

FILE NUMBER: Z212-315(TAB)**DATE FILED:** April 12, 2022

LOCATION: BEING a tract of land consisting of portions of City Blocks C/2818, E/2829, L/2840, A/4416, 4418, 4417, H/2823, F/2805, D/2805, K/2025, L/2840 and all of City Blocks D/2819, F/2834, B/4416, B/4415, K/2839, J/2838, G/2835, I/2837, H/2836, E/2820, G/2823, J/2825, V/2804, K/2825 generally bounded by alleys between Westlake Avenue and Meadow Lake Avenue and between Lakewood Boulevard and Westlake Avenue on the north, Lawther Drive on the east, Tokalon Drive and the alleys between Tokalon Drive and both Pasadena Avenue and Avalon Avenue and the alley between Lorna Lane and Avalon Avenue on the south, and Brendenwood Drive, Copperfield Lane and the alley south of Westlake, and Wendover Road on the west.

COUNCIL DISTRICT: 9

SIZE OF REQUEST: Approx. 114.183 acres **CENSUS TRACT:** 48113000100 and 48113008000

REQUEST: A City Plan Commission authorized hearing seeking a recommendation regarding a proposal to expand the boundaries of the existing Lakewood Conservation District No. 2 and change the zoning classification from R-7.5(A) and R-10(A) single-family zoning districts to Lakewood Conservation District No. 2.

SUMMARY: The purpose of this request is to expand the Lakewood Conservation District boundaries, creating a new subarea - Tract IV, with expanded development and architectural criteria based on neighborhood input and staff analysis over a series of seventeen neighborhood meetings.

STAFF RECOMMENDATION: Approval, subject to conditions.

Website: <https://bit.ly/LakewoodExpansion>

Proposed Ordinance: <https://bit.ly/lakewoodtractivcpc>

PURPOSE OF A CONSERVATION DISTRICT:

According to Dallas City Code SEC. 51A-4.505 (b)(4), Conservation Districts are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes. The purpose of a Conservation District is to:

- Protect the physical attributes of an area or neighborhood
- Promote development or redevelopment that is compatible with an existing area or neighborhood
- Promote economic revitalization
- Enhance the livability of the city
- Ensure harmonious, orderly, and efficient growth

BACKGROUND INFORMATION AND PROCESS:

Dallas City Code SEC. 51A-4.505 (d), as amended by City Council on 04-08-2015 per Ord. 29702, defines the process for establishing a new Conservation District. City staff and the Neighborhood Committee carried out the process described below:

- In April 2020 an inquiry was made to city staff to request information on expanding the Lakewood Conservation District
- In November 2021, city staff met with the neighborhood committee to discuss the potential of conservation district expansion.
- In December 2021, the neighborhood committee submitted a draft Determination of Eligibility (DoE), which staff determined was incomplete.
- On January 6, 2022, a second meeting was held between city staff and the neighborhood committee to discuss issues with the draft DoE.
- On February 22, 2022, the Neighborhood Committee submitted a completed Determination of Eligibility to City staff.
- On April 12, 2022, City staff confirmed the Determination of Eligibility.
- On April 15, 2022 City staff sent a confirmation letter to notify the neighborhood committee of the Determination of Eligibility's acceptance.
- On April 28, 2022, petitions containing potential standards the neighborhood wished to discuss were provided by City staff to the Neighborhood Committee for collection of property owner signatures.
- On May 23, 2022 City staff held a meeting with the neighborhood to discuss the expansion process as well as development and architectural standards that were included on the petition for discussion. (*See full petition language within staff Case Report below.*)
- On June 27, 2022, City staff received 189 signed petitions from the Neighborhood Committee for verification.
- On July 26, 2022 City staff verified signatures on petitions representing 68% of properties within the proposed boundary and accepted the application for a zoning change.
- Between August 31, 2022 and March 8, 2023, a series of fifteen neighborhood meetings were held to discuss topics included on the petition and receive feedback from neighborhood residents regarding potential development and architectural standards. Notification letters were sent to property owners at least ten days in advance of the initial meeting. (*See full meeting schedule in Table 1, page 8.*)
- On January 22, 2024 City staff posted the draft ordinance on the Planning and Urban Design Conservation District website for public review and comment.

- On February 6 and February 13, 2024, two neighborhood meetings were held to review the draft ordinance. During the course of this review several revisions were requested.
- February 16 to March 15, 2024 - City staff posted a survey on the Planning and Urban Design Conservation District website for public comment to obtain a full scope of requested revisions.
- On September 13, 2024 City staff posted a revised draft ordinance on the Planning and Development Conservation District website for public review and comment.
- On October 29, a final neighborhood meeting was held to review the revised draft ordinance. The proposed ordinance in this report is substantively the same as the public draft which was presented to the neighborhood at these meetings with only minor changes to correct formatting, typographical errors, and a few inconsistencies in language.
- In general, the proposed addition of Tract IV to the existing CD-2 ordinance includes provisions for developmental standards intended to encourage the retention of the existing residential development pattern and the form and massing of new additions and structures. In addition, the proposed architectural standards will promote compatible architectural design of both new construction and remodeling of existing structures

Zoning History: There have been no zoning change requests in the area in the last five years.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Proposed ROW |
|---------------------|--------------|--------------|
| Westlake Avenue | Local Street | - |
| Lakewood Boulevard | Local Street | - |
| Lakeshore Drive | Local Street | - |
| Tokalon Drive | Local Street | - |
| Avalon Avenue | Local Street | - |
| Hideaway Drive | Local Street | - |
| West Shore Drive | Local Street | - |
| Winstead Drive | Local Street | - |
| Delrose Drive | Local Street | - |
| West Lawther Drive | Local Street | - |
| Crownrich Lane | Local Street | - |

| | | |
|-------------------|--------------|---|
| Heath Street | Local Street | - |
| Pickens Street | Local Street | - |
| Copperfield Lane | Local Street | - |
| Brendenwood Drive | Local Street | - |
| Wendover Road | Local Street | - |

Traffic Analysis:

The Transportation Development Services Division of the Transportation Department reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Engineering staff will continue review of properties at permitting to enforce compliance of all city standards and regulations.

Surrounding Land Use:

| | Existing Zoning | Land Use |
|--------------|---|--|
| Site | H/127 Historic Overlay District, R-10(A) Single Family District 10,000 square feet, R-7.5(A) Single Family District 7,500 square feet | Clifford D Hutsell House Dallas Historic Landmark, Single family |
| North | R-7.5(A) Single family district 7,500 square feet; H/119 and H/137 Historic Overlay Districts; PD-964 Planned Development District Lakewood Elementary School; NSO 4 Vanderbilt/Marquita; | Single family; Dallas Historic Landmark Bromberg/Patterson House; Dallas Historic Landmark Stanley Marcus House; school; NSO-Neighborhood Stabilization Overlay; |
| East | R-1ac(A) Single family district, 1 acre; H/35 Historic District Overlay | Single family, Dallas Historic Landmark White Rock Pump Station |
| South | R-7.5(A) Single family district 7,500 square feet; R-10(A) Single family district 10,000 square feet; PD-517 Lakewood Country Club Planned Development District; MF-2(A); MF-3(A) PD-898 White Rock YMCA | Single family; Multi-family, recreations centers |
| West | R-7.5(A) Single family district 7,500 square feet, Conservation District 2 Lakewood; PD-952 Lakehill Preparatory School; MF-1(A); PD-281 Planned Development District North Abrams/Lakewood Center Special Purpose District | Single family, school, Multi-family; commercial |

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! 2.0 Comprehensive Plan*, adopted by City Council in September 2024, outlines several goals and policies which can serve as a framework for assisting in evaluating the proposed Conservation District expansion. The proposal is consistent with the following goals and policies of the comprehensive plan:

HOUSING CHOICE AND ACCESS

GOAL: Equitably increase attainable housing options throughout the city, particularly near job centers and transit-oriented locations, to meet the diverse housing needs of all people in Dallas.

Objective C: Align land use policy & process with housing strategies, plans, and programs.

Objective D: Protect and preserve existing neighborhoods.

IMPLEMENTATION:

Objective 13: Prioritize the preservation and planning of neighborhoods identified most at risk of displacement through city-initiated rezoning efforts including conservation districts, neighborhood stabilization overlays, historic districts, and other yet-to-be established tools.

COMMUNITY & URBAN DESIGN

GOAL: Adopt and implement context-sensitive design and development guidance to help shape Dallas' streets, sidewalks, buildings, and open spaces, ensuring functional, safe, sustainable, and vibrant spaces that not only reflect but also enhance Dallas' distinct places and diverse communities.

Objective C: Strengthen the sense of place and community identity for all Dallas neighborhoods.

PLACETYPES

Community Residential

ForwardDallas recognizes that it is imperative to maintain, stabilize, and revitalize existing neighborhoods. It calls for support of efforts to improve and stabilize neighborhoods.

CR A-4: Changes to areas within Community Residential neighborhoods should look to add housing in a way that is gentle, equitable, incremental, and sensitive to the existing context, while doing so in a manner that strengthens these neighborhoods and incorporates inclusive community engagement efforts. Incompatible multiplex, townhome, duplex, triplex, and apartment development should be located outside of existing single-family neighborhoods.

CR B-3: Industrial uses should not be within nor adjacent to this placetype.

CR B-4: Placetypes adjacent to this placetype should match the low-rise scale of this placetype at or along the adjacency before rising to mid or high rise.

Green and Open Space

Goal 6: Plant parkways and private yards with shade trees to expand the urban forest and improve neighborhood character.

Goal 7: Front and rear yards serve as private open spaces. Application can vary, but it should be generally consistent throughout this placetype.

Streetscape and Parking

Goal 12: When feasible, place surface parking at the rear or interior of the lot to enhance the pedestrian experience.

Building Form and Character

Goal 15: New development should be context- sensitive, and building scale, height and massing should complement existing buildings.

Goal 16: Attention should be given to building height, orientation, architectural style, and setback to ensure new structures fit into existing neighborhood context.

Goal 19: Front yards are semi-private and may include front stoops and porches that contribute to a neighborhood's character

Goal 21: Front, side, and rear setbacks vary in size across neighborhoods but are generally consistent within an individual neighborhood.

Historic and Cultural Preservation Strategy

The *City of Dallas Historic and Cultural Preservation Strategy*, adopted by City Council in April 2024, also outlines several goals and policies which can serve as a framework for assisting in evaluating the proposed Conservation District. The proposal is consistent with the following goals and policies of the preservation plan:

Goal 1: Preserve Dallas' diverse history in ways that contribute to our cultural and economic future.

Objective 1.3 Make Dallas' diverse history visible throughout the City.

Goal 2: Empower residents to preserve the places that are important to them.

Objective 2.1 Engage residents and businesses across Dallas to identify and proactively protect culturally significant places.

Land Use Compatibility:

The current land use of the area covered by the proposed conservation district is single-family, which is compatible with the existing surrounding land uses:

- To the North: Historic Landmarks, neighborhood stabilization district (NSO), school, single-family
- To the South: single-family, multi-family, commercial centers, and recreation centers
- To the East: White Rock Lake, Historic Landmark
- To the West: single-family, multi-family, and commercial centers

The proposed development standards will encourage the retention of the existing residential development pattern in terms of yard, space, and lot regulations and the form and massing of new additions and structures. In addition, the proposed architectural standards will promote compatible architectural design of both new construction and remodeling of existing structures. The architectural standards focus on the front half of structure while allowing for more flexibility in design on the rear of the structure.

Conservation Districts:

A Conservation District (CD) is a zoning tool used to designate an area within a neighborhood with a distinct physical character. While similar to historic districts in that they are both forms of preservation, Historic Districts try to preserve historic integrity and materials from a particular time, often referred to as a period of significance, whereas CDs are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes. They are often seen as complementary branches of preservation.

CDs have existed in the city of Dallas since 1988. The process for establishing a Conservation District is initiated by the residents themselves with procedural assistance from City Staff throughout the designation process. Once a district ordinance has been codified by City Council, property owners are required to submit Conservation District Work Reviews (CDWR) for various scopes of work, including exterior work on the lot that may not necessarily require permits. The CDWR application is a separate process from the permit application and is reviewed by City Staff.

Determination of Eligibility

The Lakewood proposed CD area meets the criteria set forth in Dallas City Code - SEC. 51A-4.505 (d)(1)(C):

- (i) The area contains at least one blockface.
- (ii) The area is either "stable" or "stabilizing" as defined in this section.
- (iii) The area is compact and contiguous with boundary lines drawn to the logical edges of the area or subdivision, as indicated by a creek, street, subdivision line, utility easement, zoning boundary line, or other boundary.
- (iv) At least 75 percent of the lots are developed with main buildings that are at least 25 years old.
- (v) The area has physical attributes that include recognizable architectural style(s).

Historical, Architectural, and Cultural Attributes of Lakewood

The expansion area (Tract IV) is sandwiched between the existing Lakewood Conservation District (CD-2) and White Rock Lake. Indicative of development patterns seen throughout Old East Dallas, the proposed expansion serves to reinforce the City of Dallas' Historic and Cultural Preservation Strategic Plan and the Forward Dallas 2.0 Plan. The surrounding area includes several historic Landmark properties including the Stanley Marcus House and the Bromberg/Patterson House. Interior to the district is the Clifford D. Hutsell House, a historic landmark which celebrates one of the architects instrumental to the development of Old East Dallas. Additionally, the surrounding area includes six (6) Conservation Districts – including the already established Lakewood CD, and five (5) Historic Districts. The neighborhood maintains many of the original structures and historic architecture.

Of the 274 total houses in the area 23 are identified as Colonial Revival; 18 are French Eclectic; 5 are Neo-classical; 44 are Spanish Revival/Eclectic; 74 are Tudor, 23 are Minimal Traditional; 13 are Contemporary; 5 are Mid-Century Modern; 6 are Monterey; 24 are Ranch; 33 are variations of New Traditional; 5 are American Vernacular; and 1 vacant lot. 87 of the houses are considered "Significant," in that they were designed by a noted architect or developer.

In the proposed Tract IV, according to the 2021 DCAD data submitted in the Determination of Eligibility, the average age of the homes is 85 years old (1935), with the following breakdown shown below:

- From 1924 – 1929, 66 houses were built.
- From 1930 – 1939, 81 houses were built.
- From 1940 – 1949, 50 houses were built.
- From 1950 – 1959, 28 houses were built.
- From 1960 – present, 44 houses have been built.
- Since 2011, 13 houses have been demolished for new construction

Similar to the existing Lakewood Conservation District and nearby Swiss Avenue Historic District, the houses in the expansion area demonstrate the unique architectural mastery of noted local architects and developers. With an impressive number of architectural styles, this neighborhood's influence made a significant impact on the development and character of other Dallas neighborhoods, and even other cities, as they often attempted to replicate the craftsmanship and artistry evidenced throughout the area.

Community Input:

Application Process

In August of 2020, an inquiry was made to the city to request information on expanding the Lakewood Conservation District. In November and December 2021, city staff met with the Neighborhood Committee virtually, due to Covid-19 meeting restrictions, to discuss the Determination of Eligibility requirements and needed revisions to the documentation. In February 2022, the Neighborhood Committee submitted a revised Determination of Eligibility Request. City staff notified the Neighborhood Committee on April 15, 2022 that the Determination of Eligibility was complete and had been accepted. On April 28, 2022, petitions were requested by and provided to the neighborhood committee. A meeting was held for all property owners in the existing CD-2 and proposed expansion area on May 23, 2022 to discuss the petition and expansion process. The petitions were circulated by the neighborhood committee and on June 27, 2022 City staff verified signatures on 68% of the total petitions collected within the proposed area.

Neighborhood Meetings

After validation of the submitted petitions, City staff convened a series of fifteen community meetings with neighborhood residents to discuss the developmental and architectural standards that had been circulated on the petitions. The meetings were held at the Samuell L. Grand Recreation Center which is within a short driving distance of the neighborhood. Prior to these initial Post-Application neighborhood meetings, a notification letter was distributed to owners of all lots within the proposed boundaries. Based upon input received at these meetings, a draft ordinance was then presented at two draft review meetings. Feedback is typically collected at meetings but providing additional comment via phone and email were also available. After these draft meetings, a digital survey was also created to garner feedback in more detail and used to make several revisions and clarifications within the draft. A final draft review meeting was held on October 29th, 2024.

Table 1 on the next page highlights the topics included on the petition that were discussed with the neighborhood to solicit their feedback regarding potential development and architectural standards.

Table 1: Lakewood Post-Application Meeting Schedule

| Mtg. | Date | Topics Discussed |
|------|------------------|---|
| 1 | August 31, 2022 | Process, schedule, driveways/curbing, |
| 2 | September 14 | Driveways and curbing, sidewalks, front yard coverage, uses and parking, density, lot coverage |
| 3 | September 26 | Lot size, slope/drainage |
| 4 | October 12 | Building height & stories, Floor Area Ratio |
| 5 | October 26 | Floor Area Ratio, setbacks-main |
| 6 | November 9 | Setbacks-main, setbacks-accessory |
| 7 | November 16 | Setbacks-accessory, accessory structures, solar, waterfall steps |
| 8 | November 30 | Solar, waterfall steps, fences and walls |
| 9 | December 7 | Contributing architectural styles (new construction standards, remodel/addition standards, areas of regulation) |
| 10 | December 14 | Contributing architectural styles (new construction standards, remodel/addition standards, areas of regulation), demolition |
| 11 | January 4, 2023 | Demolition, paint |
| 12 | January 18 | Landscape (tree preservation), demolition |
| 13 | February 13 | Roofing materials, windows |
| 14 | March 1 | Porches, chimneys, work reviews |
| 15 | March 8 | Porches, chimneys, work reviews, recaps |
| 16 | February 6, 2024 | Ordinance Draft #1 Review Meeting 1 |
| 17 | February 13 | Ordinance Draft #1 Review Meeting 2 |
| 18 | October 29 | Ordinance Draft #2 Revisions Review Meeting |

All Power-Point presentations and audio recordings were made available to attendees on the Conservation District webpage.

During initial meetings with the neighborhood, residents expressed the following common themes in early discussions.

- Preserve architectural characteristics – Several significant architectural styles
- Avoid incompatible form and massing which towers over adjacent lots
- Retain the “feel” of the neighborhood – Development pattern
- Allow for flexibility and individuality
- Do not retroactively apply the ordinance to make people remove what currently exists

City staff incorporated a variety of methods to solicit input and feedback from neighborhood residents.

Meeting Discussions – City staff presented information explaining developmental and architectural standards circulated on the petition and collected feedback from

neighborhood participants regarding each topic. The input received from residents was provided back to participants at each subsequent meeting in the form of a “recap” of each topic presented to ensure that City staff captured the neighborhood sentiment.

Comment Sheets – Each meeting participant was provided a comment sheet at every meeting. Comment sheets included an area where participants could express their responses to each topic that had been presented during the meeting as well as a blank page to provide any additional comments.

Observation / Reporting – In addition, residents were asked to observe the conditions of certain developmental and architectural features in their neighborhood. Residents noted each of these conditions and reported back their findings, expressing which elements and features they would like to preserve. Several residents provided copies of land surveys for their property to assist in establishing an understanding of existing conditions of the setbacks of existing structures.

Contact Information – City staff contact information was provided at each meeting, and participants were encouraged to reach out with any questions or additional comments.

Feedback Survey – City Staff provided a survey in which all property owners could submit any feedback and make suggestions on the content of the Draft Ordinance.

PETITION:

Below is the petition language introduced by the neighborhood committee for consideration during the post application meetings.

The development standards for the R-7.5(A) and R-10(A) Single Family District apply except for the following Development Standards the neighborhood would like to discuss regulating:

Accessory Structures - proposed regulations may include:

- Location and materials.
- Provisions for remodels or additions to non-conforming structures.

Building & Structure Height - proposed regulations may include:

- Modifying how height is measured.
- Establishing the maximum allowed height for structures, including accessory structures and additions.

Demolition - proposed regulations may include:

- Applicability to structures.
- Provisions for existing non-contributing structures.

Density - proposed regulations may include:

- Consideration of maximum number of dwelling units.

Drainage – proposed regulations may include:

- Establishing restrictions on lot-to-lot drainage.

Driveways, Curbs, Sidewalks, and Steps - proposed regulations may include:

- Materials, width, and lot coverage.
- Provisions for removal of existing rolling or waterfall steps.
- Provisions for existing non-conforming structures.

Fences & Walls - proposed regulations may include:

- Location, height, and materials.

Floor Area Ratio

Landscaping or Other Natural Features - proposed regulations may include:

- Materials and allowable percentage of front yard coverage for impervious surfaces and hardscaping.
- Provisions for tree preservation.

Lot Coverage – proposed regulations may include:

- Maximum lot coverage.

Lot Size – proposed regulations may include:

- Minimum width.

Paint – proposed regulations may include:

- Provisions for painting stone and brick.
- Number of colors allowed.
- Consideration of restriction of certain colors.

Off-street Parking - proposed regulations may include:

- Minimum parking standards per dwelling unit.

Permitted Uses - proposed regulations may include:

- Single family.
- Provisions for existing non-conforming uses.

Setbacks - proposed regulations may include:

- Modifying front, side, and rear setback requirements, including accessory structures.
- Provisions for existing non-conforming structures.

Slope – proposed regulations may include:

- Provisions for modifications to the existing slope of a lot.

Solar Energy Systems – proposed regulations may include:

- Location and type.

Stories - proposed regulations may include:

- Maximum stories.
- Provisions for non-conforming structures.

Architectural Standards the Neighborhood Would Like to Discuss Regulating:

Accessory Structures - proposed regulations may include:

- Style and materials.
- Roof slope.
- Replacement or Remodeling of existing accessory structures - clarifying the architectural styles, materials, size, and applicability.

Architectural Styles - proposed regulations may include:

- Defining the architectural styles allowed.
- Standards for remodels and additions.
- Standards for new construction.
- Provisions for existing non-contributing structures.

Building Elevations - proposed regulations may include:

- Minimum architectural features required.
- Standards for new construction.
- Standards for remodels and additions.
- Provisions for existing non-contributing structures.

Building materials - proposed regulations may include:

- Material types.
- Applicability and placement of certain allowed materials.
- Provisions for existing non-contributing structures.

Chimneys - proposed regulations may include:

- Materials, form, & placement based on architectural style.

Porch Styles - proposed regulations may include:

- Materials, architectural standards, and placement.
- Standards for enclosures.
- Provisions for remodels or additions to existing structures.

Roof Form and Pitch - proposed regulations may include:

- Provisions for remodels or additions to existing structures.

Roofing Materials - proposed regulations may include:

- Provisions for remodels or additions to existing structures.

Windows - proposed regulations may include:

- Placement, architectural standards, and materials.
- Provisions for remodels or additions to existing structures.

Work Reviews - proposed regulations may include:

- Language to detail the requirements for a work review by the City.

PROPOSED CD-2 TRACT IV KEY ELEMENTS:

The proposed Lakewood Conservation District ordinance expansion for Tract IV is broken down into two sections, developmental and architectural standards. The standards that are found in each of the sections highlighted below are the result of the discussions with neighbors about each of the specific areas of regulation and how they help determine the character of the area.

The proposed development standards are applied to the entire lot, addressing items covered under current zoning like yard, lot, and space provisions, but are further expanded to incorporate regulations on some building materials and improvements that are indicative of the surrounding neighborhood. The proposed regulations for setbacks, lot coverage and building height are intended to respect this pattern, but still allow for compatible development.

Development Standards (Select Examples)

- Setbacks – Revised setbacks are recommended to maintain the alignment of the front of houses when new construction is proposed on a lot by taking the average front yard setback of the houses on adjacent lots. Original Houses and Contributing homes are deemed conforming to the front yard setback even if they sit in front of the adjacent houses. Side yard setbacks are based on the size of the lot and are comparable to the current zoning.
- Lot Coverage – Discussion of the massing of homes led to recommendations for a five percent reduction in allowable lot coverage (40 percent) for new construction to maintain the more modest footprint of most houses in the area, while incentivizing retention of the existing, mostly original, houses by allowing them a greater lot coverage allowance of 45 percent.
- Height – The maximum height is calculated from the average grade to the highest point of the roof and is dependent on the size of the lot. Lots under 10,000 square feet have a maximum height of 30 feet, while lots that are 10,000 or more square feet are allowed up to 35 feet. In addition, a height looming

provision will apply to all main structures that are over 24 feet in height to push massing toward the interior of the lot.

- Demolition – Houses identified as one of the five Contributing styles that were constructed prior to 1961 and those identified as Significant for their association with a prominent architect or builder, are protected from demolition. Demolition requires documentation of areas that do not meet the minimum property standards outlined by Section 27-11 and costs associated with bringing the property up to standard. These costs must be greater than 80 percent of the improvements on the lot according to DCAD.
- Landscaping – Article X of the Dallas Development Code will apply to the front yard and mature trees that measure over 15 inches in diameter, requiring an arborist review before removal.
- Other Areas Addressed – Accessory structure location and appearance, fences, driveways, and impervious surface in the front yard.

Architectural Standards

The proposed architectural standards are designed to promote the compatible architectural design of both new construction and remodeling of existing structures. The architectural standards focus on the front half of structure while allowing for more flexibility in design on the rear of the structure. Illustrations and examples of architectural features have been provided in the Conceptual Plan.

- Purpose and Statement of Intent – A statement of intent is provided to give homeowners and City staff guidance on how to use various available resources to apply architectural standards. The unique architecture found in Tract IV may be used to justify a design element for new construction or remodeling along with documentation from *A Field Guide to American Houses* by Virginia McAlester (et.al.) or other publications accepted by the director as a recognized resource. This approach will allow for more flexibility in design when compared to more prescriptive ordinances that focus only on the immediate area.
- Contributing Styles – The proposed architectural standards guide improvements to existing structures and construction of new structures to conform to the Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, or Neoclassical styles that are prevalent in the development of the neighborhood.
- Required Architectural Features – The proposed standards would protect certain architectural features that are typical of each of the Contributing architectural styles and require new construction to incorporate a minimum number of these typical architectural features. New construction that is built in one of the Contributing styles would be required to incorporate six features from lists that have between 17 to 20 defining features for each style.
- Supporting Houses – Any home not identified as either New Traditional or one of the five Contributing styles are considered Supporting Houses. Main structures identified as Supporting will have minimal standards pertaining to roof type and pitch, window type, and materials to ensure that they remain compatible with the

existing character of the area. Supporting Houses may also choose to remodel in one of the Contributing styles.

CONCLUSIONS:

The Lakewood neighborhood should be supported in their effort to expand CD-2 and become the new Tract IV for the following reasons:

- Result of neighborhood-initiated process – The proposed ordinance is the result of a **neighborhood initiated** and guided process for establishing a Conservation District set forth by **City Council**.
- Fulfills the purpose of a Conservation District – The proposed Conservation District is consistent with the **purpose** as presented in Dallas City Code (SEC. 51A-4.505 (b)(4) CONSERVATION DISTRICTS).
- Meets the eligibility criteria – The proposed area meets the **Determination of Eligibility** criteria as set forth in Dallas City Code.
- Consistent with the ForwardDallas 2.0 Comprehensive Plan – The proposed ordinance is **consistent** with the Goals and Policies laid out in the Forward Dallas 2.0 Comprehensive Plan.
- Contains largely intact examples of early 20th century architecture - The proposed development and architectural standards will help to conserve the **distinctive character of the neighborhood** by protecting or enhancing its physical attributes.
- Conservation Districts provide an appropriate regulatory structure – The proposed Conservation District is an **appropriate regulatory instrument** to accomplish the goals of the City of Dallas and this neighborhood.

Based on a study of the architectural styles for Lakewood, the area qualifies for Conservation District designation.

Conservation District designation for the area would help protect its physical and cultural identity and attributes by:

- Providing a range of architectural and development standards consistent with the style and period of the neighborhood and its structures.
- Encouraging redevelopment of noncontributing structures to contributing standards while maintaining the architectural styles found in the neighborhood.
- Providing City assistance in protecting the physical and salient design features of the area that could not otherwise be addressed in standard zoning regulations (by providing a system of review for monitoring area improvements).
- Conserving a part of Dallas' architectural heritage from an important era in the city's development.

DRAFT ORDINANCE

(1) **Interpretations and definitions.**

- (a) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A, as amended.
- (b) Unless otherwise stated, the definitions in Chapter 51A, as amended, apply to this ordinance. In this ordinance:
 - (1) ACCESSORY STRUCTURE 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 but not limited to garages, pergolas, arbors, workshops, storage buildings, pool houses, carports, and habitable structures.
 - (2) ADJACENT LOT means a lot that is contiguous to another lot that fronts on the same street.
 - (3) ARCHITECTURAL DESIGN FEATURES and BUILDING ELEMENTS mean chimneys; roof style, slope, and overhang; materials; window style; vent style; balconies; towers; wing walls; eave overhangs; window sashes; front porches; crowns; pilasters; and other exterior architectural features.
 - (4) ATTIC STORY means the space between the existing ceiling framing of the topmost story and the underside of the roof framing.
 - (5) CIRCULAR DRIVEWAY means an impervious surface located in a front yard or cornerside yard, used to access off-street parking or for off-street parking, and that has two curb cuts onto the same street or intersecting streets.
 - (6) COMPATIBLE means consistent with the architectural design features found within the district, including architectural style, scale, massing, setbacks, colors, and materials.
 - (7) CONTRIBUTING means a structure listed as Spanish Eclectic/Revival, French Eclectic, Neoclassical, Tudor, or Colonial Revival. See Exhibit C for property list by address.
 - (8) CORNER LOT means a lot that has frontage on two intersecting streets.
 - (9) CORNERSIDE FACADE means a main building facade facing a side street.
 - (10) CORNERSIDE YARD means a side yard that abuts a street.
 - (11) CORNICE means any molded projection which crowns or finishes the part to which it is affixed.

- (12) DOCUMENTED ASSURANCE means an architectural drawing, survey, or photograph delineating the original or existing appearance, height, or footprint of the structure.
- (13) DORMER is a structure projecting above a sloping roof, usually housing a vertical window or vent. Dormers are not part of the main roof structure, but are framed separately, with no shared roof ridge or eave.
- (14) ELL is a secondary wing or extension of a building at right angles to its principal dimension.
- (15) ENTABLATURE means an elaborate horizontal band and molding supported by columns, or any similar construction that crowns a wall, window, or doorway.
- (16) FRONT FACADE means a building elevation facing the street on which the property is legally addressed.
- (17) FRONT YARD means the portion of a lot which abuts a street and extends across the width of the lot between the street and a main building and lines parallel to and extending outward from the front facade of a main building. REQUIRED FRONT YARD means the portion of the front yard between the street and the setback line.
- (18) HALF TIMBERING a treatment to mimic historic exposed heavy timber framing. See Exhibit C for examples.
- (19) HARDSCAPE means any non-plant landscape materials such as boulders, cobbles, decorative concrete, gravel, pavers, or stones.
- (20) HEIGHT, for any structure with a roof, means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of the roof structure, regardless of its style or form.
- (21) IMPERVIOUS SURFACE means any paved surface, such as asphalt, bricks, concrete, gravel, stone, or tile, or any structure, such as accessory buildings, driveways, or walkways.
- (22) INTERIOR LOT means a lot bounded by a street on one side only.
- (23) MAIN BLOCK means the largest massing of the street facade of a main building.
- (24) MAIN BUILDING means the building on a lot intended for occupancy by the main use.
- (25) MAJOR MODIFICATION means any remodeling that impacts 25 percent of the surface area or greater (using wall and window/door area affected) of front facade by altering or obscuring existing materials.

- (26) MATURE TREE is any species of tree identified as being a minimum of 15 caliper inches or more when measured at 4.5 feet above grade on the uphill slope of the lot.
- (27) ORIGINAL HOUSE means a main building existing within the district before January 1, 1961.
- (28) PARKWAY means that area between the sidewalk and the curb, or that area between the sidewalk and the street pavement if there is no curb.
- (29) PEDIMENT means a triangular gable, usually having a horizontal cornice, with raked cornices on each side, surmounting or crowning a portico or another major division of a facade, end wall, or colonnade.
- (30) REAR YARD means:
 - (A) on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and
 - (B) on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the cornerside facade, and between the rear lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.
- (31) RECONSTRUCTION means the act of rebuilding a structure or architectural feature in the same form and detailing as it had been previously.
- (32) REMODEL means improvements or repairs that change the appearance of the main building or replace materials of the main building with another material.
- (33) RETAINING WALL means a wall used to hold or retain the soil behind it and to prevent the erosion of land.
- (34) ROOF RIDGE means the apex of any roof structure, regardless of its style or form.
- (35) SIDE YARD means any portion of a lot not occupied by a main building that is not a front yard or rear yard. "Side yard" includes "cornerside yard."
- (36) SIGNIFICANT HOUSE means a structure that is associated with a noted architect or builder as listed in Exhibit C.
- (37) STREET FACADE means any part of a building that faces a public street.

- (38) STRUCTURE means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
 - (39) SUPPORTING HOUSE means a main building not listed as one of the five contributing styles in Exhibit C classified as Spanish Revival/Eclectic, French Eclectic, Neoclassical, Tudor, or Colonial Revival.
 - (40) VERGEBOARD means a board which hangs from the projecting end of a roof, covering the gables.
 - (41) WALL DORMER a dormer whose face is integral with the face of the wall below, breaking the line at the cornice of a building.
 - (42) WRAP-AROUND means the area to the midpoint of the structure measured from the furthest front wall or omitted wall line (porch) of the structure to the furthest rear wall or omitted wall line of the structure. The result shall be a straight line through the structure.
 - (43) 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.
- (2) Illustrations. The TRACT IV Illustrations are attached to and made part of this ordinance as Exhibit C. If there is a conflict between the district regulations and Exhibit C (Illustrations), the district regulations control.
- (3) Nonconforming structures.
- (a) Except as provided in this section, Section 51A-4.704(c), “Nonconforming Structures,” applies.
 - (b) Except as provided in this section, a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, space, and architectural standard regulations.
 - (c) Except as provided in this subsection, the right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner's agent.
 - (d) Except as provided in this subsection, if the degree of nonconformity as to yard, lot, and space regulations or architectural standards is voluntarily reduced, all rights to the previous degree of nonconformity are lost:
 - (1) If the property owner provides the director with documented assurance, the portion of the structure may be renovated, remodeled, repaired, or rebuilt

within the original or previously nonconforming building footprint and height:

- (A) with materials and features shown in the documented assurance;
- (B) in compliance with the development standards and architectural standards in this district; or
- (C) any combination of Subparagraphs (A) and (B); and
- (D) must not increase the degree of nonconformity of the structure.

- (2) For portions of the structure without documented assurance regarding materials and features, the architectural standards apply.

(4) Development standards.

(a) In general.

- (1) Development Standards. Except as provided in this Exhibit B, the development standards of the R-7.5(A) Single Family District apply.
- (2) Applicability. Except as provided in the architectural standards for specific styles, the following development standards apply to the entire lot.
- (3) Yard, Lot, Space. 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. If there is a conflict between this Exhibit B and Division 51A-4.400, this Exhibit B controls.

(b) Building characteristics.

(1) Dormers.

- (A) Dormers on a street-facing facade may not exceed six feet in width.
- (B) Dormers must be typical in form, size, and proportions for the architectural style of the structure.

(2) Front porches and enclosures.

- (A) Porch enclosures must have a minimum of 75 percent transparent glass or screen.
- (B) Infill materials must match the existing materials in color, texture, dimension, and coursing.

- (C) Porte-cocheres may not be enclosed.
- (3) Windows and doors. This subsection applies to windows and doors on the front facade and the wrap-around:
 - (A) Windows must be typical of the architectural style.
 - (B) Only transparent, stained, or leaded glass is allowed in windows and doors, except that bathroom windows located on side facades may be frosted, translucent, or opaque.
 - (C) Metal window frames must be painted or factory finished.
 - (D) Window sash, muntins, and mullions must project a minimum of one-quarter inch above the exterior glass surface.
 - (E) Window screens, storm windows, screen doors, and storm doors are permitted.
- (c) Building materials.
 - (1) Except as provided in this subsection, the first story of main buildings must be brick, stone, or a combination of both.
 - (2) Wood, materials that look like wood, cast stone, wrought iron, or stucco with half-timbering may be applied in a manner and location typical of Original Houses in the district.
 - (3) Vinyl and aluminum siding are prohibited.
 - (4) On a front facade and within the wrap-around, all materials and their application must be typical of the period and architectural style, or be compatible with original main buildings designated the same architectural style in the district.
- (d) Demolition.
 - (1) Original Houses (built before 1961) identified as Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, and Neoclassical, or identified as a Significant House in Exhibit C may be demolished only if the cost of bringing the house into compliance with Section 27-11, "Minimum Property Standards; Responsibility of Owner," of the Dallas City Code using materials similar to the original materials is greater than 80 percent of the value of Improvements according to the Dallas Central Appraisal District (DCAD).

- (A) Applicant shall demonstrate the need for demolition by providing:
 - (i) Building Inspection report
 - (ii) Engineer's report
 - (iii) Itemized list of required repairs, broken down into labor and material costs
- (2) All structures not covered under paragraph 1 of this section may be demolished. New construction on those lots must be in one of the five Contributing styles.
- (e) Fences and retaining walls.
 - (1) Except as provided in this section fences and walls, excluding retaining walls, are not allowed in a front yard. For purposes of this subsection, "front yard" means that area between the front facade and street, excluding porches, as illustrated in Exhibit C.
 - (2) Courtyard walls surrounding the primary front entrance that are four feet in height or less may project into the front yard a maximum of five feet.
 - (3) Fences must be set back a minimum of five feet from the corner of the front facade of a main building nearest the side property line, excluding porches.
 - (4) Fences and walls in a side yard may not exceed six feet in height.
 - (5) Fences and walls in a rear yard may not exceed eight feet in height.
 - (6) Fences and walls in a cornerside yard may not exceed eight feet in height.
 - (7) Retaining walls may not exceed six inches above any soil being retained.
 - (8) Fences may be made of brick that matches the main structure, stone, wood, wrought iron or materials that look like wrought iron, or a combination of these materials. Chain link is prohibited.
- (f) Garages, carports, and accessory structures.
 - (1) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the color, architectural style, design, materials, of the main building.
 - (2) Roof slope. If a structure is visible from the street, the slope of the roof must either match the roof slope of the main building, be compatible with the

architectural style of the main building, or 5/12 or 6/12 pitch compatible with the roof slope of original garages.

(3) Setbacks.

- (A) For structures 24-feet in height and under located in the rear third of a lot:
 - (i) the minimum side yard setback is one foot.
 - (ii) no minimum rear yard setback,
 - (iii) all eaves and overhangs must be located within the confines of the lot.
- (B) For structures over 24-feet in height located in the rear third of a lot:
 - (i) the minimum required side yard is five feet.
 - (ii) the minimum required rear yard is five feet.
- (C) For structures on corner lots, the accessory structure may not be closer to the cornerside yard lot line than the main building.

(4) Attached garages.

- (A) Garages are prohibited on the front facade and within the wrap-around.
- (B) Garage doors may not face the front street.

(g) Height.

- (1) Except as provided in this subsection, for structures on lots smaller than 10,000 square feet, maximum structure height is 30 feet. For structures on lots 10,000 square feet or greater, maximum height is 35 feet.
- (2) If any portion of an existing structure's roof ridge exceeds the maximum height in paragraph (1), the lower portion of the structure's roof ridge may be raised to the height of the taller portion of the roof ridge. See Exhibit C for illustrations.

(h) Height looming.

- (1) This subsection is not to be interpreted as an overall setback for the structure, but that the highest point of a building element (wall, parapet,

dormer, etc.) may not be taller than three times its distance from a side property line.

- (2) This subsection only applies to the main building. This subsection does not apply to chimneys or to a structure that is 24 feet in height or less.
- (3) Height looming is measured from the ground level at the side property line. See Exhibit C for illustrations.
- (4) The maximum height of any portion of the structure may not be greater than three times its distance from the ground level of the side property line.
- (5) No portion of a building or structure greater than 24 feet in height may be located above the *height looming slope* (as illustrated in Exhibit C) which extends vertically and is calculated by multiplying the distance from a side property line by three. This creates a diagonal line that slopes back proportionately from the side yard property line by one foot in horizontal distance for every three feet in vertical distance. For example, a 27-foot tall structure set back six feet from the side yard line may not exceed 18 feet in height at that distance above the ground level at the side property line, and the highest point of the roof ridge must be set back at least nine feet.

(i) Impervious surface.

- (1) Impervious materials. No more than 35 percent of the front yard may be paved or hardscaped.
- (2) Driveways, curbing, and parking.
 - (A) A driveway from the front street must be between eight and 12 feet wide.
 - (B) An interior lot may have driveway access from the front street and rear alley.
 - (C) A corner lot may have driveway access from the rear alley and either the front street or a side street, but not all three.
 - (i) Side street access driveways may not exceed 20 feet in width within the cornerside yard setback.
 - (D) Any new front entry driveway must extend at least 20 feet beyond the front yard setback.
 - (E) Driveways must be constructed of brick, brush finished concrete, stone, pavers, permeable pavers, or similar materials.

- (i) Gravel is an allowable material only when used between ribbons in ribbon driveways.
- (F) Circular and ribbon driveways are allowed.
- (3) Walkways.
 - (A) Walkways must be constructed of brush finished concrete, brick, pavers, stone, or a similar material. Gravel and asphalt are prohibited.
 - (B) Walkways must be continuous with no separation. (See Exhibit C)
- (j) Landscaping.
 - (1) In general. Except as provided in this subsection, landscaping must be provided in accordance with Article X.
 - (2) Tree mitigation. This section applies only to trees located in the front yard or parkway.
 - (A) Except as provided in this subsection, the Article X Tree Conservation regulations, Division 51A-10.130 of the Dallas City Code, for the protection and replacement of trees apply to the front yard of lots with single-family uses.
 - (B) A mature tree in the front yard of a lot with a single family use is deemed to be protected.
 - (C) The tree mitigation regulations in this Exhibit B must be read together with the Article X tree conservation regulation. If there is a conflict between this Exhibit B and Article X of the Dallas City Code, Exhibit B controls.
 - (D) A tree removal application must be approved by the building official before removal or serious injury to a Mature tree.
 - (E) Tree replacement for a Mature tree removed in the front yard of a lot with a single family use must be replaced according to Division 51A-10.130 requirements.
 - (F) The exception for unrestricted zones with building permits for construction of a single family or duplex dwelling does not apply for the front yard of the lot to the front property line.

- (G) Defenses to prosecution in Division 51A-10.130 apply to Mature trees in front yards on lots with single family uses. In addition, the provision of professionally-assessed direct evidence identifying substantial damage to an existing structure originating from a Mature tree shall be a consideration by the director for the removal of a Mature tree under Section 51A-10.140(b)(6).
- (k) Lot coverage.
 - (1) For lots with main buildings that existed as of (date of City Council approval) the maximum lot coverage is 45 percent.
 - (2) For lots where a new main building is constructed after (date of City Council approval) the maximum lot coverage is 40 percent.
- (l) Paint and colors.
 - (1) A building facade may not be painted with more than one body color and can only have a maximum of three trim colors.
 - (2) Certain colors prohibited. Fluorescent and metallic colors, and the use of black as a main body color is prohibited on the exterior of any structure in this district.
- (m) Setbacks. Except as provided in this paragraph, setbacks must be open and unobstructed and shall be measured to the first portion of any structure that exceeds six inches above the grade except those architectural features called out in Sec. 51A-4.401, 4.402, and 4.403, as amended.
 - (1) Front yard.
 - (A) Except as provided in this paragraph, all Original Houses or Contributing homes are deemed to be conforming as to front yard setbacks. If an Original House or Contributing home is demolished, new construction must meet the minimum front yard setbacks in Paragraph (B).
 - (B) For new construction and additions, the minimum front yard is equal to the average of the adjacent lots as determined by a state licensed architect, land surveyor, or engineer. The maximum setback may not exceed more than 10 feet further back than the average. See Exhibit C for illustrations.
 - (2) Side yard.

- (A) Except as provided in this paragraph, for lots smaller than 10,000 square feet, the minimum side yard setback is five feet.
 - (B) Except as provided in this paragraph, for lots 10,000 square feet or greater, the minimum side yard setback is six feet.
- (3) Rear yard.
 - (A) Minimum rear yard is 10 feet.
- (n) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.
- (o) Slope and drainage.
 - (1) Lot-to-lot drainage is not allowed.
 - (2) The slope existing on (date of City Council approval) of a lot must be maintained. This provision does not prevent minor grading as necessary to allow construction, prevent lot-to-lot drainage, or match the slope of contiguous lots.
 - (3) For purposes of this subsection, “slope” means any change in elevation from the front lot line to the rear lot line or from a side lot line to the other side lot line.
- (p) Solar panels.
 - (1) Solar panels are prohibited on a front facade roof that faces the street on which the property is addressed.
 - (2) Solar panels are allowed on 100 percent of an accessory structure roof.
- (q) Stories. Except as provided in this subsection, the maximum number of stories above grade is two. Attic stories (as illustrated in Exhibit C) that include habitable space are allowed above both one- and two-story houses.
- (5) Architectural standards.
 - (a) Statement of intent. The purpose of the architectural standards is to allow the application of architectural elements and materials in such a way that allows the continuation of flexibility of design by referencing those elements as outlined in this section through documentation. Any use of a referenced architectural element must be in a manner similar to the example provided for consideration. This is in

recognition of the unique/varied design of many of the original homes within Tract IV.

- (b) Accepted sources for regulation of architectural standards. Except as provided in this subsection, architectural standards are established through consideration of original, contributing architectural styles and housing stock within this district, in conjunction with images and descriptions derived from *A Field Guide to American Houses* by Virginia Savage McAlester, (et. al.), or other publications approved by the director.
- (c) Purpose statement: Inclusion of *A Field Guide to American Houses* is to provide descriptions and pictorial examples of architectural forms, styles, and features that may be utilized during construction and remodeling.
- (d) New construction. All new construction must be built in compliance with architectural standards of one of the five Contributing styles: Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, Neoclassical. The architectural standards apply to the front facade and wrap around. See Exhibit B for the architectural standards for each style.
- (e) Remodeling of Contributing structures.
 - (1) The architectural standards for remodeling apply only to the front facade and wrap around.
 - (2) If a structure of a contributing style is remodeled, the remodeling must be compatible with the standards for its architectural style for that element of the structure being remodeled.
 - (A) The following architectural design features must be maintained or replicated. These architectural design features may be relocated within the front facade or wrap-around.
 - (i) Balustrades
 - (ii) Chimneys
 - (iii) Dormers
 - (iv) Exterior stained and leaded glass
 - (v) Front porches or porticos with columns
 - (vi) Porte cocheres
 - (vii) Roof eaves

- (viii) Turrets and towers
 - (ix) Window and door openings
- (B) Materials. Any remodeling must match the original materials in type, size, profile, color, coursing, texture, mortaring, and joint detailing.
- (C) Documented assurance. As an alternative to compliance with a Contributing or Significant House's designated style, the property owner may provide the director with documented assurance that the proposed work will reconstruct or replicate the original or existing architectural style and materials of the structure on any additions or remodeling.
- (f) Reconstruction. Structures completely or partially destroyed, other than by the intentional act of the owner or the owner's agent, may be reconstructed in the original architectural style or a contributing architectural style.
- (g) Architectural standards for Tudor. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
 - (1) Roof.
 - (A) Except as provided in this paragraph, Tudor structures must have a side-gabled, cross-gabled, or front facing gable with intersecting hip, with a roof pitch between 12/12 and 20/12, or match existing roof pitch. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, behind a crenelated portico parapet, a roof ridge, or the highest point of a main roof.
 - (B) The maximum roof eave overhang allowed is 12 inches.
 - (C) Tudor structures must have at least one front facing gable (not including gabled dormers or wall dormers), but not more than four front facing gables.
 - (D) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
 - (E) Copper roofing accents are allowed.

- (F) Any flat or low pitch (under 2/12 pitch) roof not visible from a street because it is behind a pitched roof may use modified bitumen, TPO membrane, or EPDM membrane.

(2) Windows and doors.

- (A) Windows must be casement, single or double hung.
- (B) Fixed windows are only permitted for stained or leaded glass windows.
- (C) Windows must have multiple lights.
- (D) Windows and doors must be typical of the Tudor style of the structure.

(3) Chimneys. A minimum of one external brick chimney that is at least six feet wide at its base is required within the wrap-around.

(4) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:

- (A) Dominant (largest) asymmetrical front facing gable
- (B) Bay or oriel window on front facade
- (C) Patterned (decorative) brick or stone utilized between half-timbering on front facade (basket weave, herringbone, etc.)
- (D) Decorative chimney on front facade (pattern brick panels, statue ledge, stone accents, stepped levels, multiple flues)
- (E) Stone or cast stone accents on multiple window and door openings on the front facade
- (F) Uncovered front raised patio, at least 25 percent of the front facade width, with balustrade or railing
- (G) Groupings of three or more stained or leaded glass windows on first-story of front facade
- (H) Porch with heavy timber posts and brackets completely within wrap-around

- (I) Nested gables
 - (J) Multiple arched openings on first story of front facade. This may include Tudor style, round, or segmental arches
 - (K) Open air front porch supported by multiple arches
 - (L) Half-timbering in gable or on second story
 - (M) Decorative vergeboard
 - (N) Decorative cast stone (turned or twisted) columns
 - (O) Copper accent on projecting bay roof
 - (P) Jerkinhead or clipped gable (minimum of two)
 - (Q) Arched front doorway
 - (R) Wrought iron accents (railings, Juliet balcony, strap hinges)
 - (S) Asymmetrical street facing gable
 - (T) Curved, meandering front walkway leading to the front door
- (h) Architectural Standards for Spanish Revival/Eclectic. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Front arches. A minimum of one opening on a street facing facade must have an arch.
 - (2) Porches and courtyards. Entry courtyard walls must be between three feet and six feet in height measured from grade outside courtyard.
 - (3) Roof.
 - (A) Except as provided in this paragraph, Spanish Revival/Eclectic structures must have a cross-gabled, side-gabled, or combination hipped and gabled roof with a roof pitch between 4/12 and 7/12, or match existing roof pitch. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from a street, for example, behind a parapet, a roof ridge, or the highest point of a main roof.
 - (B) The maximum roof eave overhang allowed is 18 inches.

- (C) The only roofing materials allowed are:
 - (i) Terra cotta tile in Spanish, mission, or barrel style; or
 - (ii) Materials that look like Spanish, mission, or barrel style tile in:
 - (a) Metal
 - (b) Concrete
 - (c) Plastic composite
 - (d) Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and rake tiles applied to mimic original tile roofs. (See Exhibit C.)
 - (iii) Any flat or low pitch (under 2/12 pitch) roof not visible from a street because it is behind a pitched roof may use modified bitumen, TPO membrane, or EPDM membrane.
 - (D) Material colors must be compatible with Original Houses in the district.
- (4) Windows and doors.
- (A) Windows must be focal, casement, single-hung or double-hung.
 - (B) Fixed windows are only permitted for stained or leaded glass windows.
 - (C) Decorative iron window grilles are permitted.
 - (D) Windows and doors must be typical of the Spanish Revival style of the structure.
- (5) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Tower, partial turret, or bell tower

- (B) Spanish, barrel, or mission style terra cotta roofing
 - (C) Entry courtyard with walls (walls must be between three feet and six feet in height measured from grade outside courtyard)
 - (D) Arcaded front porch utilizing three or more arches
 - (E) Cantilevered upper-level balcony with railing
 - (F) Open air exterior staircase leading to second story
 - (G) Large focal window or parabolic arch on front facade
 - (H) Two or more stained or leaded glass windows on front facade
 - (I) Elaborate chimney tops with small tile roof within 15 feet of a street facade
 - (J) Two or more arched windows or doors on street facades
 - (K) Brick or tile gable vents
 - (L) Decorative cast stone (turned or twisted) columns
 - (M) Multicolored tile roofing
 - (N) Arched wood front door
 - (O) Wrought iron accents
 - (P) Multicolor tile accents on front facade (excluding porch floor or porch stair riser)
 - (Q) Front projecting ell or wing
 - (R) Balconette or Juliet balcony
 - (S) Turned or carved wood posts on porch or balcony within wrap-around
 - (T) Cloth awnings with spiked wrought iron finials
- (i) Architectural standards for French Eclectic. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Roof.

- (A) Except as provided in this paragraph, French Eclectic structures must have a steeply pitched (between 10/12 and 20/12 pitch) hipped roof with a ridgeline that parallels the front of the house. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from a street, for example, behind a parapet, a roof ridge, or the highest point of a main roof.
 - (B) The maximum roof eave overhang allowed is 12 inches.
 - (C) Dominant front facing gables that are part of the main roof are prohibited.
 - (D) Front and street facing gabled roof forms are allowed on dormers, over one-story porches, entryways, or porticos, and must be subordinate to the main roof structure.
 - (E) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, and composition shingles. Roofing material colors must be compatible with Original Houses in the district.
- (2) Windows and doors.
- (A) Windows must be casement, single-hung, or double-hung.
 - (B) Fixed windows are only allowed for transom and stained or leaded glass windows.
 - (C) Windows must have multiple lights.
 - (D) Windows and doors must be typical of the French Eclectic style of the structure.
- (3) Chimneys. One external chimney located within the front facade or wrap-around is required.
- (4) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Wall dormers on front facade
 - (B) Tower/turret or crenelated portico on front facade

- (C) Open terraces or balconies with stone or cast stone balustrades
 - (D) Two symmetrical external brick chimneys (one on each side of the house)
 - (E) Tile, slate, or wood shingle roof
 - (F) Massive (minimum six feet wide) chimney on the front facade
 - (G) Quoins at wall corners
 - (H) Stone/cast stone accents
 - (I) Leaded or stained-glass window on the front facade
 - (J) Pedimented, crowned, or arched windows on the front facade
 - (K) Round or oval window on front facade
 - (L) Flared eaves
 - (M) Symmetrically balanced fenestration
 - (N) Dentils at cornice
 - (O) Half-timbering
 - (P) Balconette or Juliet balcony
 - (Q) Decorative pediment over the main entry door
 - (R) Solid wood door with speakeasy opening and strap hinges
 - (S) Arched wood front door
- (j) Architectural standards for Colonial Revival. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Porches. A front porch or portico must be raised a minimum of 12 inches above grade.
 - (2) Roof.
 - (A) Except as provided in this paragraph, Colonial Revival structures must have a side-gabled, cross-gable, hipped, or gambrel roof with a low to moderate roof pitch between 5/12 and 12/12. Flat or low pitch

(under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, a flat portico roof, or behind a roof ridge, or the highest point of a main roof.

- (B) The maximum roof eave overhang allowed is 18 inches.
 - (C) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
 - (D) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.
- (3) Windows and doors.
- (A) Windows must have multiple light upper sashes.
 - (B) Muntins and mullions must be expressed.
 - (C) Windows and doors must be typical of the Colonial Revival style of the structure.
- (4) Chimneys. All chimneys must be constructed of masonry.
- (5) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) 1-story recessed wing
 - (B) Gabled center bay
 - (C) Symmetrical fenestration pattern on main block of house
 - (D) Quoins at wall corners
 - (E) 1-story, centered portico
 - (F) Symmetrical dormers
 - (G) Sidelights on both sides of front door
 - (H) Fan light or transom over front entrance

- (I) Bay window on front facade
 - (J) External chimney centered on side gable
 - (K) Dentil cornice
 - (L) Rooftop balustrade on portico
 - (M) Straight walkway leading to main entrance
 - (N) Soldier course or cast stone lintels
 - (O) Round shaft classical columns
 - (P) Dentil cornice on portico
 - (Q) Cast stone accents
 - (R) Copper accent roof on bay window
 - (S) Decorative round or bullseye windows on front facade
- (k) Architectural standards for Neoclassical. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Form. Main block of structure must be symmetrical with centered front door.
 - (2) Porch. A full height (2-story) entry portico or full width porch is required.
 - (3) Roofs.
 - (A) Except as provided in this paragraph, roofs must be hipped or side gabled with a roof pitch between 5/12 and 12/12. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, a flat porch roof, or behind a roof ridge, or the highest point of a main roof.
 - (B) The maximum roof eave overhang allowed is 24 inches.
 - (C) Portico and porch roofs may be nearly flat.
 - (D) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.
 - (E) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or

composition shingles. Roofing material colors must be compatible with Original Houses in the district.

(4) Windows and doors.

- (A) Windows must have multiple lights and equally divided sash.
- (B) Windows must be rectangular with single- or double-hung sashes.
- (C) Fixed windows are only permitted for stained or leaded glass sidelight and transom windows.
- (D) Windows must be symmetrically balanced on front facade.
- (E) Front door must have either a leaded glass transom or leaded glass sidelights.
- (F) Windows and doors must be typical of the Neoclassical style of the structure.

(5) Chimney.

- (A) A chimney is required.
- (B) Chimneys are prohibited on a front facade.

(6) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:

- (A) Large symmetrical brick chimneys on main block of house
- (B) Recessed subordinate wing
- (C) Doric, Ionic, or Corinthian columns on front porch or portico
- (D) Front door surround with full width transom window and/or decorative pediment above
- (E) Small gabled dormers with windows or decorative vents on main block
- (F) Sidelights on either side of front door

- (G) Dentils and/or modillions under eaves
 - (H) Roofline balustrade on portico or full width front porch
 - (I) Pedimented front gable with entablature
 - (J) Greek key detail
 - (K) Quoins at wall corners
 - (L) Symmetrical main block
 - (M) Full height (two-story) entry porch or portico on front facade
 - (N) Cast stone window lintels
 - (O) Leaded glass on front facade
 - (P) Fluted columns
 - (Q) Round or oval window in front gable
- (l) Architectural standards for New Traditional. The architectural standards for remodeling apply only to the front facade and wrap around.
- (1) Structures identified as New Traditional may remodel in the existing style of architecture to include windows, materials, roof material and roof pitch to be compatible to the main building.
 - (2) Structures identified as New Traditional Tudor/Spanish Revival/French Eclectic/Colonial Revival/Neoclassical may remodel using the standards for the Contributing architectural style it models after.
 - (3) Any remodeling of architectural features listed under the designated Contributing classification must be retained, but additional features from that style can be added without having to meet the required six architectural features. For example, a New Traditional Tudor with half-timbering in the gables, the remodel cannot remove that feature from the front facade or wrap around, but elements like brick pattern or iron details may be added.
- (m) Architectural standards for all other Supporting Houses. The architectural standards for remodeling apply only to the front facade and wrap around.
- (1) If a Supporting House is remodeled, the remodeling must comply with the standards of this section; or

- (2) A Supporting House may be remodeled in one of the 5 contributing styles (Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, Neoclassical) for that element of the structure being remodeled.
- (3) Materials. Metal cladding of any type is prohibited on a front facade.
- (4) Roof.
 - (A) Except as provided in this section, structures must have a gable or hipped roof, with roof pitch between 4/12 and 12/12 or match the documented existing roof pitch of the main structure.
 - (B) Roof eaves must not exceed two feet.
 - (C) Except as provided in paragraph (A) flat and shed style roofs are allowed for entry porch roofs only.
 - (D) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, materials that look like tile, slate, materials that look like slate, standing seam metal, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
 - (E) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.
- (5) Windows.
 - (A) Individual window units must be taller than they are wide on the front facade.
 - (B) Except as provided in this paragraph, all windows on a front facade must be:
 - (i) single or double-hung 1-over-1;
 - (ii) single or double-hung with divided light upper sash;
 - (iii) single or double-hung with divided light upper and lower sash;
 - (iv) divided light casement;
 - (v) divided light fixed/non-operable;
 - (vi) stained or leaded glass; or

- (vii) match or be compatible with existing windows in place at passage of this ordinance
 - (C) Fixed plate glass windows are permitted only when utilized immediately between two operable windows.
- (6) Procedures.
 - (a) Work reviews.
 - (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.
 - (2) Responsibility of applicant. It is the responsibility of the applicant to provide examples from the district or accepted sources for justification of any element called into question during review.
 - (3) Work requiring a building permit.
 - (A) Upon receipt of a review form application for work requiring a building permit, the building official shall refer the review form application to the director to determine whether the new construction or remodeling meets the standards of this ordinance. The review of the review form application by the director must be completed within 30 days after submission of a complete review form application.
 - (B) If the director determines that the work complies with the standards of this ordinance, the director shall approve the review form application, and forward it 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, deny the review form application, and forward it to the building official, who shall deny the building permit. The director shall give written notice to the applicant stating the reasons for denial of the review form application. 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 shown on the review form application.
 - (4) 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 review form 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. Notice to the applicant must be sent to the address shown on the review form application.

(b) Appeals.

- (1) An applicant may appeal any decision made by the director to the board of adjustment by filing written appeal with the director within 20 days after notice is given to the applicant of the director's decision. See Section 51A-4.703, "Board of Adjustment Hearing Procedures."
- (2) The board of adjustment shall hold a public hearing on all appeals.
 - (A) The Director shall send written notice of the public hearing on the appeal to the applicant 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.
 - (B) In considering the appeal, the sole issue before the board of adjustment is whether the director erred in the decision. The board of adjustment shall consider the same standards that were required to be considered by the director.
 - (C) Appeal to the board of adjustment is the final administrative remedy.

Z212-349(TAB)

EXHIBIT “C”

LAKEWOOD CONSERVATION DISTRICT

Tract IV

ILLUSTRATIONS

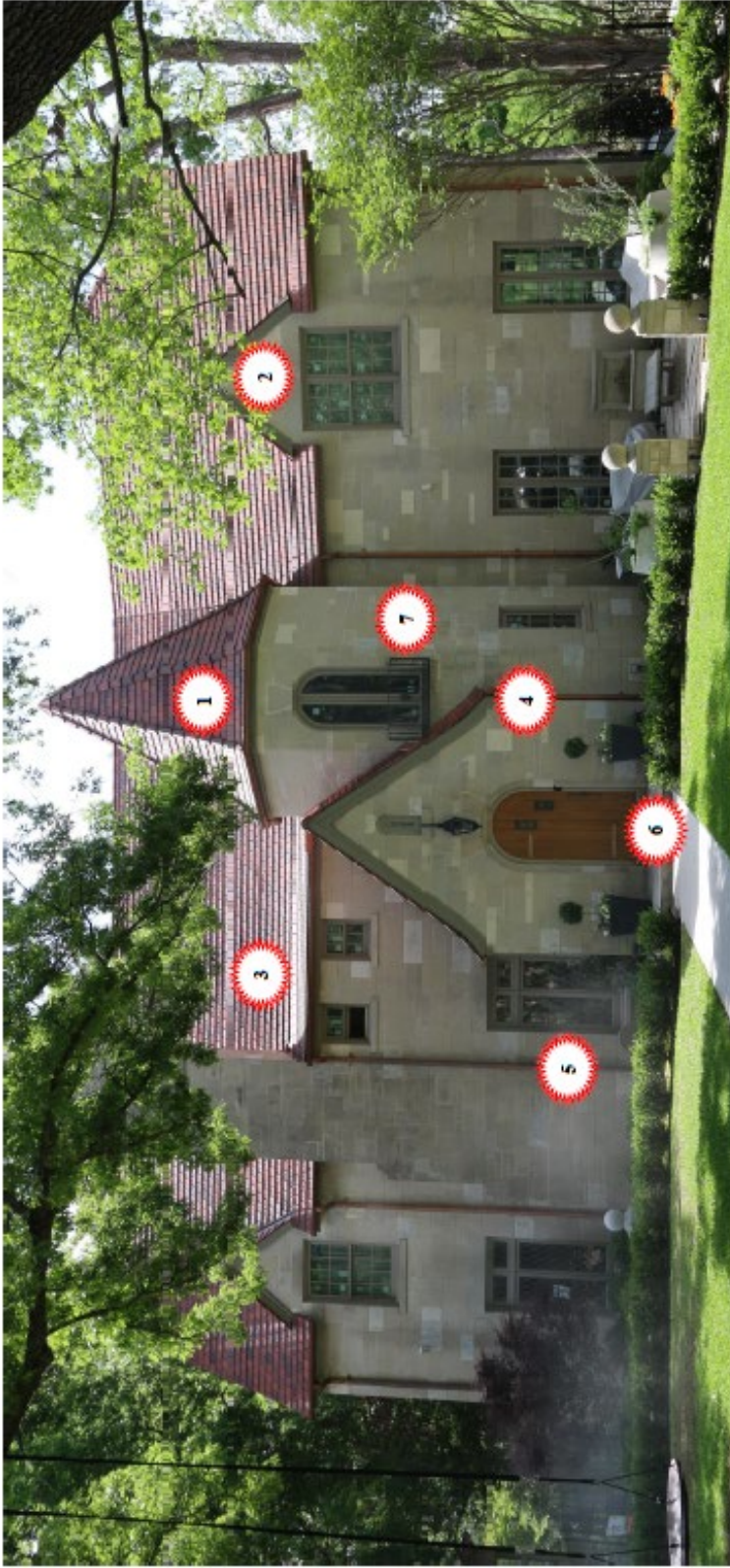
A GUIDE FOR THE DEVELOPMENT STANDARDS AND ARCHITECTURAL STANDARDS



Spanish Revival/Eclectic

- | | |
|--------------------------------------|---|
| 1) Parabolic arched focal window | 7) Decorative tile accents (multicolor) on facade |
| 2) Round tower | 8) Wrought iron accents |
| 3) Spanish tile roof (multicolor) | 9) Tile gable vents |
| 4) Courtyard with low wall | 10) Elaborated chimney top |
| 5) Cantilevered balcony with railing | 11) Front projecting ell/wing |
| 6) Staircase (open air) | |

EXHIBIT C: EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE



French Eclectic

- 1) Tower on facade
- 2) Wall dormers
- 3) Tile roof
- 4) Flared eaves

- 5) Leaded windows
- 6) Solid wood door with speakeasy opening and strap hinges
- 7) Balconet (Juliet balcony)

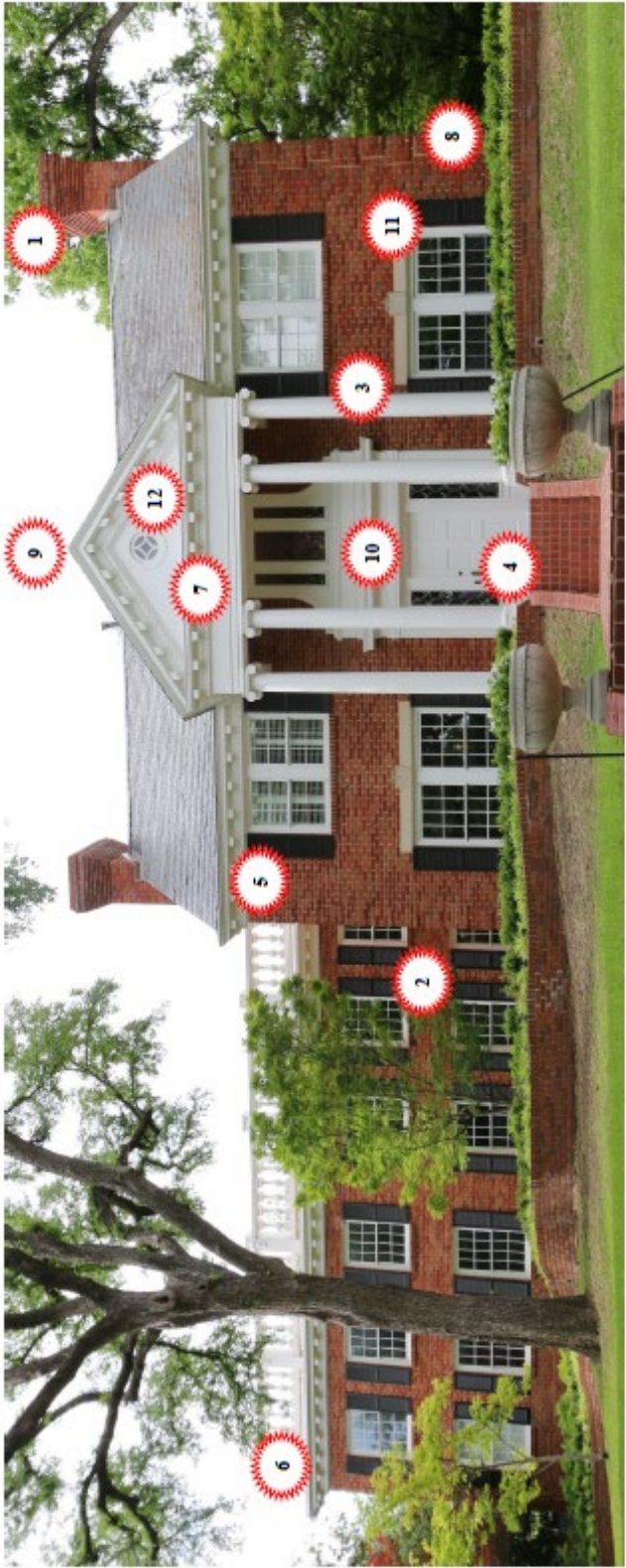
EXHIBIT C: EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE



Tudor— 2 story

- | | |
|--|--|
| 1) Crenellation or battlements | 5) Half-timbering on second story or in gable |
| 2) Patterned decorative brick between half-timbering | 6) Decorative vergeboard |
| 3) Decorative chimney on front facade | 7) Stone or cast stone accents on multiple window or door openings |
| 4) Groupings of stained or leaded glass windows | 8) Arched front doorway |

EXHIBIT C: EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE



Neoclassical

- | | |
|--|--|
| 1) Large, symmetrical brick chimneys on main block of building | 7) Pedimented front gable with entablature |
| 2) Recessed subordinate wing | 8) Quoins at wall corners |
| 3) Ionic or Corinthian columns of front porch or portico | 9) Symmetrical main block |
| 4) Sidelights at front door | 10) Full height entry porch |
| 5) Dentils or modillions under eaves | 11) Cast stone lintels |
| 6) Roofline balustrade | 12) Round or oval window in front gable |

EXHIBIT C: EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE



Colonial Revival

- | | |
|-------------------------------------|--|
| 1) One-story wing | 6) Dentil cornice |
| 2) Symmetrical fenestration pattern | 7) Rooftop balustrade on portico |
| 3) One-story centered portico | 8) Straight walkway leading to main entrance |
| 4) Sidelights at front door | 9) Soldier course or cast stone lintels |
| 5) Transom over front door | |

EXHIBIT C: EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Height - For any structure with a roof, height means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of any roof structure, regardless of its style or form.

for structures on lots smaller than 10,000 square feet, maximum structure height is 30 feet. For structures on lots 10,000 square feet or greater, maximum height is 35 feet.

**Existing Height Provision**

If any portion of an existing structure's roof ridge exceeds the maximum height, the lower portion of the structure's roof ridge may be raised to the height of the taller portion of the roof ridge.

Example: For a structure with a maximum height of 30 feet, if a portion of that existing structure is 32 ft in height, the roof ridge may be raised to 32 ft.

Stories

The maximum number of stories above grade is two. Attic stories (as illustrated) that include habitable space are allowed above both one- and two-story houses

Attic Story means the space between the existing ceiling framing of the topmost story and the underside of the roof framing.

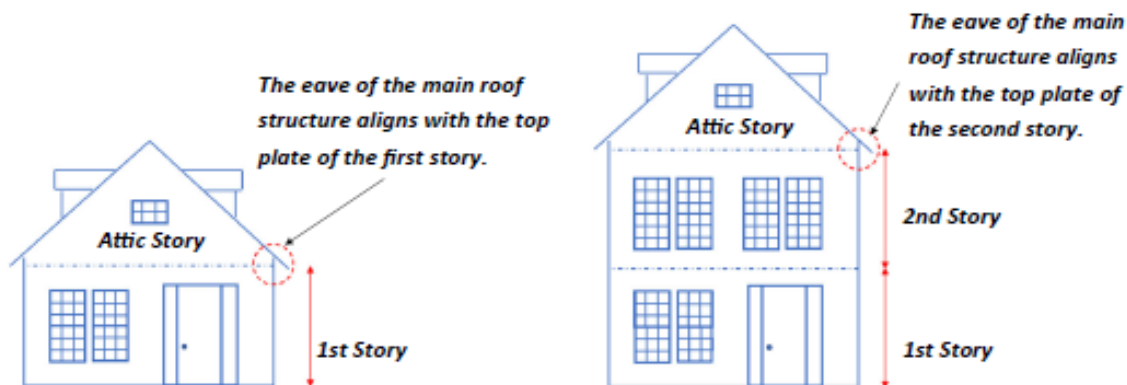


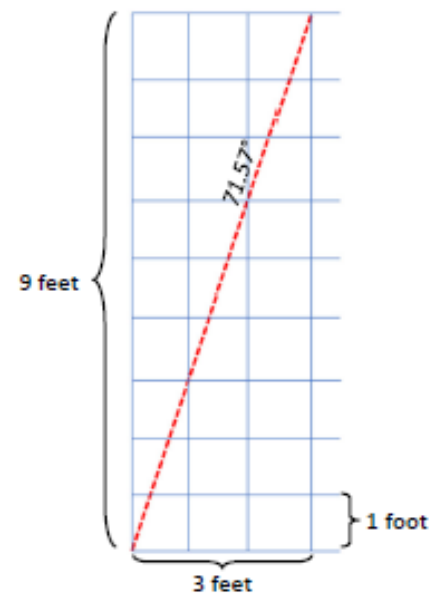
Illustration: One-story house and two-story house with attic story above.

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Height Looming Explanation

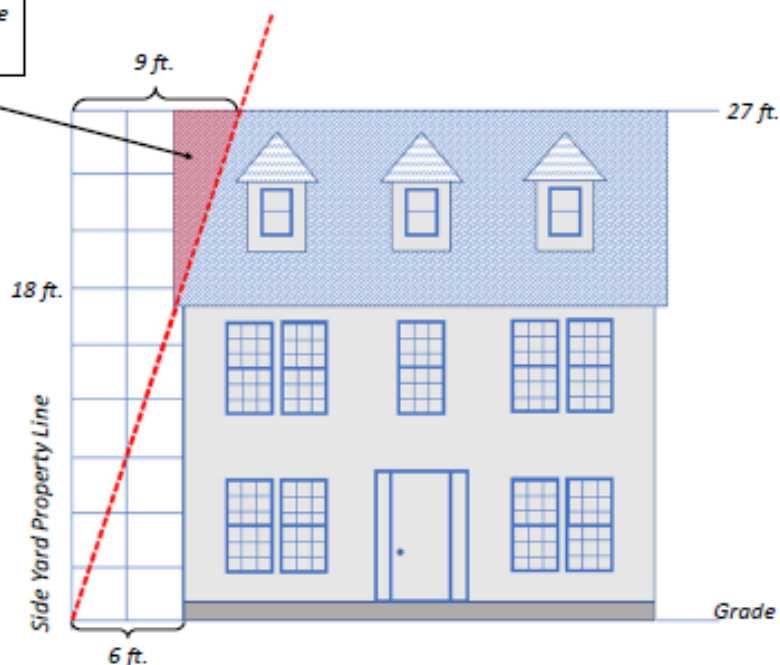
Height Looming is not to be interpreted as an overall setback for the structure. The highest point of a building element (wall, parapet, dormer, etc.) may not be taller than three times its distance from a side property line.

No portion of a building or structure greater than 24 feet in height may be located above the *height looming slope* (as illustrated) which extends vertically and is calculated by multiplying the distance from a side property line by three. This creates a diagonal line that slopes back proportionately from the side yard property line by one foot in horizontal distance for every three feet in vertical distance.



No portion of a building or structure may be located above the height looming slope.

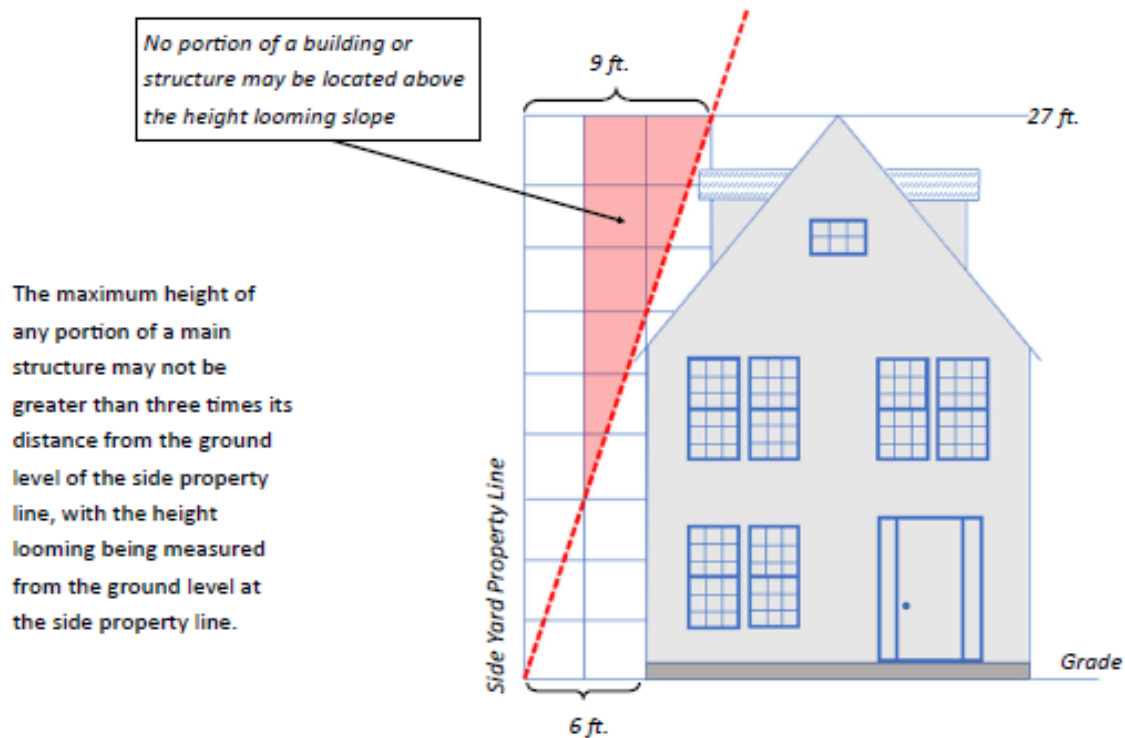
The maximum height of any portion of a main structure may not be greater than three times its distance from the ground level of the side property line, with the height looming being measured from the ground level at the side property line.



Example: A 27-foot tall structure set back six feet from the side yard line may not exceed 18 feet in height at that distance above the ground level at the side property line, and the highest point of the roof ridge must be set back at least nine feet. Chimneys are not subject to this height looming provision.

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Height Looming Explanation (continued)



Example: This 27-foot tall structure complies with the ordinance because no portion of the structure is above or within the area of the height looming slope.

Height Looming only applies to main buildings and does not apply to a structure that is 24-feet in height or lower.

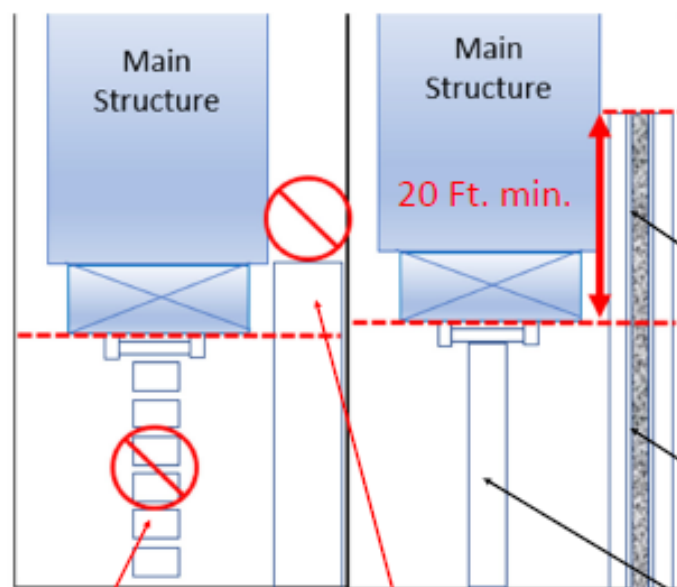
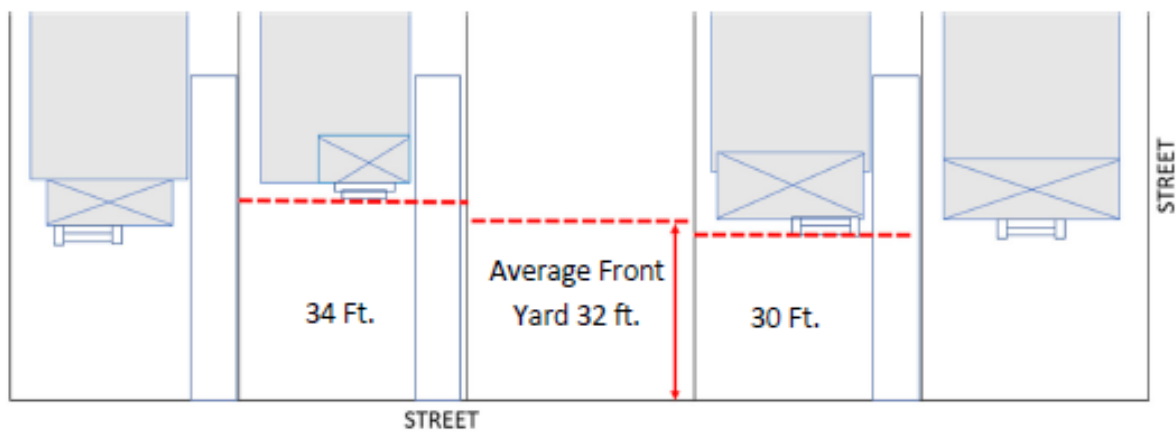


Example: Height Looming does not apply.

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Front Yard Setback

For new construction and additions, the minimum front yard is equal to the average of the adjacent lots as determined by a state licensed architect, land surveyor, or engineer. The maximum setback may not exceed more than ten feet further back than the average.

**Impervious Surfaces****Impervious Materials.**

No more than 35 percent of the front yard may be paved or hardscaped.

Driveways, Curbing, and Parking.

Any new front entry driveway must extend at least 20 feet beyond the front yard setback

Driveways must be constructed of brick, brush finished concrete, stone, pavers, permeable pavers, or similar materials.

Gravel is an allowable material only when used between ribbons in ribbon driveways.

Walkways

Walkways must be continuous with no separation.

Not allowed—The concrete sections of this walkway are not connected or continuous but instead are separated.

Not allowed—This front entry driveway does not extend at least 20 feet beyond the front yard setback.

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

FencesLocation

- Fences and walls, excluding retaining walls, are not allowed in a front yard. For purposes of this subsection, "front yard" means that area between the front facade and street, excluding porches.
- Courtyard walls surrounding the primary front entrance that are four feet in height or less may project into the front yard a maximum of five feet.
- Fences must be set back a minimum of five feet from the corner of the front facade of a main building nearest the side property line, excluding porches.

Height

- Fences in the side yard must not exceed six feet.
- Fences in the rear yard must not exceed eight feet.
- Fences in a cornerside yard must not exceed eight feet.
- Retaining walls may not exceed six inches above any soil being retained.

Materials

- Fences may be made of brick that matches the main structure, stone, wood, wrought iron or materials that look like wrought iron, or a combination of these materials.
- Chain link is prohibited.

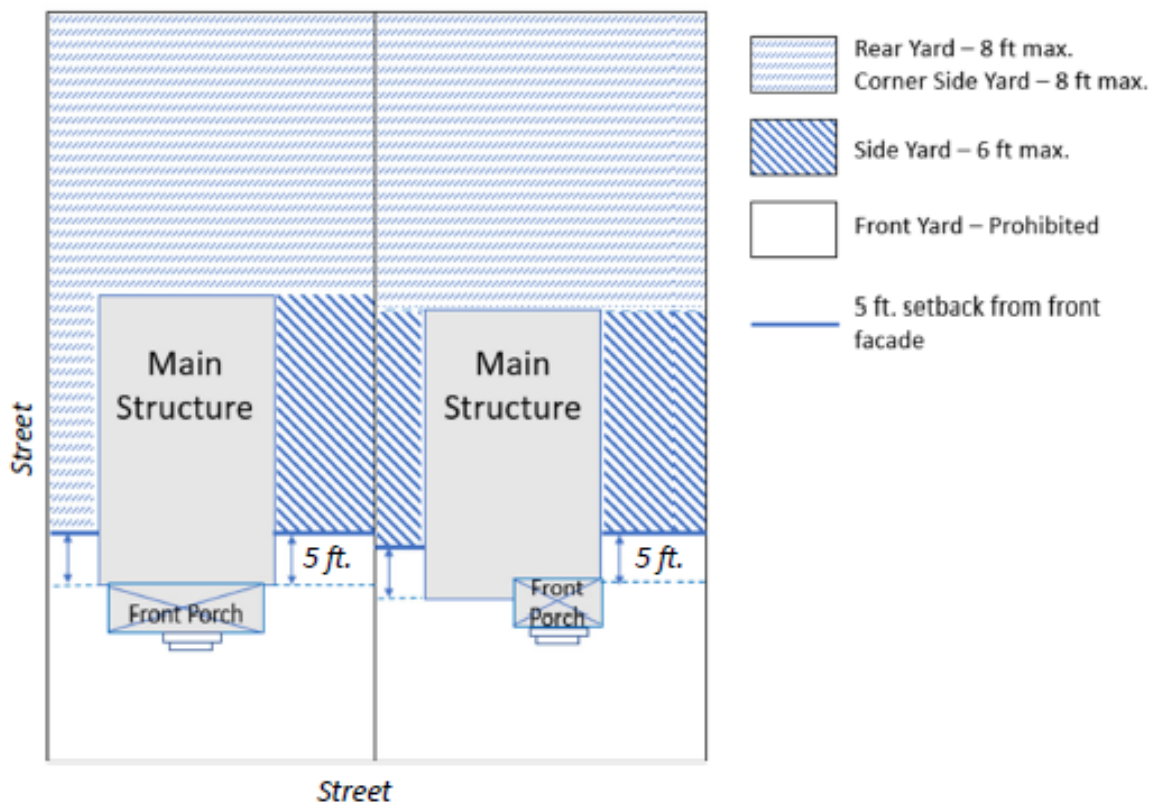


Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Roof Materials for Spanish Revival / Eclectic

Only the following roofing materials are allowed on structures in the Spanish Revival/Eclectic architectural style within the wrap-around.

- i. Terra cotta tile in Spanish, mission, or barrel style; or
- ii. Materials that look like Spanish, mission, or barrel style tile in:
 - a. Metal
 - b. Concrete
 - c. Plastic composite
 - d. Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and rake tiles applied to mimic original tile roofs.



Example: Roof materials that look like Spanish, mission, or barrel style tile in metal, concrete, or plastic composite.



Example: Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and rake tiles applied to mimic original tile roofs.

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

| Address | Street Name | Architectural Style | Year Built |
|---------|--------------|---|------------|
| 6802 | Avalon Ave | Tudor | 1938 |
| 6807 | Avalon Ave | Colonial Revival | 1953 |
| 6808 | Avalon Ave | Monterey | 1940 |
| 6814 | Avalon Ave | Neo-Classical | 1949 |
| 6819 | Avalon Ave | Ranch | 1949 |
| 6820 | Avalon Ave | French Eclectic | 1940 |
| 6827 | Avalon Ave | Tudor | 1951 |
| 6828 | Avalon Ave | Spanish Revival/Eclectic | 1939 |
| 6832 | Avalon Ave | New Traditional-Tudor | 2005 |
| 6837 | Avalon Ave | American Vernacular | 2000 |
| 6838 | Avalon Ave | Spanish Revival/Eclectic | 1954 |
| 6844 | Avalon Ave | New Traditional-Tudor | 1954 |
| 6850 | Avalon Ave | American Vernacular | 1955 |
| 6858 | Avalon Ave | Mid Century Modern | 1954 |
| 2425 | Hideaway Dr | Mid Century Modern | 1941 |
| 2431 | Hideaway Dr | New Traditional-French Eclectic | 1977 |
| 2432 | Hideaway Dr | Ranch | 1950 |
| 6834 | Lakeshore Dr | French Eclectic | 1945 |
| 6840 | Lakeshore Dr | Minimal Traditional | 1950 |
| 6847 | Lakeshore Dr | Ranch | 1957 |
| 6848 | Lakeshore Dr | Minimal Traditional | 1947 |
| 6855 | Lakeshore Dr | Ranch | 1948 |
| 6856 | Lakeshore Dr | New Traditional -Spanish Revival/Eclectic | 2023 |
| 6865 | Lakeshore Dr | Ranch | 1948 |
| 6902 | Lakeshore Dr | New Traditional-French Eclectic | 2001 |
| 6908 | Lakeshore Dr | Colonial Revival | 1930 |
| 6912 | Lakeshore Dr | Colonial Revival | 1930 |
| 6915 | Lakeshore Dr | American Vernacular | 1960 |
| 6916 | Lakeshore Dr | Tudor | 1930 |
| 6922 | Lakeshore Dr | New Traditional-Tudor | 1988 |
| 6925 | Lakeshore Dr | Tudor | 1939 |
| 6926 | Lakeshore Dr | Tudor | 1935 |
| 6932 | Lakeshore Dr | French Eclectic | 1931 |
| 6933 | Lakeshore Dr | Monterey | 1937 |
| 6935 | Lakeshore Dr | Colonial Revival | 1927 |
| 6936 | Lakeshore Dr | Spanish Revival/Eclectic | 1926 |
| 6940 | Lakeshore Dr | New Traditional-French Eclectic | 1998 |
| 6941 | Lakeshore Dr | Colonial Revival | 1952 |
| 6944 | Lakeshore Dr | Spanish Revival/Eclectic | 1930 |
| 6945 | Lakeshore Dr | New Traditional-Spanish Revival/Eclectic | 2004 |
| 6948 | Lakeshore Dr | Monterey | 1936 |
| 6949 | Lakeshore Dr | New Traditional-Tudor | 2004 |
| 6951 | Lakeshore Dr | French Eclectic | 1930 |
| 6952 | Lakeshore Dr | Colonial Revival | 1957 |
| 6955 | Lakeshore Dr | Tudor | 1927 |
| 6956 | Lakeshore Dr | Tudor | 1935 |
| 6957 | Lakeshore Dr | Tudor | 1927 |
| 6960 | Lakeshore Dr | Tudor | 1926 |
| 7000 | Lakeshore Dr | French Eclectic | 1936 |

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

| Address | Street Name | Architectural Style | Year Built |
|---------|---------------|--|------------|
| 7001 | Lakeshore Dr | Tudor | 1927 |
| 7007 | Lakeshore Dr | Tudor | 1930 |
| 7008 | Lakeshore Dr | New Traditional-Tudor | 1952 |
| 7009 | Lakeshore Dr | Tudor | 1928 |
| 7012 | Lakeshore Dr | French Eclectic | 1936 |
| 7015 | Lakeshore Dr | Tudor | 1929 |
| 7016 | Lakeshore Dr | Tudor | 1930 |
| 7017 | Lakeshore Dr | Tudor | 1929 |
| 7021 | Lakeshore Dr | New Traditional-Tudor | 1929 |
| 7022 | Lakeshore Dr | Tudor | 1952 |
| 7025 | Lakeshore Dr | Tudor | 1928 |
| 7028 | Lakeshore Dr | French Eclectic | 1935 |
| 7031 | Lakeshore Dr | Colonial Revival | 1940 |
| 7034 | Lakeshore Dr | Tudor | 1931 |
| 7035 | Lakeshore Dr | French Eclectic | 1936 |
| 7038 | Lakeshore Dr | Minimal Traditional | 1935 |
| 7039 | Lakeshore Dr | Spanish Revival/Eclectic | 1936 |
| 7100 | Lakeshore Dr | Tudor | 1928 |
| 7103 | Lakeshore Dr | Colonial Revival | 1986 |
| 7107 | Lakeshore Dr | Tudor | 1935 |
| 7110 | Lakeshore Dr | Colonial Revival | 1948 |
| 7115 | Lakeshore Dr | Colonial Revival | 1935 |
| 7119 | Lakeshore Dr | Ranch | 1950 |
| 7123 | Lakeshore Dr | Ranch | 1949 |
| 6800 | Lakewood Blvd | Tudor | 1934 |
| 6832 | Lakewood Blvd | Spanish Revival/Eclectic | 1929 |
| 6839 | Lakewood Blvd | French Eclectic | 1966 |
| 6840 | Lakewood Blvd | New Traditional-Spanish Revival/Eclectic | 1927 |
| 6843 | Lakewood Blvd | New Traditional-Tudor | 2006 |
| 6849 | Lakewood Blvd | Ranch | 1967 |
| 6855 | Lakewood Blvd | New Traditional-French Eclectic | 2005 |
| 6861 | Lakewood Blvd | Tudor | 1928 |
| 6903 | Lakewood Blvd | Minimal Traditional | 1954 |
| 6906 | Lakewood Blvd | French Eclectic | 1941 |
| 6907 | Lakewood Blvd | Tudor | 1927 |
| 6909 | Lakewood Blvd | French Eclectic | 1935 |
| 6910 | Lakewood Blvd | Spanish Revival/Eclectic | 1926 |
| 6911 | Lakewood Blvd | Tudor | 1926 |
| 6913 | Lakewood Blvd | Colonial Revival | 1935 |
| 6915 | Lakewood Blvd | Tudor | 1925 |
| 6920 | Lakewood Blvd | French Eclectic | 1926 |
| 6921 | Lakewood Blvd | Tudor | 1929 |
| 6926 | Lakewood Blvd | Colonial Revival | 1938 |
| 6930 | Lakewood Blvd | Tudor | 1925 |
| 6931 | Lakewood Blvd | Spanish Revival/Eclectic | 1964 |
| 6936 | Lakewood Blvd | New Traditional - Colonial Revival | 1987 |
| 6940 | Lakewood Blvd | Tudor | 1926 |
| 6941 | Lakewood Blvd | Spanish Revival/Eclectic | 1936 |
| 6944 | Lakewood Blvd | Contemporary | 2017 |

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

| Address | Street Name | Architectural Style | Year Built |
|---------|---------------|--|------------|
| 6949 | Lakewood Blvd | New Traditional-Tudor | 2021 |
| 6952 | Lakewood Blvd | Tudor | 1926 |
| 6955 | Lakewood Blvd | Spanish Revival/Eclectic | 1965 |
| 6956 | Lakewood Blvd | Colonial Revival | 1946 |
| 6961 | Lakewood Blvd | Colonial Revival | 1969 |
| 6969 | Lakewood Blvd | Spanish Revival/Eclectic | 1936 |
| 7002 | Lakewood Blvd | New Traditional-Spanish Revival/Eclectic | 2011 |
| 7003 | Lakewood Blvd | Monterey | 1935 |
| 7006 | Lakewood Blvd | Spanish Revival/Eclectic | 1930 |
| 7007 | Lakewood Blvd | Tudor | 1927 |
| 7010 | Lakewood Blvd | Tudor | 1926 |
| 7011 | Lakewood Blvd | Spanish Revival/Eclectic | 1929 |
| 7012 | Lakewood Blvd | Tudor | 1925 |
| 7015 | Lakewood Blvd | French Eclectic | 1936 |
| 7018 | Lakewood Blvd | Tudor | 1930 |
| 7019 | Lakewood Blvd | Spanish Revival/Eclectic | 1928 |
| 7022 | Lakewood Blvd | Tudor | 1936 |
| 7023 | Lakewood Blvd | Spanish Revival/Eclectic | 1930 |
| 7026 | Lakewood Blvd | Spanish Revival/Eclectic | 1936 |
| 7027 | Lakewood Blvd | Spanish Revival/Eclectic | 1937 |
| 7030 | Lakewood Blvd | Tudor | 1925 |
| 7031 | Lakewood Blvd | Spanish Revival/Eclectic | 1926 |
| 7034 | Lakewood Blvd | Tudor | 1929 |
| 7035 | Lakewood Blvd | Spanish Revival/Eclectic | 1930 |
| 7038 | Lakewood Blvd | Spanish Revival/Eclectic | 1930 |
| 7102 | Lakewood Blvd | Monterey | 1930 |
| 7103 | Lakewood Blvd | Spanish Revival/Eclectic | 1928 |
| 7106 | Lakewood Blvd | Spanish Revival/Eclectic | 1925 |
| 7107 | Lakewood Blvd | Spanish Revival/Eclectic | 1930 |
| 7110 | Lakewood Blvd | Colonial Revival | 1989 |
| 7111 | Lakewood Blvd | Spanish Revival/Eclectic | 1928 |
| 7114 | Lakewood Blvd | Tudor | 1930 |
| 7117 | Lakewood Blvd | Tudor | 1926 |
| 7118 | Lakewood Blvd | Spanish Revival/Eclectic | 1930 |
| 7122 | Lakewood Blvd | Contemporary | 2022 |
| 7202 | Lakewood Blvd | Contemporary | 2017 |
| 7203 | Lakewood Blvd | Spanish Revival/Eclectic | 1931 |
| 7207 | Lakewood Blvd | Spanish Revival/Eclectic | 1931 |
| 7209 | Lakewood Blvd | Colonial Revival | 1939 |
| 7210 | Lakewood Blvd | Spanish Revival/Eclectic | 1936 |
| 7214 | Lakewood Blvd | Contemporary | 2000 |
| 7215 | Lakewood Blvd | New Traditional-Colonial Revival | 1938 |
| 7218 | Lakewood Blvd | Spanish Revival/Eclectic | 1936 |
| 7223 | Lakewood Blvd | Colonial Revival | 1939 |
| 7226 | Lakewood Blvd | Vacant Lot | n/a |
| 7227 | Lakewood Blvd | Colonial Revival | 1939 |
| 7231 | Lakewood Blvd | Minimal Traditional | 1945 |
| 7234 | Lakewood Blvd | Colonial Revival | 1936 |
| 7235 | Lakewood Blvd | Colonial Revival | 1939 |

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

| Address | Street Name | Architectural Style | Year Built |
|---------|---------------|--|------------|
| 7238 | Lakewood Blvd | New Traditional-Spanish Revival/Eclectic | 2013 |
| 7239 | Lakewood Blvd | Monterey | 1941 |
| 7242 | Lakewood Blvd | New Traditional-Tudor | 2008 |
| 7302 | Lakewood Blvd | New Traditional-Tudor | 2016 |
| 7303 | Lakewood Blvd | Spanish Revival/Eclectic | 1937 |
| 7307 | Lakewood Blvd | Tudor | 1936 |
| 7310 | Lakewood Blvd | Tudor | 1927 |
| 7311 | Lakewood Blvd | Spanish Revival/Eclectic | 1937 |
| 7315 | Lakewood Blvd | Spanish Revival/Eclectic | 1937 |
| 7316 | Lakewood Blvd | Tudor (1 1/2-story) | 1941 |
| 7319 | Lakewood Blvd | Spanish Revival/Eclectic | 1935 |
| 7320 | Lakewood Blvd | New Traditional-Tudor | 1988 |
| 7323 | Lakewood Blvd | Spanish Revival/Eclectic | 1937 |
| 7326 | Lakewood Blvd | Contemporary | 2008 |
| 7327 | Lakewood Blvd | Spanish Revival/Eclectic | 1936 |
| 7330 | Lakewood Blvd | New Traditional - Spanish Revival/Eclectic | 1956 |
| 7331 | Lakewood Blvd | Spanish Revival/Eclectic | 1937 |
| 7335 | Lakewood Blvd | Spanish Revival/Eclectic | 1937 |
| 7339 | Lakewood Blvd | Tudor | 1950 |
| 6858 | Tokalon Dr | Neo-Classical | 1945 |
| 6859 | Tokalon Dr | New Traditional-French Eclectic | 1976 |
| 6865 | Tokalon Dr | Tudor | 1926 |
| 6870 | Tokalon Dr | Tudor | 1926 |
| 6875 | Tokalon Dr | Spanish Revival/Eclectic | 1945 |
| 6904 | Tokalon Dr | Spanish Revival/Eclectic | 1926 |
| 6909 | Tokalon Dr | Neo-Classical | 1936 |
| 6910 | Tokalon Dr | Contemporary | 1983 |
| 6914 | Tokalon Dr | French Eclectic | 1945 |
| 6915 | Tokalon Dr | Neo-Classical | 1937 |
| 6918 | Tokalon Dr | Tudor | 1936 |
| 6921 | Tokalon Dr | French Eclectic | 1936 |
| 6926 | Tokalon Dr | Ranch | 1957 |
| 6927 | Tokalon Dr | Mid Century Modern | 1960 |
| 6934 | Tokalon Dr | Mid Century Modern | 1957 |
| 6935 | Tokalon Dr | New Traditional-Spanish Revival/Eclectic | 1966 |
| 6942 | Tokalon Dr | Colonial Revival | 1942 |
| 6945 | Tokalon Dr | Ranch | 1963 |
| 6950 | Tokalon Dr | Minimal Traditional | 1955 |
| 6957 | Tokalon Dr | Neo-Classical | 1948 |
| 6960 | Tokalon Dr | Mid Century Modern | 1955 |
| 6964 | Tokalon Dr | Tudor | 1943 |
| 6968 | Tokalon Dr | Colonial Revival | 1935 |
| 7003 | Tokalon Dr | Ranch | 1961 |
| 7004 | Tokalon Dr | Ranch | 1953 |
| 7007 | Tokalon Dr | Ranch | 1954 |
| 7010 | Tokalon Dr | Tudor | 1930 |
| 7011 | Tokalon Dr | Ranch | 1955 |
| 7015 | Tokalon Dr | New Traditional-Spanish Revival/Eclectic | 1987 |
| 7019 | Tokalon Dr | Spanish Revival/Eclectic | 1930 |

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

| Address | Street Name | Architectural Style | Year Built |
|---------|---------------|--|------------|
| 7022 | Tokalon Dr | New Traditional-Tudor | 2024 |
| 7023 | Tokalon Dr | Spanish Revival/Eclectic | 1929 |
| 7026 | Tokalon Dr | Tudor | 1925 |
| 7027 | Tokalon Dr | Tudor | 1929 |
| 7030 | Tokalon Dr | French Eclectic | 1941 |
| 7031 | Tokalon Dr | Spanish Revival/Eclectic | 1945 |
| 7040 | Tokalon Dr | French Eclectic | 1928 |
| 7041 | Tokalon Dr | Tudor | 1928 |
| 7044 | Tokalon Dr | French Eclectic | 1924 |
| 7047 | Tokalon Dr | Spanish Revival/Eclectic | 1928 |
| 7048 | Tokalon Dr | Tudor | 1935 |
| 7131 | Tokalon Dr | Ranch | 1950 |
| 7134 | Tokalon Dr | Contemporary | 1940 |
| 7148 | Tokalon Dr | Ranch | 1950 |
| 7205 | Tokalon Dr | Ranch | 1941 |
| 7206 | Tokalon Dr | Contemporary | 1949 |
| 7211 | Tokalon Dr | Contemporary | 1943 |
| 7215 | Tokalon Dr | Ranch | 1943 |
| 7220 | Tokalon Dr | Ranch | 1950 |
| 7221 | Tokalon Dr | Contemporary | 2022 |
| 7227 | Tokalon Dr | Ranch | 1943 |
| 7231 | Tokalon Dr | American Vernacular | 1947 |
| 7237 | Tokalon Dr | Ranch | 1947 |
| 7243 | Tokalon Dr | Contemporary | 1986 |
| 7303 | Tokalon Dr | Tudor 1-story | 1939 |
| 7307 | Tokalon Dr | Minimal Traditional | 1939 |
| 7317 | Tokalon Dr | New Traditional-Spanish Revival/Eclectic | 2004 |
| 2716 | West Shore Dr | Ranch | 1946 |
| 6901 | Westlake Ave | New Traditional-Tudor | 1989 |
| 6902 | Westlake Ave | Tudor | 1925 |
| 6903 | Westlake Ave | Tudor | 1929 |
| 6906 | Westlake Ave | Tudor | 1926 |
| 6907 | Westlake Ave | Tudor | 1927 |
| 6911 | Westlake Ave | Spanish Revival/Eclectic | 1927 |
| 6912 | Westlake Ave | Tudor | 1928 |
| 6914 | Westlake Ave | Tudor | 1928 |
| 6917 | Westlake Ave | Tudor | 1927 |
| 6918 | Westlake Ave | Tudor | 1936 |
| 6919 | Westlake Ave | Minimal Traditional | 1938 |
| 6921 | Westlake Ave | Tudor | 1927 |
| 6922 | Westlake Ave | Tudor | 1934 |
| 6925 | Westlake Ave | Tudor | 1927 |
| 6926 | Westlake Ave | Tudor | 1926 |
| 6930 | Westlake Ave | Tudor | 1927 |
| 6933 | Westlake Ave | Tudor | 1934 |
| 6934 | Westlake Ave | Tudor | 1925 |
| 6937 | Westlake Ave | New Traditional-Tudor | 2019 |
| 6938 | Westlake Ave | Tudor | 1927 |
| 6941 | Westlake Ave | Tudor | 1949 |

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

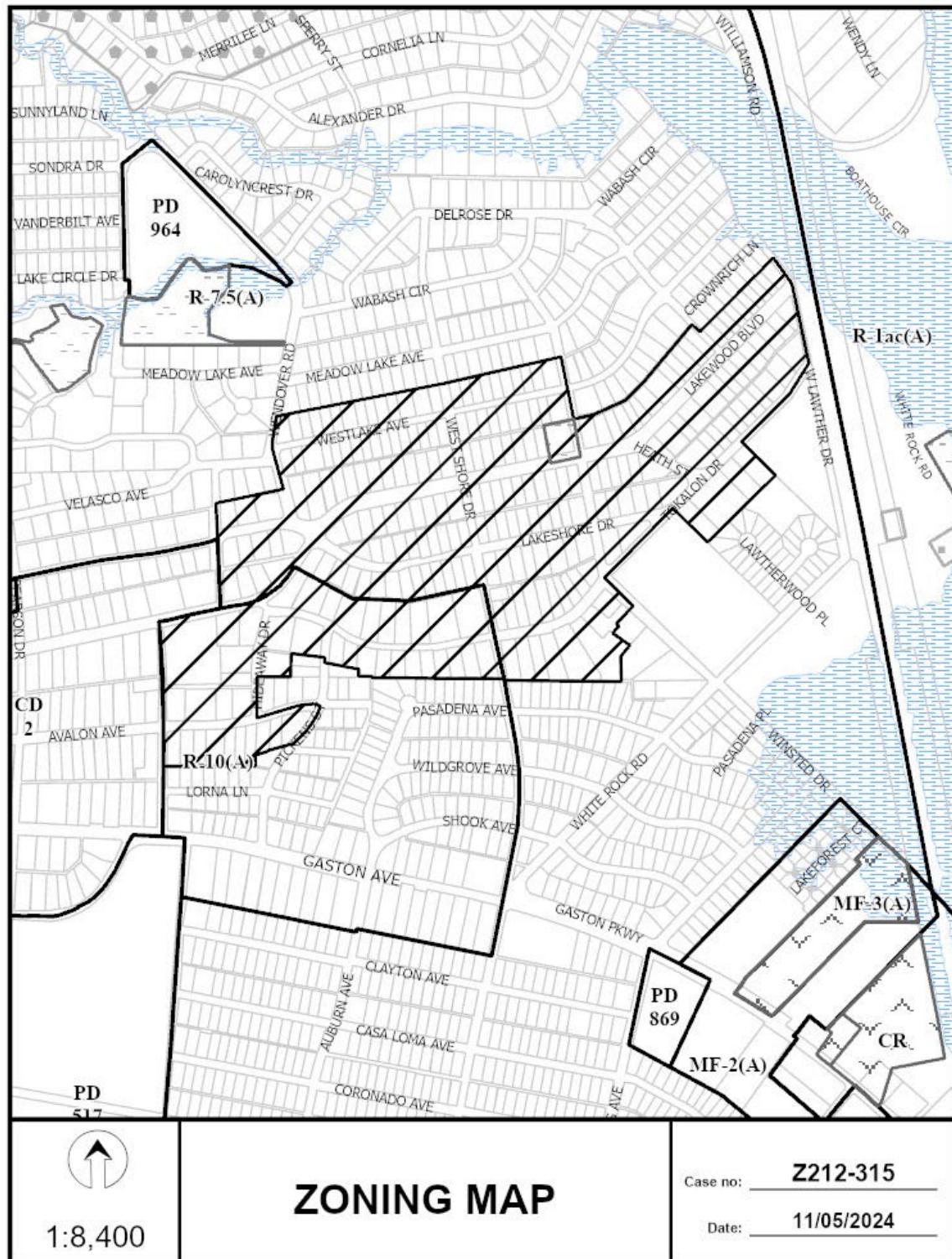
| Address | Street Name | Architectural Style | Year Built |
|---------|--------------|--|------------|
| 6942 | Westlake Ave | Tudor | 1926 |
| 6945 | Westlake Ave | Contemporary | 1941 |
| 6946 | Westlake Ave | Tudor | 1927 |
| 6950 | Westlake Ave | Tudor | 1927 |
| 6953 | Westlake Ave | Minimal Traditional | 1947 |
| 6954 | Westlake Ave | Tudor | 1927 |
| 6957 | Westlake Ave | Ranch | 1941 |
| 6960 | Westlake Ave | Tudor | 1927 |
| 6964 | Westlake Ave | New Traditional-Colonial Revival | 1985 |
| 7002 | Westlake Ave | Minimal Traditional | 1930 |
| 7003 | Westlake Ave | Minimal Traditional | 1940 |
| 7006 | Westlake Ave | Colonial Revival | 1936 |
| 7007 | Westlake Ave | Minimal Traditional | 1940 |
| 7010 | Westlake Ave | New Traditional-Tudor | 2005 |
| 7011 | Westlake Ave | Minimal Traditional | 1939 |
| 7014 | Westlake Ave | Minimal Traditional | 1949 |
| 7015 | Westlake Ave | Minimal Traditional | 1940 |
| 7018 | Westlake Ave | Contemporary | 2023 |
| 7019 | Westlake Ave | Minimal Traditional | 1940 |
| 7022 | Westlake Ave | American Vernacular | 2011 |
| 7023 | Westlake Ave | Minimal Traditional | 1941 |
| 7026 | Westlake Ave | Minimal Traditional | 1940 |
| 7027 | Westlake Ave | New Traditional-Spanish Revival/Eclectic | 2004 |
| 7028 | Westlake Ave | Minimal Traditional | 1940 |
| 7031 | Westlake Ave | Minimal Traditional | 1947 |
| 7032 | Westlake Ave | Minimal Traditional | 1945 |
| 7039 | Westlake Ave | Minimal Traditional | 1961 |
| 7040 | Westlake Ave | Ranch | 1940 |
| 7047 | Westlake Ave | Minimal Traditional | 1941 |

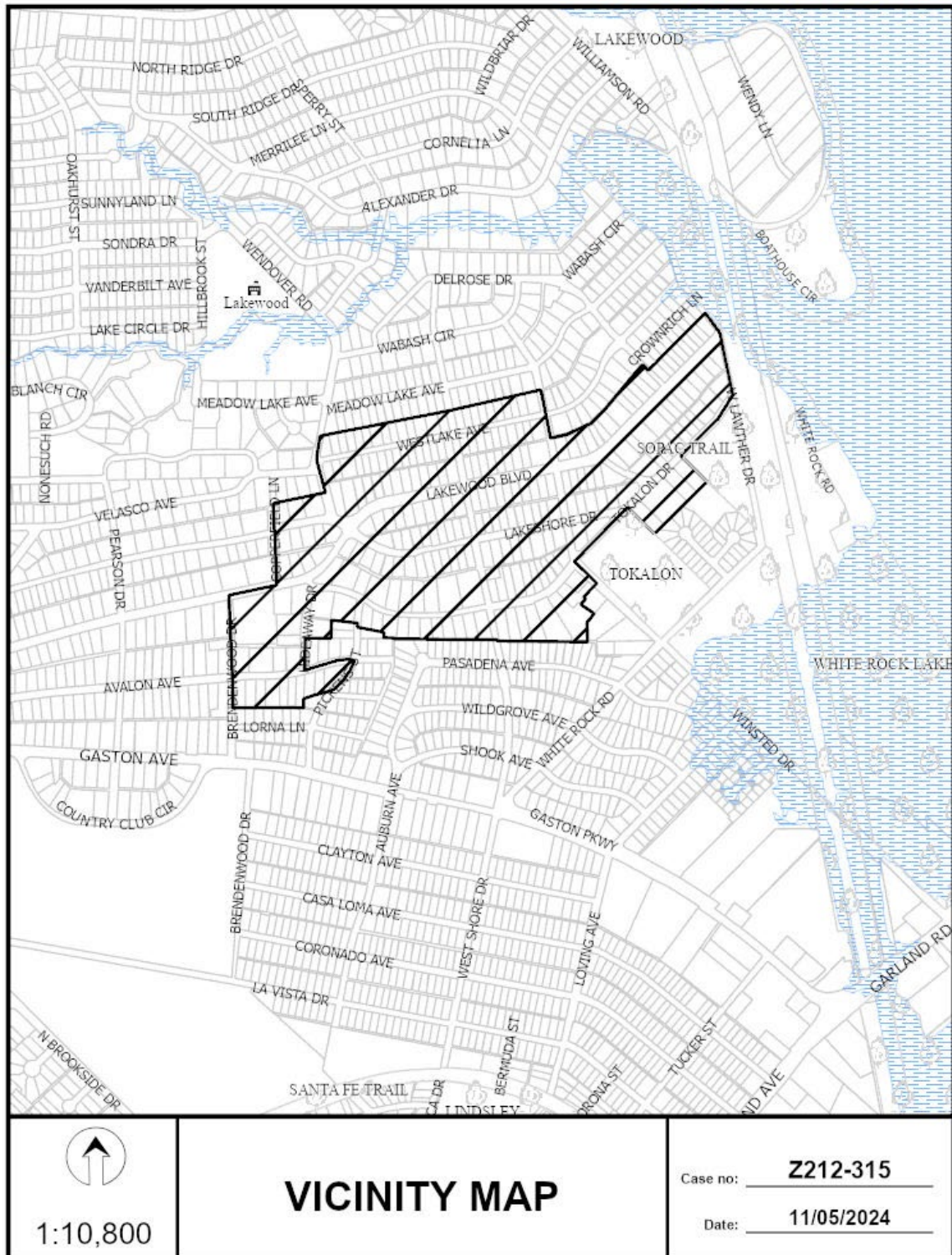
LIST OF SIGNIFICANT HOUSES
BY ADDRESS

| ADDRESS | ARCHITECT | YEAR OF CONSTRUCTION |
|----------------|-----------------------------|----------------------|
| 6808 Avalon | Dines & Kraft | 1940 |
| 6820 Avalon | Dilbeck | 1940 |
| 6828 Avalon | Dines & Kraft | 1939 |
| 6858 Avalon | Howard Meyer, E.G. Hamilton | 1954 |
| 2425 Hideaway | International style | 1941 |
| 6834 Lakeshore | Dilbeck | 1945 |
| 6912 Lakeshore | Dines & Kraft | 1930 |
| 6916 Lakeshore | Dines & Kraft | 1930 |
| 6925 Lakeshore | Dines & Kraft | 1939 |
| 6926 Lakeshore | Dines & Kraft | 1935 |
| 6933 Lakeshore | Dines & Kraft | 1937 |
| 6935 Lakeshore | B. Hill | 1927 |
| 6936 Lakeshore | B. Hill | 1926 |
| 6944 Lakeshore | Dines & Kraft | 1930 |
| 6951 Lakeshore | Dines & Kraft | 1930 |
| 6956 Lakeshore | Dines & Kraft | 1935 |
| 6957 Lakeshore | Dines & Kraft | 1927 |
| 7000 Lakeshore | Dilbeck | 1936 |
| 7039 Lakeshore | Hutsell | 1935 |
| 7119 Lakeshore | Hutsell | 1950 |
| 6800 Lakewood | Dilbeck | 1934 |
| 6840 Lakewood | B. Hill | 1927 |
| 6861 Lakewood | B. Hill | 1928 |
| 6907 Lakewood | B. Hill | 1927 |
| 6910 Lakewood | B. Hill | 1926 |
| 6915 Lakewood | B. Hill | 1925 |
| 6920 Lakewood | Dines & Kraft | 1926 |
| 6930 Lakewood | B. Hill | 1925 |
| 6952 Lakewood | Dines & Kraft | 1926 |
| 6969 Lakewood | Hutsell | 1937 |
| 7003 Lakewood | Hutsell | 1931 |
| 7007 Lakewood | Hutsell | 1938 |
| 7011 Lakewood | Hutsell | 1929 |
| 7015 Lakewood | Hutsell | 1931 |
| 7019 Lakewood | Hutsell | 1928 |
| 7022 Lakewood | Hutsell | 1931 |
| 7023 Lakewood | Hutsell | 1930 |
| 7026 Lakewood | Hutsell | 1928 |
| 7027 Lakewood | Hutsell | 1931 |
| 7031 Lakewood | Hutsell | 1926 |
| 7034 Lakewood | Hutsell | 1929 |
| 7035 Lakewood | Hutsell | 1930 |
| 7038 Lakewood | Hutsell | 1930 |
| 7102 Lakewood | Hutsell | 1930 |

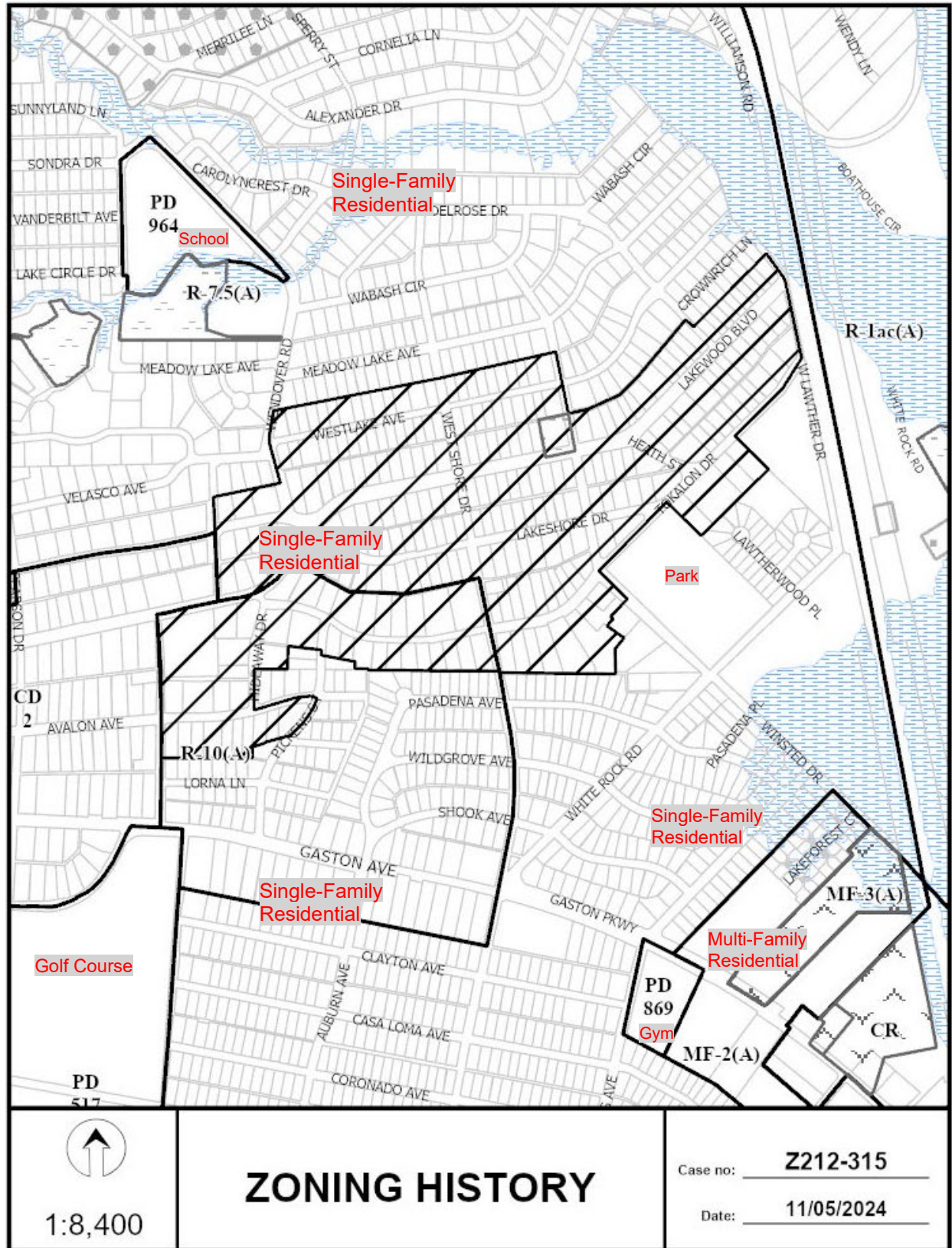
LIST OF SIGNIFICANT HOUSES
BY ADDRESS

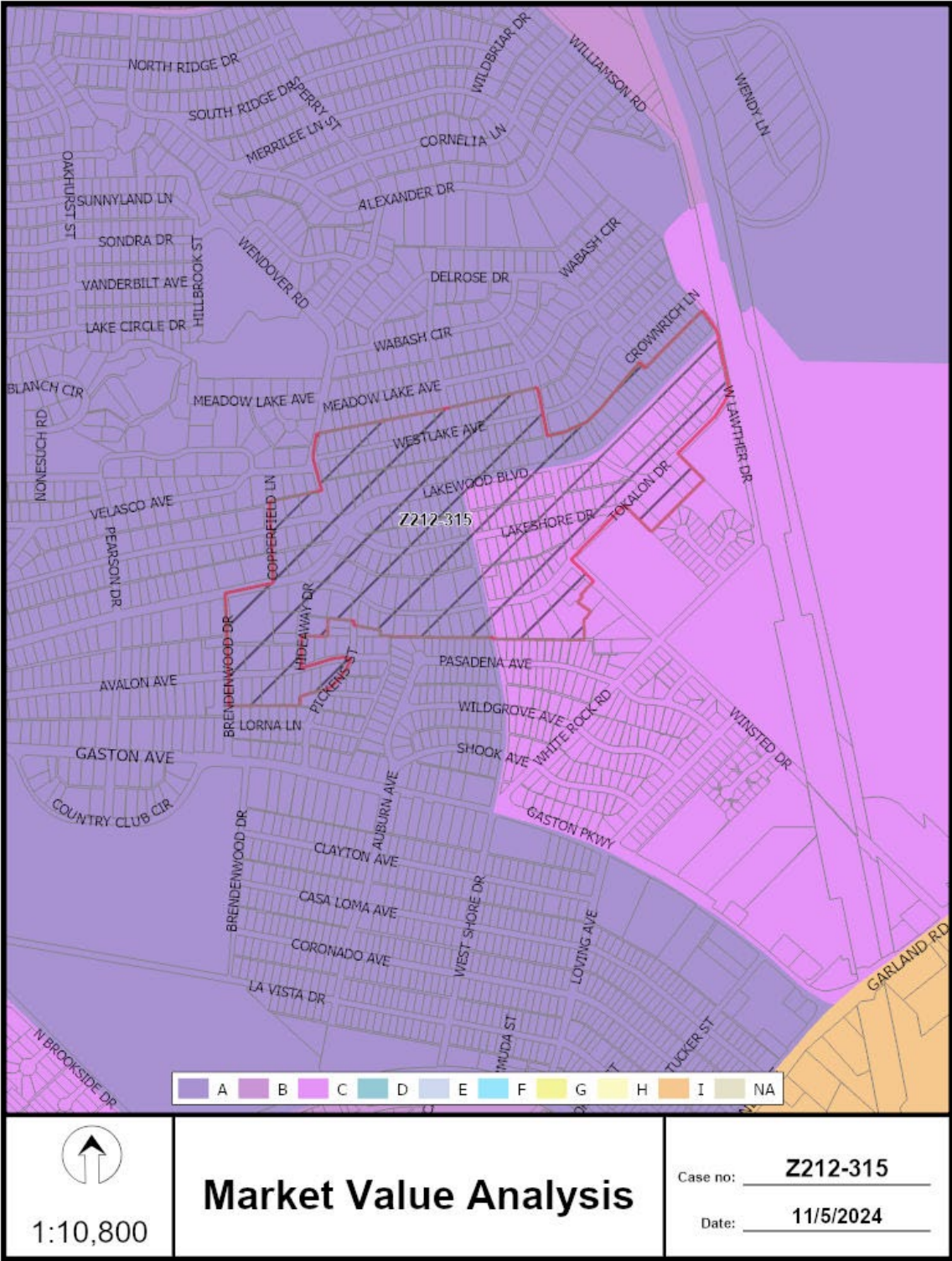
| ADDRESS | ARCHITECT | YEAR OF CONSTRUCTION |
|-----------------|--------------------|----------------------|
| 7103 Lakewood | Hutsell | 1928 |
| 7106 Lakewood | Hutsell | 1926 |
| 7107 Lakewood | Hutsell | 1931 |
| 7111 Lakewood | Hutsell | 1930 |
| 7114 Lakewood | Hutsell | 1930 |
| 7118 Lakewood | Hutsell | 1931 |
| 7203 Lakewood | Hutsell | 1931 |
| 7207 Lakewood | Hutsell | 1930 |
| 7210 Lakewood | Hutsell | 1931 |
| 7218 Lakewood | Hutsell | 1931 |
| 7303 Lakewood | Hutsell | 1937 |
| 7307 Lakewood | Hutsell | 1936 |
| 7311 Lakewood | Hutsell | 1937 |
| 7315 Lakewood | Hutsell | 1936 |
| 7319 Lakewood | Hutsell | 1936 |
| 7323 Lakewood | Hutsell | 1937 |
| 7327 Lakewood | Hutsell | 1936 |
| 7331 Lakewood | Hutsell | 1937 |
| 7335 Lakewood | Hutsell | 1937 |
| 6870 Tokalon | B. Hill | 1926 |
| 6875 Tokalon | B. Hill | 1945 |
| 6918 Tokalon | Dilbeck | 1936 |
| 6934 Tokalon | Dilbeck attributed | 1957 |
| 6964 Tokalon | Dilbeck | 1943 |
| 7019 Tokalon | Hutsell | 1931 |
| 7023 Tokalon | Hutsell | 1929 |
| 7027 Tokalon | Hutsell | 1929 |
| 7030 Tokalon | V.E. Shanklin | 1929 |
| 7031 Tokalon | Hutsell | 1931 |
| 7040 Tokalon | Dahl | 1928 |
| 7047 Tokalon | Hutsell | 1930 |
| 7205 Tokalon | Hutsell | 1941 |
| 7215 Tokalon | Hutsell | 1943 |
| 7227 Tokalon | Hutsell | 1943 |
| 7237 Tokalon | Hutsell | 1947 |
| 2716 West Shore | Hutsell | 1946 |
| 6903 Westlake | Dines & Kraft | 1929 |
| 6906 Westlake | B. Hill | 1926 |
| 6918 Westlake | Dines & Kraft | 1936 |
| 6925 Westlake | Dines & Kraft | 1927 |
| 6957 Westlake | Dilbeck attributed | 1941 |
| 7003 Westlake | Dines & Kraft | 1940 |
| 7014 Westlake | Dilbeck attributed | 1949 |













11/05/2024

Notification List of Property Owners***Z212-315******458 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-----------------------------------|
| 1 | 6800 LAKEWOOD BLVD | DAVIS MICHAEL B & HOLLY S |
| 2 | 6838 AVALON AVE | BAKER TODD |
| 3 | 6827 AVALON AVE | FENLAW JAY A & EMILY M |
| 4 | 6820 AVALON AVE | HOLMES JOHN B & JEANETTE S |
| 5 | 6808 AVALON AVE | BARTON REVOCABLE TRUST |
| 6 | 6819 AVALON AVE | CREWS KEVIN T & CHRISTINA S |
| 7 | 6828 AVALON AVE | SHERSTAD MATTHEW |
| 8 | 6814 AVALON AVE | FITZSIMMONS A GERALDINE REV TRUST |
| 9 | 6837 AVALON AVE | CARLTON BRIAN |
| 10 | 6807 AVALON AVE | SKIPWITH WALTER E ET AL |
| 11 | 6802 AVALON AVE | CERVIN MARGARET EUGENIA |
| 12 | 6858 AVALON AVE | JOHNSTON RICHARD D & |
| 13 | 6850 AVALON AVE | COX BARTON & MEGAN |
| 14 | 6844 AVALON AVE | REGAN JOHN D & |
| 15 | 6832 AVALON AVE | KESSLER JOAN C & GARY S |
| 16 | 6957 WESTLAKE AVE | MOUNTS ROBERT MILLIKEN |
| 17 | 6953 WESTLAKE AVE | BATTLE CHRISTY WILLIAMS |
| 18 | 6941 WESTLAKE AVE | SMITH RYAN R & KAMILIA |
| 19 | 6937 WESTLAKE AVE | FORREST BENJAMIN & |
| 20 | 6933 WESTLAKE AVE | Taxpayer at |
| 21 | 6921 WESTLAKE AVE | GORSUCH JASON R & LINDSEY T |
| 22 | 6925 WESTLAKE AVE | WALLACE DAVID BOWEN & |
| 23 | 6919 WESTLAKE AVE | BLAIR LARRY & JANET L |
| 24 | 6917 WESTLAKE AVE | CASEY HOWARD KIRKMAN JR & |
| 25 | 6911 WESTLAKE AVE | SCHREINER JENNIFER J & KARCH A |
| 26 | 6907 WESTLAKE AVE | RIDDLE CHRISTY CATHLEEN |

11/05/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|-------------------------------|
| 27 | 6903 WESTLAKE AVE | MOZELEWSKI RACHAEL VICTORIA & |
| 28 | 6901 WESTLAKE AVE | TOWNSLEY KENNETH W & |
| 29 | 6969 LAKEWOOD BLVD | HALL MARK ALAN & |
| 30 | 6961 LAKEWOOD BLVD | SWART WILLIAM E & |
| 31 | 6960 WESTLAKE AVE | ROSCOPF CHARLES JR & |
| 32 | 6954 WESTLAKE AVE | DUTTON K GEORGE |
| 33 | 6955 LAKEWOOD BLVD | PORTERA JOSEPH CHARLES & |
| 34 | 6949 LAKEWOOD BLVD | SUBA CHRISTOPHER & |
| 35 | 6950 WESTLAKE AVE | TURLINGTON JEAN & |
| 36 | 6946 WESTLAKE AVE | BEEBY WILLIAM J & |
| 37 | 6942 WESTLAKE AVE | WORRELL CHRISTY ANN |
| 38 | 6941 LAKEWOOD BLVD | JOHNSON ROBERT CARL & |
| 39 | 6938 WESTLAKE AVE | WAUSON RODNEY & JAMIE |
| 40 | 6931 LAKEWOOD BLVD | PAUL MARK |
| 41 | 6921 LAKEWOOD BLVD | MCMURPHY MATTHEW A & |
| 42 | 6934 WESTLAKE AVE | GOLD KIMBERLY JANE |
| 43 | 6930 WESTLAKE AVE | MACKINNON DOUGLAS P & |
| 44 | 6915 LAKEWOOD BLVD | MORENO JOHN & LISA |
| 45 | 6913 LAKEWOOD BLVD | WENDEL GEORGE & |
| 46 | 6911 LAKEWOOD BLVD | VALEK TIMOTHY R & RENEE |
| 47 | 6909 LAKEWOOD BLVD | COLEMAN JEFFREY H & |
| 48 | 6907 LAKEWOOD BLVD | PRICE ELIZABETH M & JASON R |
| 49 | 6903 LAKEWOOD BLVD | ELLIOTT JAMES R III |
| 50 | 6926 WESTLAKE AVE | LARKIN BENJAMIN J & EMILY S |
| 51 | 6922 WESTLAKE AVE | WALKER JESSICA |
| 52 | 6918 WESTLAKE AVE | PARRISH ANN C |
| 53 | 6914 WESTLAKE AVE | MACDADE III WILLIAM H & |
| 54 | 6912 WESTLAKE AVE | SPAETH KEVIN J & STEFANIE D |
| 55 | 6902 WESTLAKE AVE | MANNING LELAND KENNETH & |
| 56 | 6906 WESTLAKE AVE | LEHNER ANTHONY D & MARY E |
| 57 | 6956 LAKEWOOD BLVD | MADDOX MICHAEL & CAITLIN |

11/05/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|-----------------------------------|
| 58 | 6955 LAKESHORE DR | MOORE RICHARD G & ALISON |
| 59 | 6957 LAKESHORE DR | COURTWRIGHT GREGORY S & |
| 60 | 6952 LAKEWOOD BLVD | BUSH DAVID REMINGTON |
| 61 | 6951 LAKESHORE DR | MCCONNELL JANE DEAN |
| 62 | 6944 LAKEWOOD BLVD | OMALLEY JUSTIN & ASHLEY |
| 63 | 6940 LAKEWOOD BLVD | PAYNE GERALD G JR |
| 64 | 6941 LAKESHORE DR | WALDREP JORDAN C & JAMIE L |
| 65 | 6936 LAKEWOOD BLVD | BEARDEN DIANA JOSEPH |
| 66 | 6930 LAKEWOOD BLVD | TEASTER MICHAEL DALE & |
| 67 | 6935 LAKESHORE DR | RUGGERI ANTHONY JOSEPH |
| 68 | 6933 LAKESHORE DR | MILBANK ROBERT JR |
| 69 | 6926 LAKEWOOD BLVD | DAVIS CHRISTIE CAROL FORD |
| 70 | 6920 LAKEWOOD BLVD | BAKER PITTS TOMMYE |
| 71 | 6925 LAKESHORE DR | PETERSON NICHOLAS A & CATHERINE E |
| 72 | 6915 LAKESHORE DR | WHITE DAVID J & MARITA F |
| 73 | 6910 LAKEWOOD BLVD | AWESOMETOWN LIVING TRUST |
| 74 | 6839 LAKEWOOD BLVD | BANKLER CHRISTOPHER & AMY |
| 75 | 6834 LAKESHORE DR | COLLINS DAVID E |
| 76 | 6855 LAKEWOOD BLVD | HUTTO STEPHEN D & AMANDA |
| 77 | 6862 BURWOOD LN | JOHNSON ERIC W |
| 78 | 6843 LAKEWOOD BLVD | MEADOW LAKE TRUST THE |
| 79 | 6861 LAKEWOOD BLVD | POPE ZACHARY & LINDSAY |
| 80 | 6856 LAKESHORE DR | RILEY JESSICA RAE |
| 81 | 6848 LAKESHORE DR | CARDENAS GREGORY ALLEN & |
| 82 | 6840 LAKESHORE DR | ADDISION FREDERICK W III |
| 83 | 6960 LAKESHORE DR | STANFORD DONALD G & |
| 84 | 6957 TOKALON DR | JESBERG GEOFFREY R & |
| 85 | 6956 LAKESHORE DR | ELMER FRANK Z & |
| 86 | 6952 LAKESHORE DR | GUENVEUR WILLIAM & MARY |
| 87 | 6948 LAKESHORE DR | MICHEL HAROLD & |
| 88 | 6945 TOKALON DR | BROBERG BRADLEY D & |

11/05/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|--------------------------------|
| 89 | 6944 LAKESHORE DR | MCGUIRK CHRISTOPHER & |
| 90 | 6935 TOKALON DR | GARNER JOHN & |
| 91 | 6936 LAKESHORE DR | KURZNER CHRISTOPHER & |
| 92 | 6940 LAKESHORE DR | REYNOLDS CRAIG S & |
| 93 | 6927 TOKALON DR | KRAUS FAMILY TRUST |
| 94 | 6932 LAKESHORE DR | ROBERTS SETH M & AMY O |
| 95 | 6921 TOKALON DR | BAKER DELMAR DAVID III |
| 96 | 6915 TOKALON DR | KOHN JAMES S & GWEN L |
| 97 | 6909 TOKALON DR | RUDNICKI KONRAD H & CAROLINE B |
| 98 | 6922 LAKESHORE DR | PAREL STEPHEN M & |
| 99 | 6926 LAKESHORE DR | SUKKAR RICHARD A JR & |
| 100 | 6916 LAKESHORE DR | CAZALAS PAUL & ERIN W |
| 101 | 6912 LAKESHORE DR | PRICE TARA GAIL & JEFFREY LEE |
| 102 | 6875 TOKALON DR | MCMILLAN MORGAN C & |
| 103 | 6865 TOKALON DR | STARCHER JENNY A |
| 104 | 6859 TOKALON DR | CRISPIN SAMANTHA H & |
| 105 | 6968 TOKALON DR | FARLEY FAMILY TRUST |
| 106 | 6964 TOKALON DR | STAFF JAMES R & ROXAN S |
| 107 | 6960 TOKALON DR | SATTERWHITE BRANDON N & |
| 108 | 6950 TOKALON DR | GORMAN DAVID MATTHEW & |
| 109 | 6942 TOKALON DR | STAPLETON THOMAS DALE |
| 110 | 6934 TOKALON DR | HARLOW DAN |
| 111 | 6926 TOKALON DR | FUGATE BYPASS TRUST |
| 112 | 6918 TOKALON DR | MALONE SIMMONE T |
| 113 | 6914 TOKALON DR | SECKER FAMILY LIVING TRUST THE |
| 114 | 6910 TOKALON DR | VITALE RICHARD H |
| 115 | 6904 TOKALON DR | RICHMOND ROBERT H |
| 116 | 6870 TOKALON DR | ADAMS ANTHONY A & CARRIE L |
| 117 | 6858 TOKALON DR | CARTER CLAYTON |
| 118 | 2432 HIDEAWAY DR | BLACK CHRISTOPHER WILLIAM & |
| 119 | 6832 LAKEWOOD BLVD | MARTIN STEPHEN W & ASHLEY V |

11/05/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------|--------------------|---------------------------------|
| 120 GEOFFRAY | 6840 LAKEWOOD BLVD | WALKER CINDY & RUDOLPH STEPHEN |
| 121 | 2431 HIDEAWAY DR | ERDMAN KATHLEEN B |
| 122 | 2425 HIDEAWAY DR | MORRIS ALLEN R EST OF |
| 123 | 6865 LAKESHORE DR | KING CHRISTOPHER KEVIN & |
| 124 | 6855 LAKESHORE DR | GUNNING THOMAS C III & |
| 125 | 6847 LAKESHORE DR | MAY BETTY BILLINGS LIFE ESTATE |
| 126 | 7003 WESTLAKE AVE | WILLIAMS LARRY J & |
| 127 | 7015 WESTLAKE AVE | 7015 WESTLAKE LLC |
| 128 | 7019 WESTLAKE AVE | PRUDHOMME JEFFREY TODD |
| 129 | 7023 WESTLAKE AVE | BREEDLOVE JOHN |
| 130 | 7047 WESTLAKE AVE | VOLNEY JOHN D & LORI W |
| 131 | 7011 WESTLAKE AVE | KAZMIERSKI KENNETH E & ANGELA |
| 132 | 7039 WESTLAKE AVE | COLEMAN ROBERT W & JUDITH |
| 133 | 7007 WESTLAKE AVE | LINCOLNSHIRE TRUST THE |
| 134 | 7031 WESTLAKE AVE | HARVEY ARTHUR D & |
| 135 | 7027 WESTLAKE AVE | CARTON PETER J JR & SUSAN D |
| 136 | 7022 WESTLAKE AVE | AGUILERA TODD ANTHONY & |
| 137 | 7026 WESTLAKE AVE | ACREE DAVID B & |
| 138 | 7018 WESTLAKE AVE | SISSELL ASHLEY GUIDRY & |
| 139 | 7014 WESTLAKE AVE | BREEDLOVE JOHN H |
| 140 | 7002 WESTLAKE AVE | DELANGEL CESAR RAFAEL RAMIREZ & |
| 141 | 7032 WESTLAKE AVE | CARDINAL REVOCABLE LIVING TRUST |
| 142 | 7028 WESTLAKE AVE | 7028 WESTLAKE LLC |
| 143 | 7040 WESTLAKE AVE | PARKS DOROTHY RAVEN |
| 144 | 7010 WESTLAKE AVE | MCCABE ASHLEY V & OWEN T |
| 145 | 7006 WESTLAKE AVE | SANSONE BRYAN & |
| 146 | 7003 LAKEWOOD BLVD | BRAASCH ANNA L & |
| 147 | 7007 LAKEWOOD BLVD | VAUGHN RONALD & LINDA J |
| 148 | 7011 LAKEWOOD BLVD | MARQUEZ OTTO J |
| 149 | 7015 LAKEWOOD BLVD | GINSBORG JEANNE L 2020 |
| 150 | 7019 LAKEWOOD BLVD | HATCHETT NATALIE & |

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|----------------|--------------------|--------------------------------|
| 151 | 7023 LAKEWOOD BLVD | BUCHGRABER MARKUS & KAITLIN E |
| 152 | 7027 LAKEWOOD BLVD | MCCOMBS STEVE H |
| 153 | 7031 LAKEWOOD BLVD | LOVELAND DAVID W & |
| 154 | 7035 LAKEWOOD BLVD | LERMA PEDRO JR & |
| 155 | 7002 LAKEWOOD BLVD | WELCH TERRY BRENT & |
| 156 | 7006 LAKEWOOD BLVD | LISEMBY GREGORY W & |
| 157 | 7010 LAKEWOOD BLVD | MOSELEY CHRISTOPHER T & |
| 158 | 7012 LAKEWOOD BLVD | BUFKIN EMMA DORIS B |
| 159 | 7018 LAKEWOOD BLVD | PARKS SCOTT THOMAS & |
| 160 | 7022 LAKEWOOD BLVD | SCROPPO ALEXANDER C |
| 161 | 7026 LAKEWOOD BLVD | BEASLEY MARK V & LINDA A |
| 162 | 7030 LAKEWOOD BLVD | KENNEDY TERRI REVOCABLE TRUST |
| 163 | 7034 LAKEWOOD BLVD | JACOBSON CLIFTON S |
| 164 | 7038 LAKEWOOD BLVD | COX AMANDA MCDANIEL & |
| 165 | 7039 LAKESHORE DR | KRAFT ERIC L & AMY K |
| 166 | 7035 LAKESHORE DR | COFFIN KENNETH G & |
| 167 | 7031 LAKESHORE DR | MARTIN STEPHEN W II & ASHLEY V |
| 168 | 7025 LAKESHORE DR | WALKER ERIC D & ANGELA FIELDS |
| 169 | 7021 LAKESHORE DR | EVANS JOSEPH & ELIZABETH |
| 170 | 7017 LAKESHORE DR | MOORE DONALD C & CATHY G |
| 171 | 7015 LAKESHORE DR | EARLY ANN |
| 172 | 7009 LAKESHORE DR | PIERCE GREGORY W & |
| 173 | 7007 LAKESHORE DR | WEBSTER AL T & BEVERLY E |
| 174 | 7001 LAKESHORE DR | Taxpayer at |
| 175 | 2716 WEST SHORE DR | SIFERT TODD |
| 176 | 7000 LAKESHORE DR | SMITH DARRELL |
| 177 | 7008 LAKESHORE DR | TIMMS CYNTHIA & EDWARD G |
| 178 | 7012 LAKESHORE DR | THARP JASON & KELLI |
| 179 | 7016 LAKESHORE DR | IRSCH CHARLES & |
| 180 | 7022 LAKESHORE DR | CHEEK JEFFREY M & ELIZABETH |
| 181 | 7028 LAKESHORE DR | TRENT MATTHEW J & LORI E |

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|----------------|--------------------|--|
| 182 | 7034 LAKESHORE DR | MICHAEL E GUZIEJKA 2011 GIFT TRUST THE |
| 183 | 7038 LAKESHORE DR | MALA DENO |
| 184 | 7047 TOKALON DR | MCEACHERN REVOCABLE |
| 185 | 7041 TOKALON DR | BOWMAN ALFRED W ETAL |
| 186 | 7031 TOKALON DR | REED MICHAEL J & |
| 187 | 7031 TOKALON DR | ENSERCH CORP |
| 188 | 7027 TOKALON DR | BAKER JON A & LAURA J |
| 189 | 7023 TOKALON DR | COWAN STAN R & |
| 190 | 7011 TOKALON DR | CANELAKES ALEXANDRIA |
| 191 | 7007 TOKALON DR | DAMERAU FAMILY LIVING |
| 192 | 7003 TOKALON DR | CHAVEZ CHARLES RAY |
| 193 | 7100 LAKESHORE DR | SAWYER KAREN & BRANDON |
| 194 | 7110 LAKESHORE DR | KIDD ROBERT E JR & GINA W |
| 195 | 7102 LAKEWOOD BLVD | MCNEILL CHRISTOPHER MILLS |
| 196 | 7106 LAKEWOOD BLVD | DEFT CHEVRON REV TRUST |
| 197 | 7110 LAKEWOOD BLVD | CONNER TERRY W |
| 198 | 7114 LAKEWOOD BLVD | Taxpayer at |
| 199 | 7118 LAKEWOOD BLVD | MURPHY JANISE BROWN |
| 200 | 7122 LAKEWOOD BLVD | MCELROY TRAVIS & |
| 201 | 6 HEATH ST | WHITE JOHN T |
| 202 | 7131 TOKALON DR | TRIPLETT RICHARD N |
| 203 | 7123 LAKESHORE DR | PATRAGREENE JESSICA ERINN LA & |
| 204 | 7119 LAKESHORE DR | MCCUE WOLFORD & CHERYL K |
| 205 | 7115 LAKESHORE DR | PADILLA MARLON D & |
| 206 | 7107 LAKESHORE DR | GONZALEZ JUAN F |
| 207 | 7202 LAKEWOOD BLVD | GIAMELLO ANTHONY |
| 208 | 7210 LAKEWOOD BLVD | PERRY JOHN & CAROL C |
| 209 | 7214 LAKEWOOD BLVD | BROWN ELI |
| 210 | 7226 LAKEWOOD BLVD | CORREA PEDRO & JENNIFER |
| 211 | 7234 LAKEWOOD BLVD | MILLER DAVID S |
| 212 | 7237 TOKALON DR | SPRADLIN STEPHEN LEE & |

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|----------------|--------------------|---------------------------------|
| 213 | 7231 TOKALON DR | FINE LAUREN CORTELL & |
| 214 | 7227 TOKALON DR | Taxpayer at |
| 215 | 7221 TOKALON DR | ORDONEZSANCHEZ JOSE CAMILO |
| 216 | 7215 TOKALON DR | BORUFF ROBERT E TR |
| 217 | 7211 TOKALON DR | HENRY SARAH CORINA |
| 218 | 7205 TOKALON DR | CHAMBERS SUE ELLEN |
| 219 | 7103 LAKEWOOD BLVD | YOUNG JOHN D III & |
| 220 | 7107 LAKEWOOD BLVD | STUART JOHN L IV |
| 221 | 7111 LAKEWOOD BLVD | GALVIN PAUL E ETAL |
| 222 | 7117 LAKEWOOD BLVD | SLOAN ROBERT SIDNEY III |
| 223 | 7203 LAKEWOOD BLVD | OAKLAWN RENTALS LLC |
| 224 | 7207 LAKEWOOD BLVD | BLUM ROSA EST OF |
| 225 | 7209 LAKEWOOD BLVD | PITTS & ROGERS REVOCABLE LIVING |
| 226 | 7215 LAKEWOOD BLVD | LAMONT JEFFREY & ASHLEY GWYN |
| 227 | 7223 LAKEWOOD BLVD | STABENOW JASON & STACEY |
| 228 | 7227 LAKEWOOD BLVD | VOWINKLE ELIZABETH A & RYAN |
| 229 | 7231 LAKEWOOD BLVD | HARRIS STEVEN A & |
| 230 | 7235 LAKEWOOD BLVD | VELA JASON & MELISSA JO |
| 231 | 7239 LAKEWOOD BLVD | SCARBROUGH WILLIAM D & |
| 232 | 7303 LAKEWOOD BLVD | NICHOLS DOUGLAS R & |
| 233 | 7307 LAKEWOOD BLVD | WHITCOMB JASON & ANA |
| 234 | 7311 LAKEWOOD BLVD | KASPAR JOHN |
| 235 | 7315 LAKEWOOD BLVD | CULP LAURA J |
| 236 | 7319 LAKEWOOD BLVD | GOLDEN NAN L |
| 237 | 7323 LAKEWOOD BLVD | PARKER JANE HARVEY |
| 238 | 7327 LAKEWOOD BLVD | WILLISBROWN ANN HILLARY |
| 239 | 7335 LAKEWOOD BLVD | FAIREY JEFF T |
| 240 | 7331 LAKEWOOD BLVD | HUTSELL Q2 LLC |
| 241 | 7339 LAKEWOOD BLVD | WOODWARD ANNETTE |
| 242 | 7302 LAKEWOOD BLVD | MCDANIEL WILLIAM & ALLISON |
| 243 | 7330 LAKEWOOD BLVD | HUGHES TIMOTHY S & SUSAN NIXON |

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|----------------|--------------------|--|
| 244 | 7320 LAKEWOOD BLVD | BEGLEY KEEGAN A & VALERIE ANN |
| 245 | 7316 LAKEWOOD BLVD | FITZGERALD LAUREL & |
| 246 | 7326 LAKEWOOD BLVD | HOLDEN LAURA A & STEVEN E |
| 247 | 7310 LAKEWOOD BLVD | HAGLIN PRESTON J & DONNA K |
| 248 | 7303 TOKALON DR | GILKER CHRISTOPHER J & |
| 249 | 7307 TOKALON DR | HERMANWATSON TRUST |
| 250 | 7004 TOKALON DR | MASON DANA L |
| 251 | 7048 TOKALON DR | PINKSTON SAMUEL & |
| 252 | 7010 TOKALON DR | RICCIO ANTHONY I & CHRISTINA A |
| 253 | 7022 TOKALON DR | SCHULZ TOM W |
| 254 | 7026 TOKALON DR | BLANCHARD SARAH & |
| 255 | 7030 TOKALON DR | DOLSON JED A & |
| 256 | 7040 TOKALON DR | WHITFILL JOHN M |
| 257 | 7134 TOKALON DR | KADANE EDWARD G II |
| 258 | 7206 TOKALON DR | COHN JULIE & |
| 259 | 7220 TOKALON DR | NORTON DAVID T & MARTHA B |
| 260 | 7148 TOKALON DR | LUBY JOSEPH O II & WENDY E |
| 261 | 6945 WESTLAKE AVE | STECHEER JACK ALFRED & KAREN FLISS STECHER |
| 262 | 6964 WESTLAKE AVE | JOHNS WADE BULLARD |
| 263 | 6906 LAKEWOOD BLVD | COLLINS JOHN & EMILY |
| 264 | 6949 LAKESHORE DR | YOST HARVEY D III |
| 265 | 6945 LAKESHORE DR | PUTMAN JOHN MICHAEL |
| 266 | 6902 LAKESHORE DR | NIEMYSKI FAMILY TRUST |
| 267 | 6908 LAKESHORE DR | THEISEN ALETHIA MARTIN |
| 268 | 7019 TOKALON DR | CHAPPELEAR BONNIE & |
| 269 | 7015 TOKALON DR | SCHOELLKOPF WILSON W & LYMD E J |
| 270 | 7103 LAKESHORE DR | GASPARI REVOCABLE TRUST |
| 271 | 7238 LAKEWOOD BLVD | SCHMIDT DOUGLAS R & |
| 272 | 7242 LAKEWOOD BLVD | DEGEYTER BROCK MICHAEL & |
| 273 | 7218 LAKEWOOD BLVD | DAVIS ERIC D & SHEA |
| 274 | 7243 TOKALON DR | MACHANNAFORD JUAN C & |

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|----------------|---------------------|------------------------------|
| 275 | 7317 TOKALON DR | GUFFEY CHARLOTTE |
| 276 | 7044 TOKALON DR | BEVERS JOSEPH III |
| 277 | 6748 AVALON AVE | GOGA REVOCABLE TRUST |
| 278 | 6752 AVALON AVE | FREEMAN CHRIS & BLIS |
| 279 | 6758 AVALON AVE | COURTWRIGHT JEFFRY T & |
| 280 | 6757 GASTON AVE | GUAJARDO DONNA |
| 281 | 6751 GASTON AVE | KLEIN ERIC & CLAIRE |
| 282 | 2301 BRENDENWOOD DR | QUIMBY AUSTIN & EMILY |
| 283 | 6748 LAKEWOOD BLVD | LAKEWOOD TRUST THE |
| 284 | 6759 AVALON AVE | SULLIVAN JOSEPH W & |
| 285 | 2417 BRENDENWOOD DR | MEREDITH MATTHEW CHARLES & |
| 286 | 6753 AVALON AVE | LITTLE LOUIE E JR & |
| 287 | 6745 AVALON AVE | CRUME CARTER L & NANCY L |
| 288 | 6803 LAKEWOOD BLVD | JACKSON WILLIAM K |
| 289 | 6729 LAKEWOOD BLVD | CARLSON DAVID |
| 290 | 6725 LAKEWOOD BLVD | ZAJICEK HUBERT & SARA |
| 291 | 6815 LAKEWOOD BLVD | HORTON TONY L |
| 292 | 6804 LORNA LN | LASSITER ROBERT CALEN & |
| 293 | 6840 LORNA LN | SNELLGROVE SIMON |
| 294 | 6834 LORNA LN | BARFIELD BLAKE D & JESSICA M |
| 295 | 6830 LORNA LN | MEYER DANIEL J & |
| 296 | 6826 LORNA LN | EVERT ELISABETH A |
| 297 | 6818 LORNA LN | LEAKE SAM S & ASHLEY |
| 298 | 6814 LORNA LN | BARION PERNILLE J |
| 299 | 6805 LORNA LN | CAMERON CHRISTOPHER M & |
| 300 | 6811 LORNA LN | BARNICOAT SUSAN B |
| 301 | 6815 LORNA LN | SKIPWORTH LIVING TRUST |
| 302 | 6819 LORNA LN | CROPPER CAROLYN |
| 303 | 6827 LORNA LN | GARD JOHN & |
| 304 | 6831 LORNA LN | WITMEYER ROBERT JOHN & |
| 305 | 6835 LORNA LN | RHYNE TAYLOR & |

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|----------------|-------------------|-----------------------------------|
| 306 | 6843 LORNA LN | GREGORY JOSHUA ALAN & |
| 307 | 2343 PICKENS ST | M & H SMITH FAMILY TRUST |
| 308 | 6847 AVALON AVE | WHEATLEY JAMES LYNN & |
| 309 | 6851 AVALON AVE | HEARD CHARLES R EST OF |
| 310 | 6859 AVALON AVE | BAUM MICHAEL L & CHRISTELL M |
| 311 | 6867 AVALON AVE | MCDONALD JOHN P |
| 312 | 6846 LORNA LN | DALISE MATTHEW D |
| 313 | 6851 LORNA LN | RUBIO SHANNON |
| 314 | 6857 LORNA LN | KNOCK THOMAS J & SELLERS GEORGE D |
| 315 | 6865 LORNA LN | OATMAN TRENT & MADISON WALKER |
| 316 | 6872 BURWOOD LN | ELLIS THOMAS G III & DEBBIE M |
| 317 | 6866 BURWOOD LN | MILLER SAMUEL JOHN & |
| 318 | 6858 BURWOOD LN | ANASTOPULOS PETER & |
| 319 | 6863 BURWOOD LN | DYKE GARY & |
| 320 | 6869 BURWOOD LN | RAY IAN G |
| 321 | 6879 BURWOOD LN | JOHNSON ALEEN |
| 322 | 6883 BURWOOD LN | WALKUP JAMES O & |
| 323 | 6890 AVALON AVE | GRAYBILL ANDREW R & |
| 324 | 6882 AVALON AVE | MAAS ERIC & SHERYL |
| 325 | 6878 AVALON AVE | INGRAM KELLY |
| 326 | 6874 AVALON AVE | CARUSO TODD M & EMILY E |
| 327 | 6875 AVALON AVE | MCMULLEN COREY ALAN & |
| 328 | 6879 AVALON AVE | BROOKS JILL BUFFINGTON |
| 329 | 6891 AVALON AVE | HOFFMAN DAVID & CORINNE |
| 330 | 2519 AUBURN AVE | RIVERA ROY & NORMA C |
| 331 | 2525 AUBURN AVE | BOZARTH JOEL J |
| 332 | 2527 AUBURN AVE | NEUWELT SIMONE A |
| 333 | 2531 AUBURN AVE | JONES GEORGE R JR |
| 334 | 6903 PASADENA AVE | YOUNG JIM B |
| 335 | 6907 PASADENA AVE | PRIETO DANIEL BRANDON & |
| 336 | 6911 PASADENA AVE | ANTHONY JOHN ROSS & |

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|----------------|----------------------|----------------------------------|
| 337 | 6915 PASADENA AVE | NEELY EDWIN S & SUZANNE R |
| 338 | 6919 PASADENA AVE | SHOPE GARY |
| 339 | 6923 PASADENA AVE | GARRETT BRECK & |
| 340 | 6927 PASADENA AVE | FAGUNDES ARMANDO & DANIELA Z |
| 341 | 6931 PASADENA AVE | SMITH WYATT & |
| 342 | 6935 PASADENA AVE | FLAHERTY PHILIP & SONIA |
| 343 | 6939 PASADENA AVE | LANIER ROBERT A & DAYO N |
| 344 | 7002 PASADENA AVE | PENSON LIVING TRUST |
| 345 | 7006 PASADENA AVE | BRICKER RYAN E & JAMIE L |
| 346 | 7010 PASADENA AVE | GOODGION BRYAN & LINDSEY HERNDON |
| 347 | 7001 PASADENA AVE | HILDEBRAND BRETT WILLIAM & |
| 348 | 7007 PASADENA AVE | CALLAHAN DANIEL LEE |
| 349 | 7011 PASADENA AVE | HAAS CHRISTOPHER M |
| 350 | 7015 PASADENA AVE | CHERONES ALEXANDER W & |
| 351 | 7019 PASADENA AVE | CHAGAN ANAND & POONAM A DAHYA |
| 352 | 7023 PASADENA AVE | MCCUTCHAN ROBERT D & |
| 353 | 7027 PASADENA AVE | NINOS PAMELA FIERRO |
| 354 | 7031 PASADENA AVE | GERBER ROBERT & TRACY |
| 355 | 7035 PASADENA AVE | BARNARD CLARK & CARRIE |
| 356 | 7039 PASADENA AVE | NIXON CHARLES T & HELEN |
| 357 | 7043 PASADENA AVE | STRAUB THOMAS BRADLEY |
| 358 | 7047 PASADENA AVE | WILLIAMS DAWSON M & |
| 359 | 7051 PASADENA AVE | GILBREATH ROBERT B & |
| 360 | 7055 PASADENA AVE | PILLIGRATH RALF |
| 361 | 6942 MEADOW LAKE AVE | STEPHAN MARK P & |
| 362 | 6938 MEADOW LAKE AVE | HUMPHREYS RANDY GLYNN II & |
| 363 | 6934 MEADOW LAKE AVE | BARGINEAR CINDY |
| 364 | 6930 MEADOW LAKE AVE | RAGAN ADAM COREY & |
| 365 | 6926 MEADOW LAKE AVE | MESTRE JOSEPH BROOK & |
| 366 | 6922 MEADOW LAKE AVE | MAYMIR JAVIER A & |
| 367 | 6918 MEADOW LAKE AVE | MOATES CAMERON C & MEGAN M |

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|----------------|----------------------|---------------------------------|
| 368 | 6914 MEADOW LAKE AVE | SMITH SCOTT |
| 369 | 6910 MEADOW LAKE AVE | COLLINS SCOTT & |
| 370 | 6908 MEADOW LAKE AVE | WHITE BRANDON & ASHLEY |
| 371 | 6906 MEADOW LAKE AVE | ADROVIC ARMIN & |
| 372 | 6904 MEADOW LAKE AVE | JOSEPHANKIS CHRISTIANA & |
| 373 | 6902 MEADOW LAKE AVE | CLAYTON CARISA M |
| 374 | 6900 MEADOW LAKE AVE | FARMER WILLIAM JAMES & |
| 375 | 2426 PICKENS ST | CORTEZ NATHAN G |
| 376 | 2425 PICKENS ST | GSM REVOCABLE TRUST |
| 377 | 2429 PICKENS ST | PRIEST CHAD E & |
| 378 | 6854 WESTLAKE AVE | ANTHONY JAMES L & |
| 379 | 6862 WESTLAKE AVE | COULTER ERNEST C |
| 380 | 6868 WESTLAKE AVE | VAUGHN GRACE E |
| 381 | 2923 WENDOVER RD | MARTIN LINDA R |
| 382 | 7000 MEADOW LAKE AVE | MITCHELL HARVEY R & |
| 383 | 7008 MEADOW LAKE AVE | HOLT JORDAN & DOLLY |
| 384 | 7014 MEADOW LAKE AVE | MCFADDEN RUSSELL N & KELLY P |
| 385 | 7018 MEADOW LAKE AVE | MOSELEY ROBERT G & |
| 386 | 7022 MEADOW LAKE AVE | WAN JASON MAX HERITAGE TRUST |
| 387 | 7028 MEADOW LAKE AVE | GAINES CARLY J & |
| 388 | 7032 MEADOW LAKE AVE | OWENS JEB J & MARIA V |
| 389 | 7038 MEADOW LAKE AVE | STRONG BRADLEY DAVID & LILY HSU |
| 390 | 7048 MEADOW LAKE AVE | HILKMANN DIRK H & |
| 391 | 7103 WESTLAKE AVE | MACY MARK A |
| 392 | 7109 WESTLAKE AVE | ECKIAN PHILIP M & |
| 393 | 7115 WESTLAKE AVE | WATSON COLIN & KERRI |
| 394 | 7121 WESTLAKE AVE | BENNETT MICHAEL R |
| 395 | 7129 WESTLAKE AVE | GLENN GAVIN & MARY |
| 396 | 7102 MEADOW LAKE AVE | HANSEN ERIK WILLIAM & |
| 397 | 7106 MEADOW LAKE AVE | PETROL WALTER MATTHEW |
| 398 | 7200 WESTLAKE AVE | DIX ROBERT M & JENNIFER DAWN |

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|----------------|----------------------|----------------------------------|
| 399 | 7214 WESTLAKE AVE | MCDANIEL KATHLEEN SUE |
| 400 | 7218 WESTLAKE AVE | JOUBRAN BREEANNA KATHLEEN & |
| 401 | 7224 WESTLAKE AVE | TAYLOR LISA L |
| 402 | 7230 WESTLAKE AVE | CONSIDINE CAROL |
| 403 | 7236 WESTLAKE AVE | KRITZ STACIE & KENNETH |
| 404 | 7244 WESTLAKE AVE | MYERS JAMES & |
| 405 | 7144 WESTLAKE AVE | EVANS ADAM & CHRISTY |
| 406 | 7140 WESTLAKE AVE | CORCORAN RONALD J JR & |
| 407 | 7134 WESTLAKE AVE | HERRMANN CHRIS & |
| 408 | 7128 WESTLAKE AVE | BLACK EVAN R & XIMENEZ ELISA C |
| 409 | 7124 WESTLAKE AVE | GRIFFITHS BARRY E & DONNA J W |
| 410 | 7118 WESTLAKE AVE | BOB & BRETT MORELL LIVING TRUST |
| 411 | 7110 WESTLAKE AVE | KOHL DAVID JOHN & |
| 412 | 7114 WESTLAKE AVE | HUBER RICHARD G & JERILYNN B |
| 413 | 7102 WESTLAKE AVE | MONTGOMERY JAMES B & NANCY T |
| 414 | 6820 MEADOW LAKE CIR | MAINZER GREGORY A & EMILY R |
| 415 | 6826 MEADOW LAKE CIR | THIAGARAJAH MAHESH C & |
| 416 | 6840 MEADOW LAKE AVE | KULOVITZ TAYLOR & SISSY LANE |
| 417 | 6832 MEADOW LAKE AVE | LUECKE MARION LU EST OF |
| 418 | 6865 WESTLAKE AVE | ASHMORE FRANK JOSEPH |
| 419 | 6859 WESTLAKE AVE | LYLE SHARON E & MARK D MUTSCHINK |
| 420 | 6830 LAKESHORE DR | RINGWALD JEFFREY CRAIG |
| 421 | 6818 LAKESHORE DR | GOVERNALE STEPHEN J & ALLISON |
| 422 | 6826 LAKESHORE DR | MURRAY MICHAEL J & |
| 423 | 6841 LAKESHORE DR | SAK LAKESHORE TRUST |
| 424 | 6848 VELASCO AVE | JOHNSON WILLIAM E & NANCY M |
| 425 | 6838 VELASCO AVE | GARSBANE SAMUEL C & |
| 426 | 807 WHITEROCK RD | ONCOR ELECRIC DELIVERY COMPANY |
| 427 | 7304 CROWNRICH LN | MCROBERTS NOEL HUNT III |
| 428 | 7304 CROWNRICH LN | MCROBERTS NOEL HUNT III |
| 429 | 7308 CROWNRICH LN | CONSTANCE DOZIER |

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|----------------|---------------------|--|
| 430 | 7308 CROWNRICH LN | CONSTANCE DOZIER |
| 431 | 7312 CROWNRICH LN | RASHETA TARA & DAK |
| 432 | 7312 CROWNRICH LN | RASHETA TARA & DAK |
| 433 | 7318 CROWNRICH LN | FEHR MICHAEL & |
| 434 | 7318 CROWNRICH LN | FEHR MICHAEL & |
| 435 | 7324 CROWNRICH LN | MILLS RUSSELL W |
| 436 | 7324 CROWNRICH LN | MILLS RUSSELL W |
| 437 | 7328 CROWNRICH LN | CHRETIEN ASHLEY VINCENT & |
| 438 | 7328 CROWNRICH LN | CHRETIEN ASHLEY VINCENT & |
| 439 | 7334 CROWNRICH LN | ELEUTHEROS LIVING TRUST |
| 440 | 7334 CROWNRICH LN | ELEUTHEROS LIVING TRUST |
| 441 | 7338 CROWNRICH LN | ALLEN BENIMAN J & |
| 442 | 7338 CROWNRICH LN | ALLEN BENIMAN J & |
| 443 | 7344 CROWNRICH LN | HANSEN ALICE CAROLYN |
| 444 | 7344 CROWNRICH LN | HANSEN ALICE CAROLYN |
| 445 | 2631 WHITE ROCK RD | FRASER RONALD W & |
| 446 | 2531 WINSTED DR | KIDD KYLE E & MARY N |
| 447 | 9 NO NAME ST | LAWTHERWOOD HOMEOWNERS |
| 448 | 2845 LAWTHERWOOD PL | LAWTHERWOOD 1926 LLC |
| 449 | 2851 LAWTHERWOOD PL | HACKEDORN & ABOUSSIE FAMILY LIVING TRUST |
| THE | | |
| 450 | 2857 LAWTHERWOOD PL | LEPOW SAM & |
| 451 | 2863 LAWTHERWOOD PL | BOWDEN CULLEN & KATE |
| 452 | 2862 LAWTHERWOOD PL | JONES NATHANIEL G & AMANDA J |
| 453 | 2856 LAWTHERWOOD PL | CHAPMAN BRAD & JENNIFER |
| 454 | 2850 LAWTHERWOOD PL | PEGASUS CONSTRUCTION |
| 455 | 2844 LAWTHERWOOD PL | OLLENDIKE ERIK & JENNIFER |
| 456 | 2631 WHITEROCK RD | HAFNER RICHARD J & |
| 457 | 2515 WINSTED DR | HAFNER RICHARD J & |
| 458 | 401 S BUCKNER BLVD | DART |