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## Lakewood Conservation District Expansion

1 message

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**Lakewood Conservation District Expansion** <lwcdinfo@gmail.com>  
Bcc: juliebrbg@gmail.com

Wed, Mar 1, 2023 at 10:46 PM

The 14th neighborhood meeting was held 3/1. The discussion focused on standards for roof materials, porches, chimneys, and requirements for work reviews by the City.

There will be one last neighborhood meeting to review the petition items, next Wednesday 3/8, 6-7:30pm at Samuel Grand. Topics include windows and a recap of the above items discussed 3/1.

Meeting materials from all meetings may be found here: <https://dallascityhall.com/departments/pnv/Pages/Lakewood-Expansion.aspx>. Materials from the 3/1 meeting will be posted shortly.

In the 3/1 meeting, general consensus was reached on the following:

- Homes which were originally noted as "non-contributing" in the Determination of Eligibility (DOE) filed by the neighborhood committee will be assigned a style in the ordinance. No homes will be listed as noncontributing. This will allow for guidelines in the instance of remodeling these homes, however these guidelines will be much broader than those for Contributing styles. The DOE can be found on the City's website linked above & is attached. (If you have feedback on how your home is listed - email Trevor Brown at [trevor.brown@dallas.gov](mailto:trevor.brown@dallas.gov) ). Homes which are not one of the Contributing styles (French Eclectic, Spanish Eclectic, Colonial Revival, Neoclassical, Tudor) will be assigned one of the following non-contributing styles. Each of these is outlined in Virginia McAllister's book, A Field Guide to American Houses.
  - Mid Century Modern
  - Ranch
  - Monterey
  - New Traditional (ex. modern take on one of the 5 Contributing styles such as. a Tudor built in 2013)
  - Contemporary
- Roofs
  - Metal materials not allowed on primary roof unless it is typical of the style
  - Substitute or imitation materials may be used instead of tile, slate if they are they are similar in appearance to the materials that are typical for the style
  - Tile, or material similar in appearance, required for Spanish Eclectic homes
  - No skylights readily visible
- Chimneys must be present in all contributing styles, in the mid to front portion of the home and design should be typical to the architectural style
- Porches
  - Materials must align with the architectural style
  - May be enclosed if majority of enclosure is made of glass or screen
- Work Review language similar to that of all other CD's

Following the 3/8 meeting, the City will draft the ordinance and there will be a neighborhood meeting to review the ordinance. Date TBD, but expected to be several weeks after 3/8. The City will mail a notice for this meeting.

Once the ordinance has been reviewed by neighbors, it will be reviewed by the City Plan Commission. If CPC approves, it will proceed to City Council for review. Prior to both the CPC meeting and the Council meeting, the City will send mailers to all neighbors in the expansion area & within 200 ft of the boundaries for feedback which will be compiled and provided to CPC and Council. There is no "vote" of neighbors. The CPC and Council meetings are public and anyone may attend as well as register to speak.

If you have feedback beyond what you have provided in neighborhood meetings, email Trevor Brown at [trevor.brown@dallas.gov](mailto:trevor.brown@dallas.gov). Include your address & the subject "LWCD expansion" in the subject line.

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 **Exhibit C - Inventory of proposed expansion area DoE exhibit.pdf**  
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