being all of that same tract of land described in deed to Board of Trustee, Second Church of Christ, Scientist, recorded in Volume 2917, Page 18 of the Deed Records of DALLAS County, Texas, the composite of said tracts being more particularly described as follows:

BEGINNING at a $\frac{3}{4}$ inch iron pipe found in the Northeast line of N. Plymouth Road (a variable width right-of-way) and the Southwest corner of Block A/3832 Tract 14 (per DCAD); also known as Lot CG 2 (per City of Dallas replat S756-124); the MIDDLEBROOK PLACE TOWNHOMES, an Addition to the City of Dallas, DALLAS County, recorded in Volume 16192, Page 167 of the Deed Records of DALLAS County, Texas;

THENCE North 64-59-44 East, 137.082 feet

THENCE South 6-7-12 East, 270.276 feet

THENCE North 80-0-24 West 76.197 feet

THENCE North 15-13-4 West 14.629 feet

THENCE North 16-2-6 West 9.593 feet

THENCE North 17-6-32 West 28.146 feet

THENCE North 18-47-40 West 28.151 feet

THENCE North 20-27-26 West 28.156 feet

THENCE North 22-6-25 West 28.138 feet

THENCE North 23-46-14 West 28.159 feet

THENCE North 27-47-58 West 48.004 feet to the POINT OF BEGINNING and CONTAINING approximately 28,158.57 square feet or 0.6464 acres of land, more or less.

Save and except that which is now Subarea B

28407

112594

SUBAREA: B

BEING all of Lots 1 through 11, 24, 25 and part of 22 & 23 (a tract that equals 0.6246 acres) in City Block 3/4608, all of Lots 1 through 9 in City Block 5/4610.

SUBAREA: C

BEING all of City Block 4613.

EXHIBIT B
STEVENS PARK CONSERVATION DISTRICT REGULATIONS

Table of Contents

<u>Section</u>	<u>Page</u>
(a) Interpretations and definitions	5
(b) Conceptual plan	8
(c) Creation of subareas	8
(d) Nonconforming structures	8
(e) Development standards for Subarea A	8
(1) In general	8
(2) Accessory structures	9
(3) Driveways	9
(4) Fences	9
(5) Height	9
(6) Landscaping	9
(7) Lot coverage	10
(8) Paint and colors	10
(9) Retaining walls	11
(10) Setbacks	11
(11) Signs	11
(12) Use	11
(f) Development standards for Subarea B	12
(1) In general	12
(2) Accessory structures	12
(3) Driveways	12
(4) Fences	13
(5) Lot coverage	13
(6) Paint and colors	13
(7) Retaining walls	13
(8) Setbacks	13
(9) Signs	14
(10) Use	14
(g) Development standards for Subarea C	14
(1) In general	14
(2) Uses	14
(h) Architectural standards for Subarea A and B	14
(1) Remodels and additions	14
(2) New main structures	14
(3) Art Deco	15
(4) Colonial Revival	15
(5) French Eclectic	16
(6) Georgian	17
(7) Mid-Century Modern	18

- | | | |
|------|---------------------------------------|----|
| (8) | Minimal Traditional | 19 |
| (9) | Monterey Colonial | 20 |
| (10) | Spanish Eclectic | 20 |
| (11) | Texas Regional | 21 |
| (12) | Tudor | 22 |
| (i) | Architectural standards for Subarea C | 23 |
| (j) | Procedures | 23 |
| (1) | Review form applications | 23 |
| (2) | Work requiring a building permit | 24 |
| (3) | Work not requiring a building permit | 24 |
| (4) | Appeals | 25 |
- (a) Interpretations and definitions.
- (1) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A of the Dallas City Code, as amended.
- (2) Unless otherwise stated, the definitions in Chapter 51A of the Dallas City Code, as amended, apply to this ordinance. In this ordinance:
- (A) ACCESSORY STRUCTURES means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building and is used for a permitted purpose, including garages, pergolas, arbors, work shops, storage buildings, habitable structures, and carports.
- (B) ART DECO means Art Deco architectural style as shown in Exhibit C.
- (C) COLONIAL REVIVAL means American Colonial Revival architectural style as shown in Exhibit C.
- (D) CIRCULAR DRIVEWAY means a non-permeable or permeable surface located in a front yard or cornerside yard, used to access off-street parking or for off-street parking, that has two curb cuts onto the same street or perpendicular streets.
- (E) COMPATIBLE means harmonious with or able to exist without conflict.
- (F) CORNER LOT means a lot that has frontage on two intersecting streets.
- (G) CORNERSIDE LOT LINE means the side lot line of a corner lot that abuts a side street.
- (H) CORNERSIDE YARD means a side yard that abuts a street.

- (I) DISTRICT means the Stevens Park Conservation District.
- (J) EXISTING means a main structure that existed on August 24, 2011.
- (K) FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- (L) FRENCH ECLECTIC means French Eclectic architectural style as shown in Exhibit C.
- (M) FRONT FACADE means the main structure elevation facing the front yard.
- (N) GEORGIAN means Georgian architectural style as shown in Exhibit C.
- (O) HEIGHT means the vertical distance measured from grade to the highest peak of the structure, or top of the flat structure.
- (P) LARGE CANOPY TREE means a tree that normally:
 - (i) reaches a height of 30 feet or more upon maturity; and
 - (ii) bears crown foliage no lower than six feet above ground upon maturity.
- (Q) LOT COVERAGE means the total square footage of ground surface covered by a roofed structure, including an accessory building more than 200 square feet in area, breezeway, covered deck, covered patio, covered porch, garage, or main structure, measured to the outside faces of the exterior walls or to the omitted wall lines, whichever produces the larger area, but excluding the following:
 - (i) Window box 12 inches or less deep.
 - (ii) Bay window 12 inches or less deep.
 - (iii) Building eaves 36 inches or less deep.
 - (iv) Private balconies (not accessible to the public).
- (R) MAIN STRUCTURE means the building on a lot intended for occupancy as the main use.
- (S) MID-CENTURY MODERN means Mid-Century Modern architectural style as shown in Exhibit C.

- (T) MINIMAL TRADITIONAL means Minimal Traditional architectural style as shown in Exhibit C.
- (U) MONTEREY COLONIAL means Monterey Colonial architectural style as shown in Exhibit C.
- (V) NEW MAIN STRUCTURE means a main structure built after August 24, 2011 that does not incorporate the front facade and at least 50 percent of the side facades of an existing main structure.
- (W) REAR YARD means:
- (i) for lots that are not corner lots, that portion of the lot between two side lot lines that does not abut a street and that extends across the width of the lot between the rear setback line and the rear lot line.
 - (ii) for corner lots, that portion of the lot between the interior side lot line and the cornerside lot line that extends across the width of the lot, between a rear set back line and the rear lot line.
- (X) REMODEL means alterations, improvements, or repairs that change the appearance of the structure or replace materials of the structure with other materials. In the case of a main structure, remodel means alterations, improvements, or repairs that change the appearance of the main structure or replace materials of the main structure with other materials to an extent less than what would constitute a new main structure.
- (Y) RETAINING WALL means a wall that is greater than two feet in height and is used to prevent the erosion of land.
- (Z) SIDE FACADE means the main structure elevation facing a side yard.
- (AA) SPANISH ECLECTIC means Spanish Eclectic architectural style as shown in Exhibit C.
- (BB) TEXAS REGIONAL means Texas Regional architectural style as shown in Exhibit C.
- (CC) TUDOR means Tudor architectural style as shown in Exhibit C.
- (DD) WRAP-AROUND means that portion of a side facade of a main structure 25 feet behind the corner of the front facade, excluding the front porch.
- (EE) YARD, LOT, AND SPACE REGULATIONS means regulations related to front, side, and rear yard setbacks, density, height, lot coverage, lot size, lot width, and number of stories.

- (3) This district is considered to be a residential zoning district.
- (b) Conceptual plan. The Stevens Parks Conservation District Conceptual Plan is attached to and made a part of this ordinance as Exhibit C. If there is a conflict between Exhibit B (the district regulations) and Exhibit C (the conceptual plan), Exhibit B controls.
- (c) Creation of subareas. This district is divided into three subareas, Subareas A, B, and C. Property descriptions of Subareas A, B, and C are attached to and made a part of this ordinance as Exhibit A. A map showing the subarea boundaries is attached to and made a part of this ordinance as Exhibit D.
- (d) Nonconforming structures.
- (1) Except as provided in this section, Section 51A-4.704(c) of the Dallas City Code, "Nonconforming Structures," applies.
 - (2) Except as provided in this section, if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost.
 - (3) If a nonconforming driveway is destroyed by the intentional act of the owner or the owner's agent, the driveway may be rebuilt if it is not enlarged.
 - (4) In Subarea B, if a nonconforming accessory structure or retaining wall is destroyed by the intentional act of the owner or the owner's agent and if it is not being enlarged, the accessory structure or retaining wall may be rebuilt in the same location, with a similar style, materials, and roof slope as the structure being demolished.
 - (5) In Subarea B, before an accessory structure or retaining wall is demolished with intent to rebuild, a permit for the new accessory structure or retaining wall must be obtained.
- (e) Development standards for Subarea A.
- (1) In general.
 - (A) Except as provided in this Exhibit B, the development standards for the R-7.5(A) Single Family District apply.
 - (B) The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division 51A-4.400 of the Dallas City Code. If there is a conflict between this Exhibit B and Division 51A-4.400 of the Dallas City Code, this Exhibit B controls.

- (2) Accessory structures.
- (A) Location. Accessory structures, including detached garages, pergolas, arbors, and carports, must be located to the side or rear of the main structure and must be at least two feet behind the front facade of the main structure, excluding the front porch.
 - (B) Style and materials. The color, style, design, and materials of accessory structures that are visible from the street must be compatible with the color, style, design, and materials of the main structure.
 - (C) Roof slope. If an accessory structure is visible from the street, the slope of the roof must either match the roof slope of the main structure or be compatible with the main structure.
- (3) Driveways.
- (A) Driveways in front of the main structure may not exceed 12 feet in width.
 - (B) Parking is not allowed between the main structure and the street except on circular driveways and driveways.
- (4) Fences. Chain link fences are not allowed in the front yard or in front of a main structure.
- (5) Height.
- (A) Maximum structure height for structures with sloped roofs is 32 feet to the peak.
 - (B) Maximum structure height for structures with a flat roof is 24 feet.
- (6) Landscaping.
- (A) In general.
 - (i) Except as provided in this subsection, Article X, "Landscape and Tree Preservation Regulations," for single family uses apply.
 - (ii) The landscape and tree preservation regulations in this Exhibit B must be read together with the landscape and tree preservation regulations in Article X of the Dallas City Code. If there is a conflict between this Exhibit B and Article X of the Dallas City Code, this Exhibit B controls.

- (iii) Artificial or synthetic grasses or artificial ground cover is not allowed in front of the main structure.
- (B) Tree mitigation.
- (i) This paragraph applies only to new construction and only in the parkway and the front and side yards.
 - (ii) A tree removal application must be approved by the building official before removal of or serious injury to a protected tree.
 - (iii) If a tree removal application is approved, replacement trees must be planted in accordance with the following requirements:
 - (aa) The total caliper of replacement trees must meet or exceed half the caliper of the protected trees that were removed or seriously injured.
 - (bb) Replacement trees must have a minimum caliper of three inches.
 - (cc) At least one of the replacement trees must be a large canopy tree.
 - (iv) If the building official approves a tree removal application because the protected tree is diseased, unworthy of preservation, or has a short life expectancy, no replacement tree is required.
 - (v) The board of adjustment may grant a special exception to the tree replacement requirement in Provision (e)(6)(B)(iii) using the standard in Section 51A-10.110.
- (7) Lot coverage.
- (A) Maximum lot coverage for a lot with a new main structure is 30 percent, except that lot coverage is 35 percent if the front porch of the new main structure has a minimum depth of six feet and is at least 25 percent of the width of the front facade. The purpose of this provision is to provide an incentive for large porches on new main structures.
 - (B) Maximum lot coverage for a lot with an existing structure is 40 percent. The purpose of this provision is to provide an incentive for the retention of existing main structures.
- (8) Paint and colors. Florescent colors are not allowed.

- (9) Retaining walls. Retaining walls must be constructed of materials that are compatible with the materials and color of the main structure.
- (10) Setbacks.
- (A) In general. Except for fences and retaining walls, setbacks must be open and unobstructed by any structure.
- (B) Front yard.
- (i) For existing main structures, the minimum front yard setback is 25 feet.
- (ii) For new main structures, the minimum front yard setback is the average of the blockface.
- (iii) The purpose of provisions (e)(11)(B)(i) and (ii) is to provide an incentive for the retention of existing main structures.
- (C) Side yard.
- (i) For main structures, the minimum side yard setback is five feet on one side, 10 feet on the other side.
- (ii) Side and rear additions to an existing main structure that do not increase the structure's height may maintain the existing side yard setback.
- (D) Rear yard. For main structures, the minimum rear yard setback is 10 feet.
- (11) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.
- (12) Uses. The following main uses are the only main uses permitted:
- Church.
 - Handicapped group dwelling units. *[SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Local utilities. *[SUP may be required. See Section 51A-4.212(4)(B).]*
 - Single family.

(f) Development standards for Subarea B.

(1) In general.

- (A) Except as provided in this Exhibit B, the development standards for the R-7.5(A) Single Family District apply.
- (B) The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division 51A-4.400 of the Dallas City Code. If there is a conflict between this Exhibit B and Division 51A-4.400 of the Dallas City Code, this Exhibit B controls.

(2) Accessory structures.

(A) Location.

- (i) Accessory structures must be located at least two feet behind the front facade of the main structure, excluding the front porch.
- (ii) Accessory structures may be attached to the main structure by an unenclosed covered walkway or breezeway. Unenclosed covered walkways or breezeways must be located at least two feet behind the front facade of the main structure, excluding the front porch.

(B) Materials.

- (i) Except as provided in Section (d)(4) and this paragraph, accessory structures must have similar materials, including roofing materials, roof pitch, foundation fascia, and fenestration as the main structure. For purposes of this provision, similar does not mean identical materials, pattern, quality, shape, or other characteristics. For example, cementitious siding materials such as Hardi plank or Hardi board may be used instead of wood.
- (ii) Except as provided in Section (d)(4), the property owner has the burden of proving that the proposed materials, roof pitch, foundation fascia, and fenestration are similar to the main structure.
- (iii) The requirements in this Paragraph (B) do not apply to accessory structures with a floor area of 200 square feet or less.

(3) Driveways.

- (A) Driveways in front of the main structure may not exceed 14 feet in width.

- (B) Driveway materials must be concrete, brick, stone, stone pavers, or a combination of these materials. Gravel driveways are prohibited.
- (C) Parking is not allowed between the main structure and the street except on circular driveways and driveways.
- (4) Fences. Chain link fences are not allowed in the front yard or in front of a main structure.
- (5) Lot coverage.
 - (A) Maximum lot coverage for a lot with a new main structure is 40 percent, except that lot coverage is 45 percent if the front porch of the new main structure has a minimum depth of six feet and is at least 25 percent of the width of the front facade. The purpose of this provision is to provide an incentive for large porches on new main structures.
 - (B) Maximum lot coverage for a lot with an existing structure is 45 percent. The purpose of this provision is to provide an incentive for the retention of existing main structures.
- (6) Paint and colors. Florescent colors are not allowed.
- (7) Retaining walls. Except as provided in Section (d)(4), retaining walls located in front of the main structure must be constructed of natural stone, brick, reinforced concrete materials that resemble stone or brick, or a combination of these materials.
- (8) Setbacks.
 - (A) In general. Except for fences, retaining walls, and as provided in this subsection, setbacks must be open and unobstructed by any structure.
 - (B) Front yard. Minimum front yard setback is 25 feet.
 - (C) Side yard. Minimum side yard setback is five feet.
 - (D) Rear yard. Minimum rear yard setback is 10 feet.
 - (E) Accessory structures.
 - (1) For accessory structures more than 26 feet in height, measured at the highest point of the structure, minimum setbacks must comply with the setback regulations for main structures.

- (2) For accessory structures 26 feet in height or less, measured at the highest point of the structure, no minimum side and rear yard setbacks are required.
- (9) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.
- (10) Uses. The following main uses are the only main uses permitted:
- Church.
 - Handicapped group dwelling units. *[SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Local utilities. *[SUP may be required. See Section 51A-4.212(4)(B).]*
 - Single family.
- (g) Development standards for Subarea C.
- (1) In general. Except as provided in this section, the development standards for the R-7.5(A) Single Family District apply.
- (2) Uses. The following main uses are the only main uses permitted:
- Local utilities. *[SUP may be required. See Section 51A-4.212(4)(B).]*
 - Park.
- (h) Architectural standards for Subareas A and B.
- (1) Remodels and additions.
- (A) If a main structure is remodeled, the remodeling of the front facade and wrap-around must comply with the standards for its architectural style.
- (B) If an addition is added to a main structure on the front facade and wrap-around, it must comply with the standards for its architectural style.
- (2) New main structures. The front facade and wrap-around of a new main structure may only be built in the Art Deco, Colonial Revival, French Eclectic, Georgian, Mid-Century Modern, Minimal Traditional, Monterey Colonial, Spanish Eclectic, Texas Regional, or Tudor architectural style in compliance with the architectural standards.

(3) Art Deco.

(A) Applicability.

- (i) Existing main structures that are Art Deco are identified in Exhibit C.
- (ii) New main structures that are built in the Art Deco architectural style must comply with the standards in this subsection.
- (iii) Art Deco structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Art Deco architectural style must incorporate the following architectural feature:

- (i) Asymmetrical front facade.

(C) Front porches.

- (i) No front porch is required.
- (ii) If a front porch is constructed, it must be a small portico.

(D) Materials. Structures must be clad in stucco, concrete block, or brick laid with smooth mortar joints to appear monolithic.

(E) Roof form. Structures must have a flat or low-pitched roof hidden behind a ledge or parapet.

(F) Windows. Structures must have single windows with distinctive-shaped accent windows such as round, hexagonal, or glass block.

(4) Colonial Revival.

(A) Applicability.

- (i) Existing main structures that are Colonial Revival are identified in Exhibit C.
- (ii) New main structures that are built in the Colonial Revival architectural style must comply with the standards in this subsection.

- (iii) Colonial Revival structures that are remodeled or that are added on to must comply with the applicable architectural standards.
- (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Colonial Revival architectural style must incorporate the following architectural features:
 - (i) Symmetrical front facade.
 - (ii) One and one-half or two-story box with optional one-story, flat roof appendages.
- (C) Materials. Structures must be clad in brick, stone, clapboard, siding, or a combination of these materials.
- (D) Front porches. A new main structure must have an accentuated front door with an entry porch, a decorative crown and pilasters, or a full-width porch.
- (E) Roof form. Side-gabled roof with a slope between 25 and 45 degrees.
- (F) Windows.
 - (i) Windows must be symmetrically balanced, located on both sides of a centered door.
 - (ii) Windows must have double-hung sashes, typically with six-over-six divided-pane windows.
- (5) French Eclectic.
 - (A) Applicability.
 - (i) Existing main structures that are French Eclectic are identified in Exhibit C.
 - (ii) New main structures that are built in the French Eclectic architectural style must comply with the standards in this subsection.
 - (iii) French Eclectic structures that are remodeled or that are added on to must comply with the applicable architectural standards.

- (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the French Eclectic architectural style must incorporate the following architectural features:
- (i) Symmetrical or asymmetrical front facade.
 - (ii) One and one-half or two-story block with optional one-story appendages. A third story block is permitted within a mansard roof.
 - (iii) Entry turret feature.
 - (iv) Predominant massive chimney on front roofline.
- (C) Materials. Structures must be clad in brick, stone, stucco, or a combination of these materials.
- (D) Porch.
- (i) No front porch is required.
 - (ii) Courtyards are permitted in the front and side yard.
- (E) Roof form. Structures may have tall, steeply-pitched hipped or mansard roofs with flared eaves at the roof-wall junction.
- (F) Windows. Structures must have casement windows or double-hung sashes with true divided panes.
- (6) Georgian.
- (A) Applicability.
- (i) Existing main structures that are Georgian are identified in Exhibit C.
 - (ii) New main structures that are built in the Georgian architectural style must comply with the standards in this subsection.
 - (iii) Georgian structures that are remodeled or that are added on to must comply with the applicable architectural standards.

- (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Georgian architectural style must incorporate the following architectural features:
- (i) Two story with simple side gable.
 - (ii) Symmetrical front facade with centered entry door.
- (C) Materials. Structures must be clad in brick with optional decorative stone quoins at corners.
- (D) Roof form. Structures may have a side-gabled roof with a slope between 25 and 45 degrees.
- (E) Windows. Structures must have double-hung sashes with true divided panes, typically nine-over-nine.
- (7) Mid-Century Modern.
- (A) Applicability.
- (i) Existing main structures that are Mid-Century Modern are identified in Exhibit C.
 - (ii) New main structures that are built in the Mid-Century Modern architectural style must comply with the standards in this subsection.
 - (iii) Mid-Century Modern structures that are remodeled or that are added on to must comply with the applicable architectural standards.
- (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Georgian architectural style must incorporate the following architectural features:
- (i) One story or split level with hipped or side-gabled roof.
 - (ii) Asymmetrical front facade.
- (C) Materials. Structures must be clad in brick, stone, wood siding, or a combination of these materials.
- (D) Porches. Structures may have a front entry feature with narrow porch supports that could be either steel posts or decorative wrought iron.

- (E) Roofs. Structures may have low-pitched side-gabled or hipped roofs with broad overhangs.
 - (F) Windows. Structures must have ribbon, grouped, plate glass, awning windows, or a combination of these window types.
- (8) Minimal Traditional.
- (A) Applicability.
 - (i) Existing main structures that are Minimal Traditional are identified in Exhibit C.
 - (ii) New main structures that are built in the Minimal Traditional architectural style must comply with the following standards.
 - (iii) Minimal Traditional structures that are remodeled or that are added on to must comply with the applicable architectural standards.
 - (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Minimal Traditional architectural style must incorporate the following architectural features:
 - (i) One story or one and one-half story with front-facing or side-gabled roof.
 - (ii) Symmetrical or asymmetrical front facade.
 - (C) Materials. Structures must be clad in brick, stone, wood siding, or a combination of these materials.
 - (D) Porches. Structures may have a front entry feature with narrow porch supports that could be either steel posts or decorative wrought iron.
 - (E) Roofs. Structures may have low-pitched gabled roofs with shallow or no overhangs.
 - (F) Windows. Structures must have double-hung sashes with true divided panes, typically one-over-one or six-over-six.

(9) Monterey Colonial.

(A) Applicability.

- (i) Existing main structures that are Monterey Colonial are identified in Exhibit C.
- (ii) New main structures that are built in the Monterey Colonial architectural style must comply with the standards in this subsection.
- (iii) Monterey Colonial structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Monterey Colonial architectural style must incorporate the following architectural features:

- (i) Two stories with front-facing or side-gabled roof.
- (ii) Asymmetrical front facade with a cantilevered second-story balcony covered by the principal roof.

(C) Materials. Structures must be clad in brick, stucco, wood siding, or a combination of these materials, with the second story typically a different material than the first story.

(D) Porches. Porches are not required.

(E) Roofs. Structures may have low-pitched gabled roofs with composition shingle, wood, or tile materials.

(F) Windows. Structures must have casement windows or double-hung sashes with true divided panes.

(10) Spanish Eclectic

(A) Applicability.

- (i) Existing main structures that are Spanish Eclectic are identified in Exhibit C.
- (ii) New main structures that are built in the Spanish Eclectic architectural style must comply with the standards in this subsection.

- (iii) Spanish Eclectic structures that are remodeled or that are added on to must comply with the applicable architectural standards.
- (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Spanish Eclectic architectural style must incorporate the following architectural features:
 - (i) Two stories with projecting gable-wing or L-shaped design with front-projecting wing.
 - (ii) Floor plan layout according to solar orientation and predominant breezes.
 - (iii) Asymmetrical facade.
- (C) Materials. Structures must be clad in brick, stone, stucco, or a combination of these materials.
- (D) Porches. A front entry porch may have a small pent roof with second floor sleeping porches or one-story side porches.
- (E) Roofs. Structures may have low-pitched gabled or hip standing seam or wood shingle roofs.
- (F) Windows. Structures must have double-hung sashes with true divided panes, typically six-over-six.
- (11) Texas Regional.
 - (A) Applicability.
 - (i) Existing main structures that are Texas Regional are identified in Exhibit C.
 - (ii) New main structures that are built in the Texas Regional architectural style must comply with the standards in this subsection.
 - (iii) Texas Regional structures that are remodeled or that are added on to must comply with the applicable architectural standards.

- (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Texas Regional architectural style must incorporate the following architectural features:
 - (i) Two stories with projecting gable-wing or L-shaped design with front-projecting wing.
 - (ii) Floor plan layout according to solar orientation and predominant breezes.
 - (iii) Asymmetrical facade.
 - (C) Materials. Structures must be clad in brick, stone, stucco, or a combination of these materials.
 - (D) Porches. A front entry porch may have a small pent roof with second floor sleeping porches or one-story side porches.
 - (E) Roofs. Structures may have low-pitched gabled or hip standing seam or wood shingle roofs.
 - (F) Windows. Structures must have double-hung sashes with true divided panes, typically six-over-six.
- (12) Tudor.
- (A) Applicability.
 - (i) Existing main structures that are Tudor are identified in Exhibit C.
 - (ii) New main structures that are built in the Tudor architectural style must comply with the standards in this subsection.
 - (iii) Tudor structures that are remodeled or that are added on to must comply with the applicable architectural standards.
 - (B) Architectural features.
 - (i) Subarea A and C. The following architectural features must be maintained or duplicated. New main structures built in the Tudor architectural style must incorporate the following architectural features:
 - (aa) Symmetrical or asymmetrical front facade.

- (bb) At least one front-facing gable.
- (cc) A massive Tudor style chimney with optional stone accents.
- (ii) Subarea B. The following architectural features must be maintained or duplicated. New main structures built in the Tudor architectural style must incorporate the following architectural features:
 - (aa) Symmetrical or asymmetrical front facade.
 - (bb) At least one front-facing gable.
 - (C) Materials. Structures must be clad in brick, stone, and stucco with wood half timbering or a combination of these materials.
 - (D) Porches. Structures may have a front entry feature with either a covered or uncovered front door and an arcaded side porch with arched openings.
 - (E) Roof. Structures must have a roof that is cross-gabled and steeply pitched with a roof slope of at least 45 degrees but no more than 70 degrees.
 - (F) Windows. Structures must have some tall, narrow windows, commonly in multiple groups with true divided multi-pane glazing or art glass.
- (i) Architectural standards for Subarea C. No architectural standards apply.
- (j) Procedures.
 - (1) Review form applications.
 - (A) Except as provided in this subsection, a review form application must be submitted to the Director for any work covered by the standards in this ordinance.
 - (B) A work review form is not required for painting.

(2) Work requiring a building permit.

- (A) Upon receipt of a review form application for work requiring a building permit, the building official shall refer it to the Director to determine whether the work meets the standards of this ordinance. The Director shall make this determination within 30 days after submission of a complete application.
- (B) If the Director determines that the work complies with the standards of this ordinance, the Director shall approve the application and send it back to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.
- (C) If the Director determines that the work does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before issuance of a building permit and send it back to the building official, who shall deny the building permit. The Director shall give written notice to the applicant stating the reasons for the denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(3) Work not requiring a building permit.

- (A) Upon receipt of a review form application for work not requiring a building permit, the building official shall refer it to the Director to determine whether the work meets the standards of this ordinance. The Director shall make this determination within 10 days after submission of a complete application.
- (B) If the Director determines that the work complies with the standards of this ordinance, the Director shall approve the application and give written notice to the applicant.
- (C) If the Director determines that the work does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before an approval can be granted. The Director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(4) Appeals.

- (A) An applicant may appeal any decision made by the Director to the board of adjustment by filing a written appeal with the Director within 10 days after notice is given to the applicant of the Director's decision.
- (B) The Director shall send written notice of the appeal to the applicant, the neighborhood association, and all owners of real property located within 200 feet, including streets and alleys, of the boundary of the area for which the application was made. The notice must be given not less than 10 days before the day set for the hearing. Notice is given by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.
- (C) The board of adjustment shall hold a public hearing on all appeals.
- (D) In considering the appeal, the sole issue before the board of adjustment shall be whether the Director erred in the decision, and the board shall consider the same standards that were required to be considered by the Director.
- (E) Appeals to the board of adjustment are the final administrative remedy.

28407



**STEVENS PARK CONSERVATION DISTRICT CONCEPTUAL PLAN
EXHIBIT C**



INTRODUCTION

The proposed Stevens Park Estates Conservation District is located in Oak Cliff and includes an area roughly bounded by Hampton, Plymouth and Atlantic. The proposed district consists of the original Stevens Park Estates subdivision and some additional area. There are 212 properties included in the proposed boundaries. This proposed district is in City Council District 3.

BACKGROUND AND FEASIBILITY

A petition was submitted by property owners to the city in July of 2005 for a conservation district feasibility study to be conducted by the Department of Sustainable Development and Construction. The application contained petition signatures from more than 72 percent of the property owners in support of conducting a conservation district study. A feasibility study was completed in late 2008 and a public hearing to consider proper zoning was authorized by the City Plan Commission in February 2009. In the petition, Stevens Park residents expressed a desire to address several issues within the neighborhood. These include; setbacks, lot coverage, maximum height, and architectural styles. All of these items can be regulated to conserve the appearance and atmosphere of the neighborhood.

HISTORICAL, ARCHITECTURAL, AND CULTURAL ATTRIBUTES

The proposed Stevens Park Estates Conservation District is historically, culturally and architecturally significant. The area was originally part of the Stevens farmstead, a pioneer family in Dallas. Stevens Park Estates was developed by the Stevens siblings, Annie and Walter. The development of the area exemplifies the growth of the city of Dallas before, during and after the Great Depression. Many of the homes were designed by noted local architects including Charles Dilbeck, David R. Williams, Hoke Smith and Phil Crown. The styles include Spanish Revival, Tudor, Colonial Revival, Ranch and Monterrey. The varied architecture of the neighborhood reflects the popular styles of the time and, for Dallas, represents the architectural history of the city.

In 1923, the Stevens family had donated seventy-six acres of the farmstead to the city of Dallas to establish Stevens Park. Soon after this, the Dallas Park Board voted to use a portion of the land for a golf course. Subsequently, the Stevens Park was enlarged by fifty-six acres. The first phase of Stevens Park Estates, which closely followed the development of the park, was platted in 1925 and included the blocks along Plymouth Road (originally named Kessler Parkway). It was one of several subdivisions that were established adjacent to the planned Kessler Parkway, originally proposed by planner George Kessler in the 1910 City (or Kessler) Plan.

The primary development period was from 1925 to 1945. During this time period several significant houses were constructed in this subdivision and many of the homes built represented the latest in housing trends such as the "all electric" home. The first plat was filed in August of 1925 and included Kessler (Plymouth) Parkway. In 1926, a second plat, showing the complete subdivision, was filed. This plat showed the curved streets, small round children's parks at the triangular lots and no alleys. Utility easements ran along the back of the residential lots and connected the two round children's parks. Marydale Street was opened to builders in the 1930s and in 1938 and 1940, the lots were re-platted. The parks were taken out, an alley was added and the lots facing Hampton were eliminated.

SECOND CHURCH OF CHRIST, SCIENTIST

Second Church of Christ, Scientist was built in 1950 after the congregation outgrew its building on Tenth Street. Constructed in the Colonial Revival style by the architectural firm of Williams and Patterson, the building cost \$165,000.

ANNIE L. STEVENS PARK

Annie L. Stevens Park is part of the larger Stevens Park that was donated by Walter A. and Annie L. Stevens in 1923. The golf course opened in 1924 and this heavily wooded space is used as a community park. Improvements to the site include playground equipment, sidewalks and stone sitting areas.

PLYMOUTH ROAD SUBAREA

Homeowners on Plymouth Road requested that City Council consider establishing a subarea with alternative standards, primarily dealing with the right to rebuild non-conforming accessory structures and build new accessory structures. The properties along Plymouth are typically larger lots with greater topography than properties elsewhere in the district. In addition 6 of the 13 homes were built after 1950. The vast majority of homes in the study area were built in the 1930s and 1940s.

EXISTING ZONING AND LAND USE

Stevens Park is zoned an R-7.5(A) Single Family District with a section of an MF-2(A) Multifamily District along Atlantic Street. The immediate surrounding areas provide for commercial, multifamily and single family zoning.

APPLICATION AND STUDY PROCESS

In May 2009, the Department of Sustainable Development and Construction began the process of conducting community meetings. Sustainable Development and Construction held the first meeting to inform the residents of the pending request; subsequent meetings were held in order to establish a committee of interested home owners to work with staff on the creation of an ordinance to develop a proposed district. Below is a list of the dates of the community and committee meetings.

May 12, 2009	Neighborhood meeting
July 8, 2009	Committee meeting
July 22, 2009	Committee meeting
August 12, 2009	Committee meeting
August 26, 2009	Committee meeting
October 22, 2009	Committee meeting
November 12, 2009	Committee meeting
May 24, 2010	Neighborhood meeting
March 1, 2011	Neighborhood meeting

In both community and committee meetings, discussion centered on regulations that could be implemented to conserve the neighborhood's sense of place. Through these discussions, staff offered suggestions from what other conservation district neighborhoods had done that might accomplish the goals of Stevens Park. During these meetings, the residents provided good feedback, and understood what made their neighborhood unique.

GOALS OF THE NEIGHBORHOOD AND GUIDELINES

In the Stevens Park petition to the city, a number of goals were listed, to wit:

Goal of the Neighborhood	How the goal is being acknowledged in the conservation district ordinance
Setbacks	Front yard is the average of the adjacent houses; side is 5 feet on one side and 10 feet on the other. For main structures, the minimum rear yard setback is 10 feet.
Lot coverage	Maximum lot coverage for properties with a new main structure is 30 percent, except that lot coverage is 35 percent if the front porch of the new main structure has a minimum depth of six feet and is at least 25 percent of the width of the front facade. Maximum lot coverage for properties with existing structures is 40 percent.
Maximum height	Height of structure with a sloped roof is 32 feet to the peak and with a flat roof is 24 feet.
Architectural style	Work done on the front facade and the wrap-around of existing structures must comply with architectural standards for its architectural style. Architectural styles identified within Stevens Park include; Colonial Revival, Art Deco, French Eclectic, Georgian, Mid-Century Modern, Minimal Traditional, Monterrey Colonial, Spanish Eclectic, Texas Regional, and Tudor.

The chart below is a summary of the development standards that property owners agreed to include in a proposal to guide development in the area. Eight of these standards were already regulated by the existing R-7.5(A) zoning. Of these items that were already regulated by the existing zoning, property owners wanted the regulations to be more specific to the neighborhood. The following chart is only a summary; please see Exhibit A for the full explanation of these regulations.

Standard	R-7.5(A)	Potential Standard – This chart is a <u>summary only</u>. Please see Exhibit A for the full wording and regulations.
Architectural Style	N/R	Work done on the front facade and the wrap-around of existing structures must comply with architectural standards for its architectural style. Architectural styles identified within Stevens Park include; Colonial Revival, Art Deco, French Eclectic, Georgian, Mid-Century Modern, Minimal Traditional, Monterrey Colonial, Spanish Eclectic, Texas Regional, and Tudor.
Accessory Structures	N/R	Accessory structures must be located in the side and rear yards and at least two feet from the front façade of the structure. Style, material and roof slope should be compatible with the main structure if visible from the street.
Driveways	N/R	Driveways may not exceed 12 feet in width in front of the main structure and parking is not allowed between the main structure and the street unless it is on a circular driveway or driveway.
Fences	Front Yard – 4 ft Side Yard – 9 ft Rear Yard – 9 ft	Chain link fences are not allowed in the front yard or in front of a main structure.
Front Yard Setback	25 feet	For existing structures, the minimum front yard setback is 25 feet and for new construction the minimum front yard setback is the average of the two adjacent houses.
Height	30 feet to the midpoint with an additional 12 feet to the peak,	Height of structure with a sloped roof is 32 feet to the peak and with a flat roof is 24 feet.
Landscaping/Tree Mitigation	See Article X	Replacement trees must meet or exceed half the caliper of the protected trees that were removed or seriously injured. Replacement trees must have a minimum caliper of three inches. At least one of the replacement trees must be a large canopy tree. Tree mitigation applies to the front and side yards.
Lot Coverage	45%	Maximum lot coverage for properties with a new main structure is 30 percent, except that lot coverage is 35 percent if the front porch of the new main structure has a minimum depth of six feet and is at least 25 percent of the width of the front facade. The purpose of this provision is to provide an incentive for large porches on new main structures. Maximum lot coverage for properties with existing structures is 40 percent. The purpose of this provision is to provide an incentive for the retention of existing main structures.
Lot Size	Minimum 7,500 sq. ft.	Minimum 7,500 sq. ft.
Painting	N/R	Florescent colors are not allowed.
Rear Yard Setback	Minimum 5 feet	The minimum rear yard setback for main structures is 10 feet.
Retaining Walls	N/R	Retaining walls must be constructed of materials that are compatible with the materials and colors of the main structure.
Side Yard Setback	Minimum 5 feet	Side setbacks for a main structure 5 feet on one side and 10 on the other side.

CONCLUSIONS AND RECOMMENDATIONS

In their conservation district petition, the Stevens Park neighbors noted that their main goals were to protect setbacks; lot coverage, maximum height, and architectural styles. The residents believe all of these will maintain the sense of place within the neighborhood.

The purpose of conservation districts is to provide zoning protection of a neighborhood's character defining features not specifically regulated by the Dallas City Code. Stevens Park residents hope that by becoming a conservation district, the ambiance and scale of their neighborhood can be maintained. To qualify as a conservation district, an area must meet all four criteria as stated in the Dallas City Code, Section 51A-4.505(e)(2):

1. The area must contain at least one blockface.
2. The area must be either "stable" or "stabilizing" as those terms are defined in this section.
3. The area must contain significant architectural or cultural attributes as those terms are defined in this section.
4. The area must have a distinctive atmosphere or character which can be conserved by protecting or enhancing its architectural or cultural attributes.

After evaluation and study, staff has determined this district meets the requirements of the ordinance and recommends that Stevens Park be designated a conservation district in the City of Dallas.

ARCHITECTURAL STYLES:

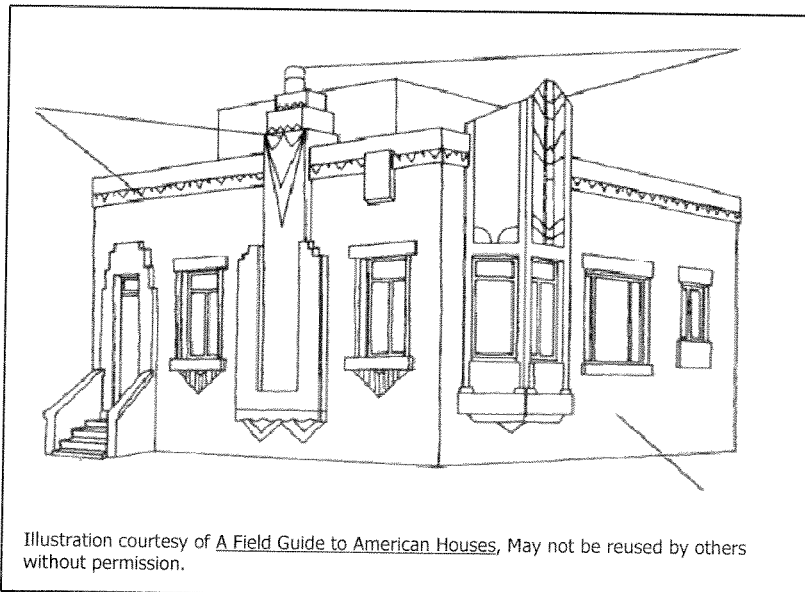
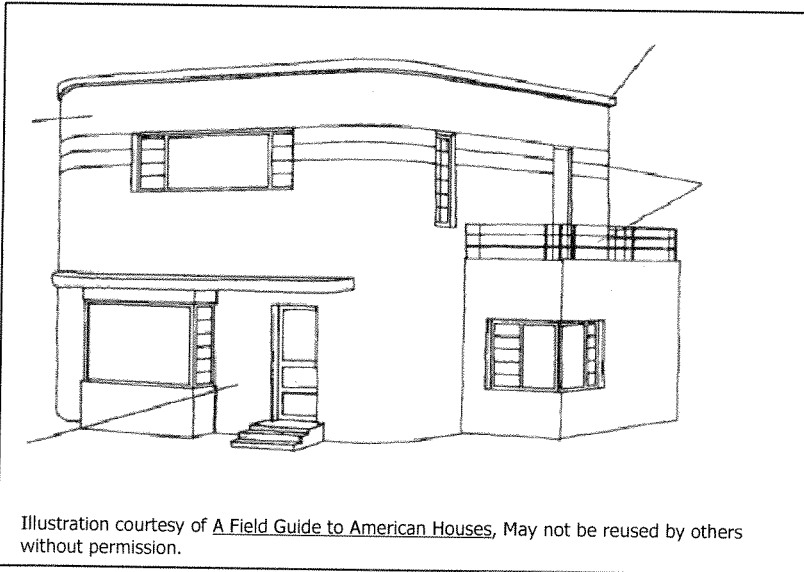
On the following pages are examples of the various styles represented in the Stevens Park Estates study area. These examples and guidelines for contributing and original structures would need to be replicated when new construction or remodeling occurs.



Art Deco

Typical features

1. Asymmetrical front facade
2. No front porch is required, but if it is constructed, it must be a small portico.
3. Cladding is typically brick laid with smooth mortar joint to appear monolithic, stucco or concrete block.
4. Roofs are generally flat or low pitched hidden behind a ledge or parapet.
5. Windows are single with distinctive shaped accent windows or glass block.



Colonial Revival

Typical features

1. Symmetrical front façade.
2. One and a half or two story box with optional one story, flat roof appendages.
3. Cladding is typically brick, stone, clapboard and siding or a combination of these materials.
4. There must be either an accentuated front door with an entry porch, decorative crown and pilasters or a full-width porch.
5. Roofs are side gabled with a slope between 25 and 45 degrees.
6. Windows are symmetrically balanced and true divided, double hung.

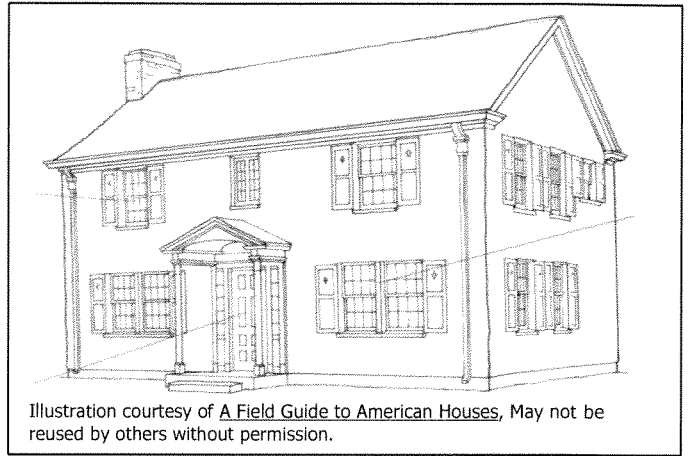


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Common Structure Configurations:

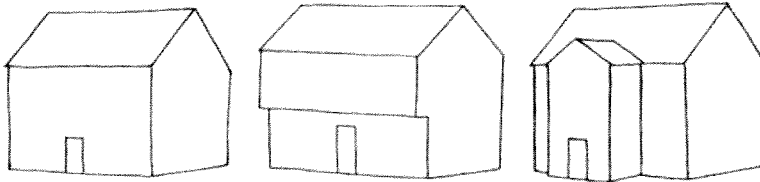


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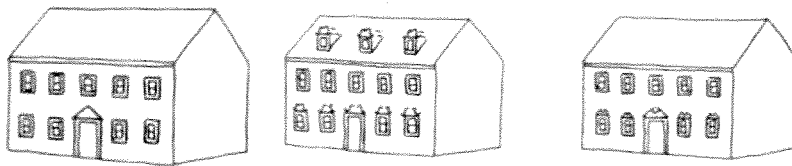


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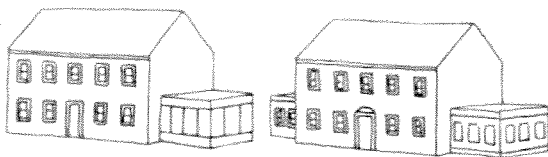
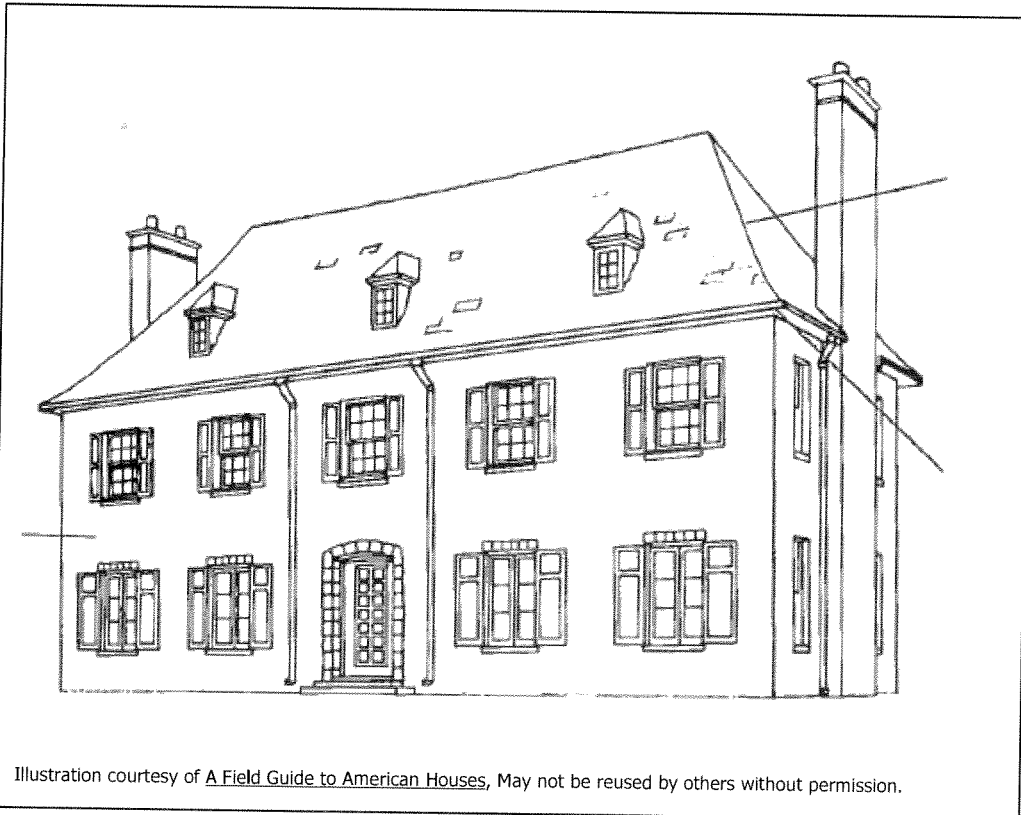


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French Eclectic

Typical features

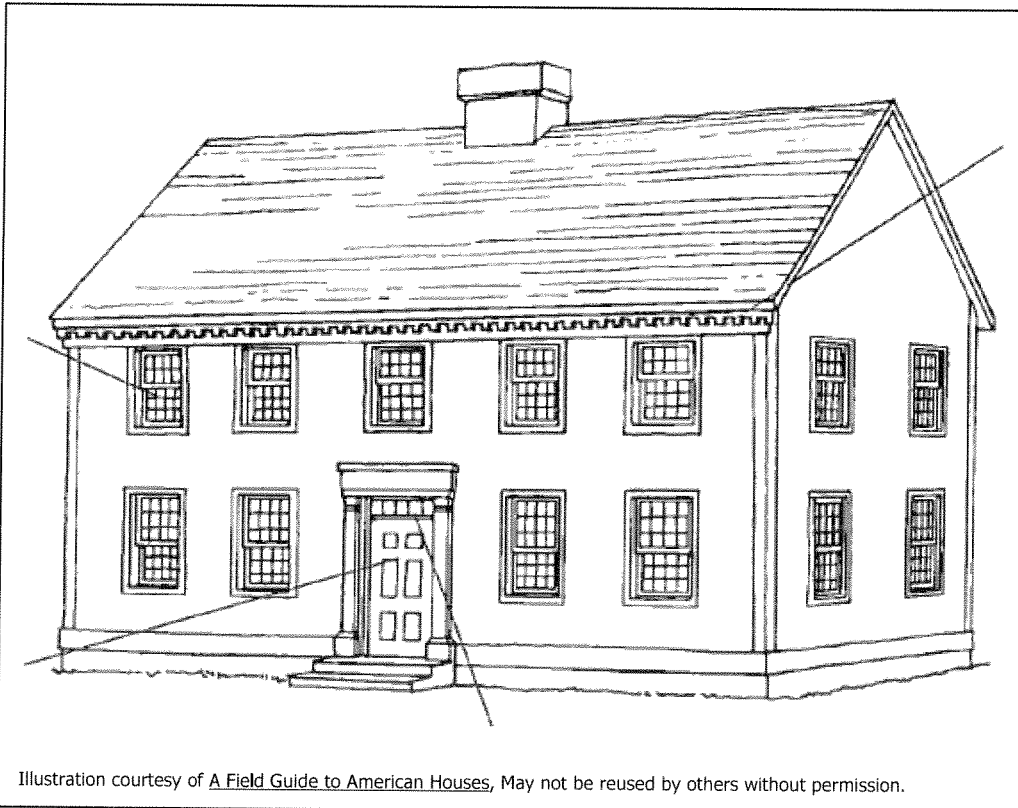
1. Symmetrical or asymmetrical front façade.
2. One and one half or two story block with optional one story appendages.
3. Entry turret feature.
4. Massive chimney on front roofline.
5. Cladding is typically brick, stone, stucco or a combination of these materials.
6. No front porch is required.
7. Roofs are tall and steeply pitched with flared eaves at roof-wall junction
8. Windows are casement or true divided, double hung.



Georgian

Typical features

1. Two story with simple side gables.
2. Symmetrical façade with centered entry door.
3. Cladding material is typically brick with optional decorative stone quoins at corners.
4. Roofs are side gabled with a slope between 25 and 45 degrees.
5. Windows are true divided, double hung.



Mid-Century Modern

Typical features

1. One story or split level with hipped or side gabled roof.
2. Asymmetrical façade.
3. Cladding material is brick, stone, wood siding or a combination of these materials.
4. Roofs are low-pitched side gabled or hipped with broad overhangs.
5. Porch entry features have narrow porch supports that are either steel or decorative wrought iron.
6. Windows are ribbon, grouped, plate glass, awning windows or a combination of those types.

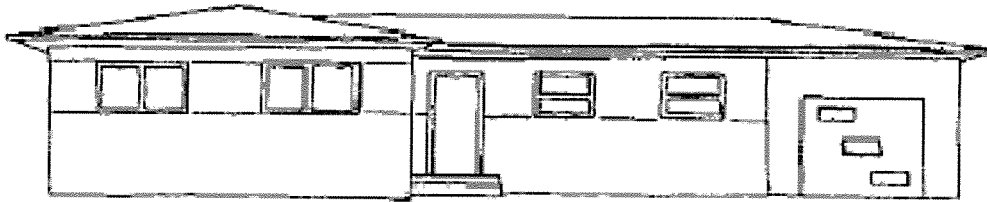


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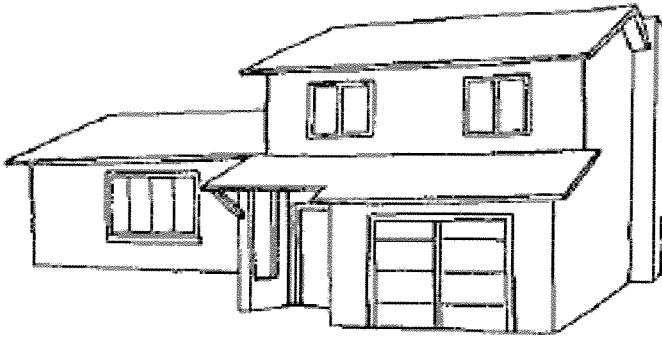


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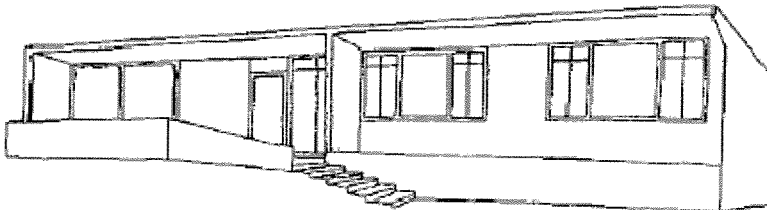


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Minimal Traditional

Typical features

1. One story or one and a half story with front facing or side gable roof.
2. Symmetrical or asymmetrical façade.
3. Cladding material is brick, stone, wood siding or a combination of these materials.
4. Roofs are low-pitched gabled roofs with shallow or no overhangs.
5. Porch entry features have narrow porch supports that are either steel or decorative wrought iron.
6. Windows are true divided, double hung windows, typically one-over-one or six-over-six.

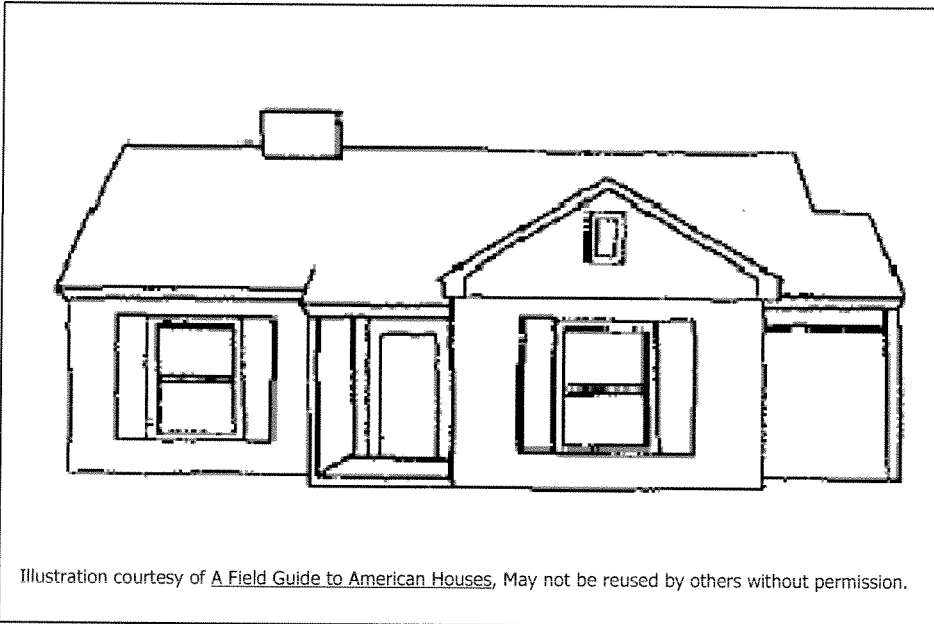


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Monterey Colonial

Typical features

1. Two stories with front facing or side gable roof.
2. Asymmetrical façade with a cantilevered second story balcony covered by the principal roof.
3. Cladding material is brick, stone, wood siding or a combination of these materials with the second story typically a different material than the first floor.
4. Roofs are low-pitched gabled roofs with composition shingle, wood or tile materials.
5. Porches are not required.
6. Windows are casement or true divided, double hung.

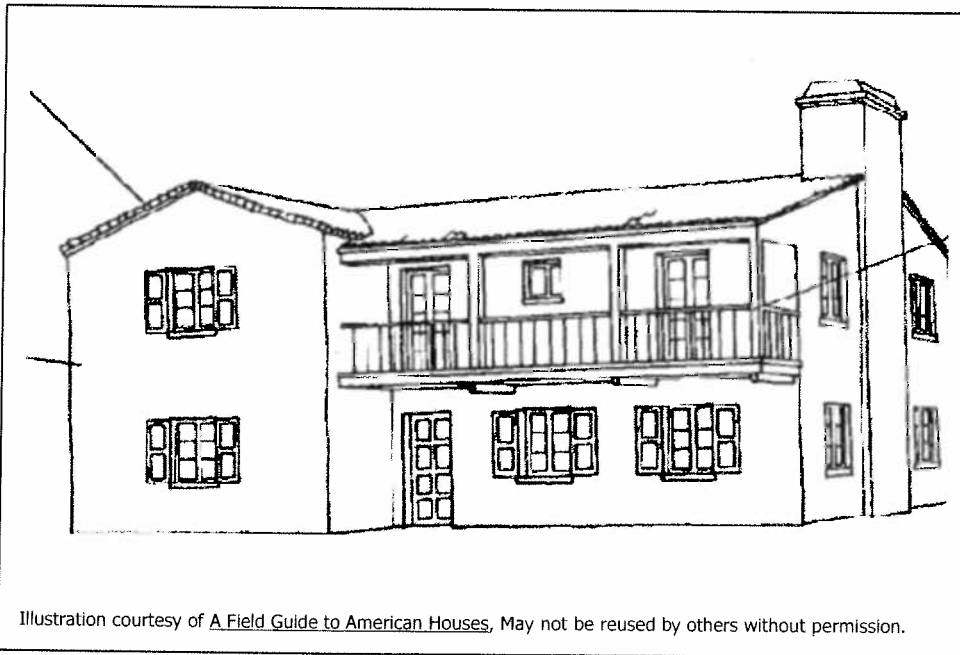


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Spanish Eclectic

Typical features

1. One story or one and a half story with front facing or side gable roof.
2. Asymmetrical façade.
3. Cladding material is brick, stucco or a combination of these materials.
4. Roofs are low-pitched gabled, tile roofs with shallow or no overhangs.
5. Porch entry features have an arched opening.
6. Windows are casement or true divided, double hung.

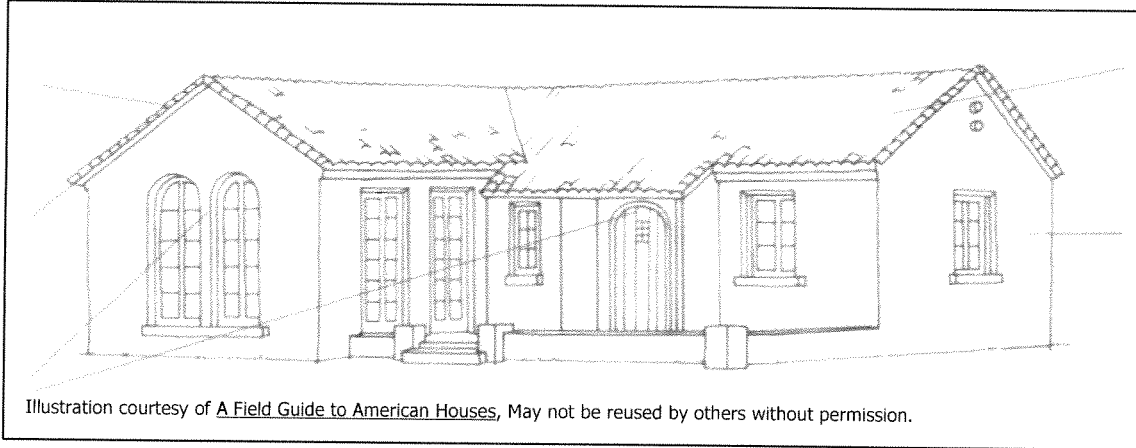


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Typical Structure and Roof Configurations:

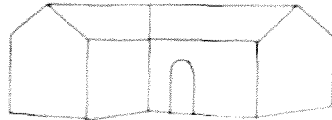
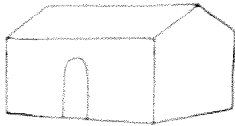


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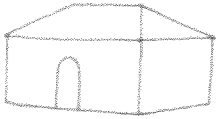


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Texas Regional

Typical features

1. Two stories with projecting gable wing or L-shaped design with front projecting wing.
2. Floor plan often laid out according to solar orientation and predominant breezes.
3. Asymmetrical façade.
4. Cladding material is brick, stone, stucco or a combination of these materials.
5. Roofs are low-pitched gabled or hipped standing seam or wood shingle material.
6. Porches may be small entry features with a pent roof, second floor sleeping porches or one-story side porches.
7. Windows are true divided, double hung, typically six-over-six.



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Tudor

Typical features

1. Symmetrical or asymmetrical front façade.
2. At least one front facing gable.
3. A massive Tudor style chimney with optional stone accents.
4. Cladding material is brick, stone, stucco with half timbering or a combination of these materials.
5. Roofs are cross gabled, steeply pitched between 45 degrees but no more than 70 degrees.
6. Porch entry features may be a covered or uncovered front door and an arcaded side porch with arched openings.
7. Windows are tall narrow windows, commonly grouped with true multi-pane glazing or art glass.

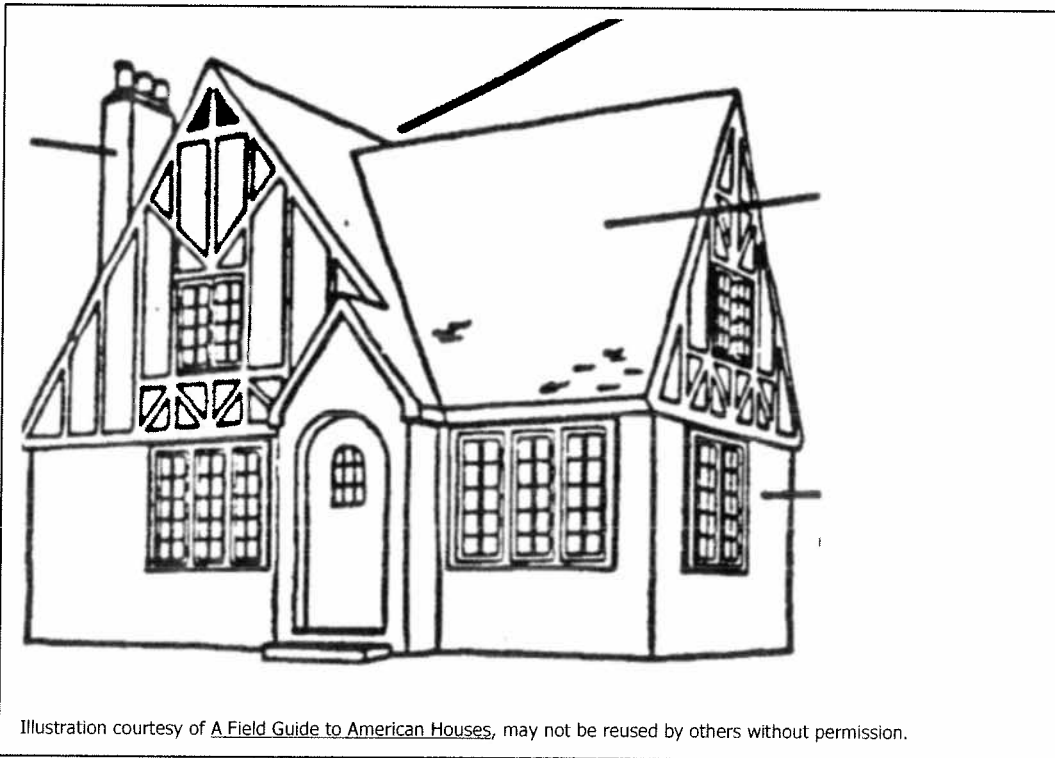


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Roof Forms and Shapes:

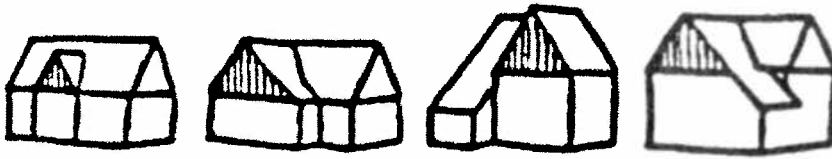


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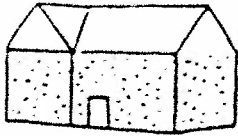
Illustration courtesy of *A Field Guide to American Houses*, may not be reused by others without permission.

Half Timbering Patterns:

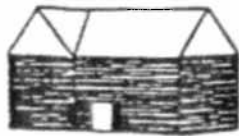


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Building Cladding Materials:



Stucco



Brick



Stone

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Typical Windows:

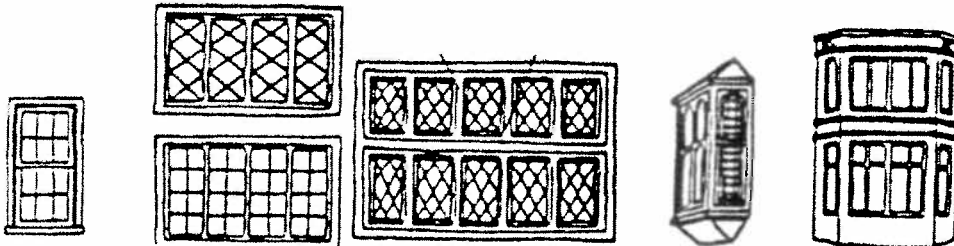


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Typical Door Configurations:

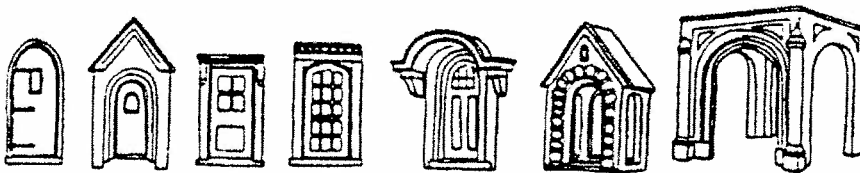


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Chimney Design:

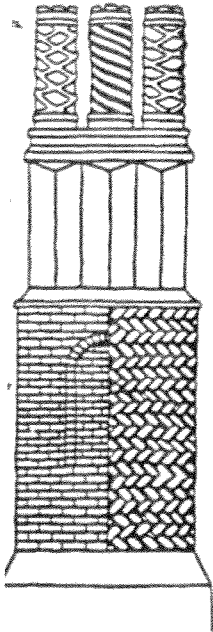


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Chimney Placement:

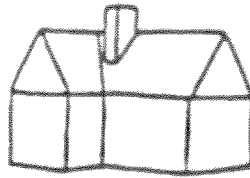


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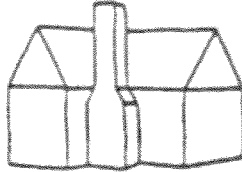


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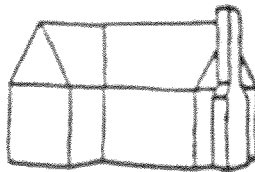


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ADDRESS**STYLE****YEAR****Atlantic Avenue**

1812	Mid-Century Modern (modified)	1964
2006	Minimal Traditional	1954
2012	Minimal Traditional	1953
2018	Minimal Traditional	1955
2022	Minimal Traditional	1951
2026	Minimal Traditional	1953

W. Colorado Boulevard

1803	Monterey Colonial	1949
1817	Tudor	1939
1818	Colonial Revival	1934
1823	Minimal Traditional	1953
1903	Minimal Traditional	1939
1908	Art Deco	1936
1909	Spanish Colonial Revival	1938
1915	Minimal Traditional (modified)	1938
1920	Texas Regional	1930
1921	Colonial Revival	1938
1928	Tudor (modified)	1937
1932	Tudor	1937
1935	Texas Regional (modified)	1938
1936	Minimal Traditional	1940
1939	Colonial Revival	1938
1940	Minimal Traditional	1954
1943	Georgian	1938
1944	Colonial Revival	1967
1950	Tudor	1936
1951	Georgian	1938
1957	Colonial Revival	1938
2000	Colonial Revival (modified)	1936
2007	Minimal Traditional	1952
2012	Minimal Traditional	1951
2015	Art Deco	1939
2016	Tudor	1933
2022	Texas Regional	1948
2023	Minimal Traditional	1939
2028	French Eclectic	1935
2029	Texas Regional	1939

W. Colorado Boulevard continued...

2031	Monterey Colonial	1940
2032	Georgian	2003
2041	Minimal Traditional	1945

N. Hampton Road

1032	Minimal Traditional (modified)	1947
1132	Texas Regional	1950

Lauraette Drive

2009	Texas Regional	1940
2017	Texas Regional	1940
2023	Colonial Revival	1938
2031	Georgian	1938
2035	Art Deco	1945
2041	Texas Regional	1938
2045	Minimal Traditional	1940

Marydale Drive

1800	Minimal Traditional	1940
1803	Texas Regional (modified)	1941
1808	Colonial Revival	1939
1811	Texas Regional	1941
1814	Minimal Traditional (modified)	1939
1817	Minimal Traditional	1940
1818	Colonial Revival	1938
1822	Texas Regional	1938
1823	Art Deco	1947
1826	French Eclectic	1939
1827	Colonial Revival	1940
1902	Colonial Revival	1932
1903	Minimal Traditional	1947
1906	Colonial Revival	1938
1907	Minimal Traditional	1955
1910	Tudor (modified)	1938
1911	Texas Regional	1955
1914	Minimal Traditional	1940
1920	Tudor	1938
1921	Monterey Colonial	1941
1926	Minimal Traditional	1932
1930	Art Deco	1938

Marydale Drive continued...

1931	Texas Regional	1947
1934	Minimal Traditional	1938
1937	Texas Regional	1947
1938	Tudor	1930
1943	Mid-Century Modern	1957
2003	Minimal Traditional	1954
2006	Colonial Revival	1939
2007	Tudor	1941
2011	Colonial Revival	1941
2014	Art Deco	1941
2015	Colonial Revival	1941
2020	Art Deco	1941
2023	Texas Regional	1942
2026	Minimal Traditional	1941
2027	Texas Regional	1941
2030	Minimal Traditional	1941
2031	Art Deco	1942
2037	Minimal Traditional	1942
2042	Colonial Revival	1941
2044	Art Deco (modified)	1941
2045	Minimal Traditional	1941
2046	Colonial Revival	1941
2050	Tudor	1941
2051	Art Deco	1941
2053	Minimal Traditional	1946

Mayflower Drive

1805	Spanish Eclectic	1928
1810	Minimal Traditional	1938
1814	Tudor	1928
1815	Tudor	1929
1818	Minimal Traditional	1940
1822	Tudor	1926
1824	Texas Regional	1936
1826	Spanish Eclectic	1927
1838	Minimal Traditional	1935
1842	Mid-Century Modern	1948
1846	Spanish Eclectic	1928
1902	Minimal Traditional (modified)	1936
1903	Spanish Eclectic (modified)	1931
1906	Tudor	1927
1910	Texas Regional	1935

Mayflower Drive continued...

1917	Colonial Revival	1935
1918	Tudor	1928
1921	Tudor	1930
1922	Minimal Traditional	1938
1925	Tudor	1931
1926	Tudor	1937
1929	Tudor	1927
1930	Georgian	1937
1933	Colonial Revival	1931
1934	Art Deco	1937
1939	Minimal Traditional	1950
1940	Minimal Traditional	1939
1943	Colonial Revival	1937
2000	Tudor	1935
2007	Colonial Revival	1936
2010	Spanish Eclectic (modified)	1935
2011	Tudor	1937
2014	Mid-Century Modern	1949
2015	Colonial Revival	1955
2018	Tudor	1936
2021	Tudor	1931
2022	Tudor	1931
2026	French Eclectic	1937
2029	Tudor	1934
2030	Colonial Revival	1937
2036	French Eclectic	1937
2037	Minimal Traditional	1937
2040	Tudor	1937
2041	Tudor (modified)	1937

N. Oak Cliff Boulevard

1004	Spanish Eclectic	1927
1008	Tudor	1928
1016	Minimal Traditional	1941
1024	Colonial Revival	1939
1025	Minimal Traditional	1940
1036	Minimal Traditional (modified)	1940
1039	Colonial Revival	1938
1110	Tudor	1937
1111	Tudor	1937
1117	Minimal Traditional	1969
1134	French Eclectic	1930
1135	Colonial Revival (modified)	1938

N. Oak Cliff Boulevard continued...

1207	Texas Regional (modified)	1941
1212	French Eclectic	1974
1215	Tudor	1940

Old Orchard Drive

1901	French Eclectic	1929
1905	Tudor	1928
1909	Tudor	1935
1913	Colonial Revival	1930
1914	Tudor	1928
1917	Minimal Traditional	1938
1918	Colonial Revival	1935
1921	Tudor	1936
1922	Minimal Traditional	1947
1926	Minimal Traditional (modified)	1936
1929	French Eclectic	1929
1930	French Eclectic	1932
1933	Colonial Revival	1931
1936	Colonial Revival	1937
1937	Tudor	1936
1940	Tudor	1932
1941	Texas Regional (modified)	1941
1949	Tudor (modified)	1931
2000	Tudor	1940
2003	Tudor	1935
2006	Tudor	1927
2011	Tudor	1937
2012	Minimal Traditional	1937
2015	Tudor	1932
2016	Tudor	1934
2019	Minimal Traditional	1937
2020	Tudor	1936
2023	Minimal Traditional	1949
2024	Colonial Revival	1936
2029	Tudor	1937
2030	French Eclectic (modified)	1937
2033	Georgian	1928
2036	Art Deco	1950

N. Plymouth Road

1015	Mid-Century Modern	1953
1023	Georgian	1928
1033	Tudor	1931
1043	Mid-Century Modern	1956
1047	Minimal Traditional (modified)	1941
1103	Tudor	1936
1111	Colonial Revival	1954
1117	Monterey Colonial	1940
1127	Georgian	1967
1131	French Eclectic	1926
1139	Minimal Traditional	1950
1151	Tudor	1940
1155	Mid-Century Modern	1965

Exhibit D
Stevens Park Conservation District

112594

28407

