

1. 6944 Lakewood – 2017 – Noncontributing after/Noncontributing before – you can see the effort made to honor the prior home’s past. The house fits in nicely with the surrounding homes.

After:



Before:



2. 7002 Lakewood – 2011 – Non-contributing after/Non-contributing before. We'd walked by the blue pool house every weekend that was in complete disrepair for years. This new house is a thousand times improved and certainly works in our neighborhood just fine.

After:



Before (there just weren't good photos on Google maps here but this is the side shot. The front was completely covered by untrimmed hedges).

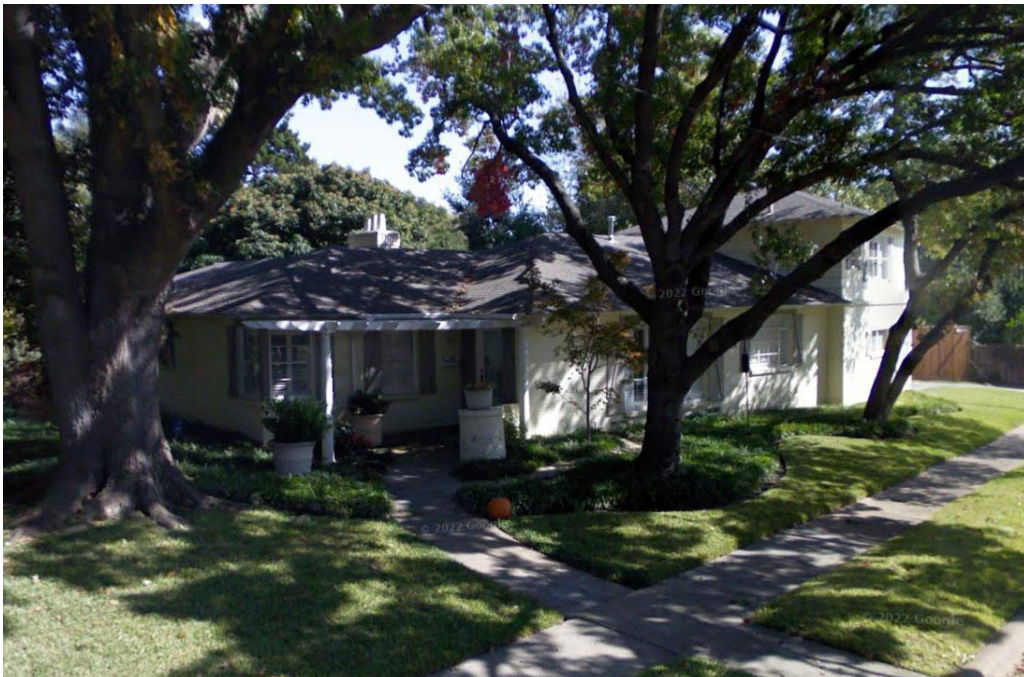


3. 7202 Lakewood – 2017 – Non-contributing after/ Non-contributing 1960s Ranch before. The house before had a pop up two-story back that you could see from everywhere and stood out like a sore thumb. The new house makes so much more sense from every direction.

After:



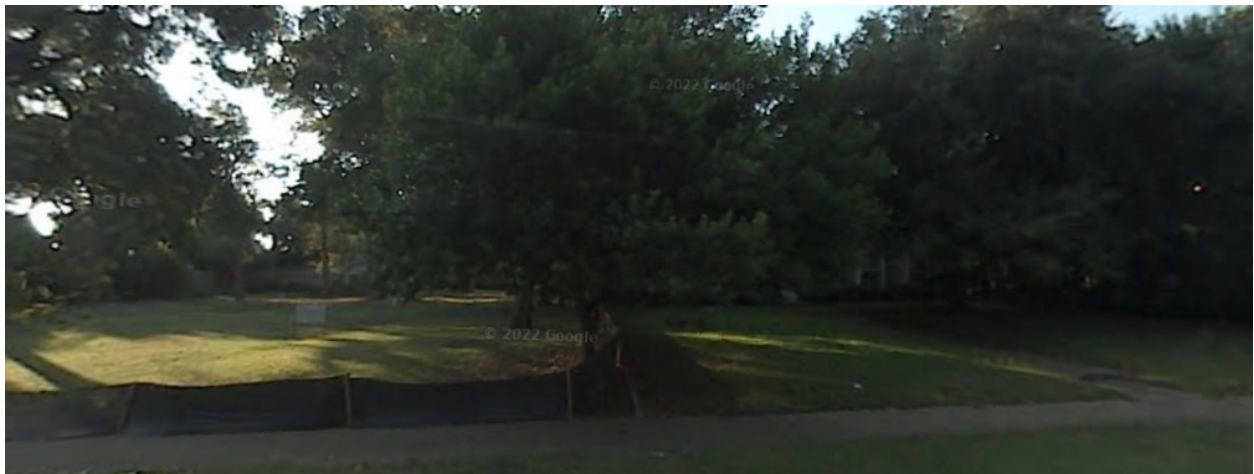
Before:



4. 7238 Lakewood – 2013 – The new house was originally listed by the committee as contributing Spanish Eclectic. Then it was changed to non-contributing so couldn't be built under the ordinance. This was just an empty lot before. Why this isn't a good example of development that works and fits in is pretty unbelievable.



Before:



5. 7302 Lakewood – Noncontributing after/probably non-contributing minimal traditional before. The complaint in the neighborhood meeting about this house was that it had too many gables. The prior house is just not appealing and would have been the smallest on the block. Again, it's shocking that this house is objectionable in any way. It fits in perfectly to Lakewood.

After:



Before:



6. 6937 Westlake – Noncontributing after/ noncontributing minimal traditional before. These pictures just speak for themselves. There’s no way this is a “problem” that needs to be solved.

After:



Before:



7. 7022 Westlake – noncontributing after / non-contributing minimal traditional before. Again, very tastefully done new build replacing something that, like the others, wasn't "contributing anything to the character of the neighborhood anyway."

After:



Before:



8. 6 Heath (aka 7122 Lakewood) – Noncontributing After / Non-contributing before. This is the house that drew the most negativity in the meetings sadly. The prior house was uneventful and I'm sure those owners were delighted to get someone with vision. It may not be to everyone's taste, but it is very nice, there's some remarkable features and it certainly isn't destroying Lakewood's character replacing the house below. Some of us quite like it.

After:



Before:





9. 6856 Lakeshore – Non-contributing after / Non-contributing 1960s Ranch before. Again, this looks Spanish Eclectic to us and is about the same width and height as the house to its left. The house it replaced, another not so old Ranch was already on the list of houses that don't contribute to Lakewood.

After:



Before:



10. 6949 Lakewood – non-contributing after / Non-contributing before. Maybe not to everyone’s taste, but this is still so much better than the non-contributing house it replaced. The builder definitely used English influences to tie to the neighborhood.

After:



Before:



11. 7221 Tokalon – Noncontributing after / noncontributing ranch before. This isn't destroying Lakewood's character either. The list of contributing houses remains exactly the same after this re-build as they did before.

After:



Before:



12. 7018 Westlake – non-contributing after / Noncontributing minimal traditional before. Nothing that formerly contributed was removed in the process. Builders were just not buying up old Tudor homes and tearing them down.

After:



Before:

