

Lakewood Conservation District Benefits



KNOW THE FACTS; DISMISS THE RUMORS

Protecting the character of Lakewood is the purpose of the CD expansion. Every home matters!

Teardowns/Demos - 15 since 2011, **7 in the last 2 years!**

Consider what you would like to see next door or across from your home.

Property value is retained by preservation of a cohesive neighborhood. Alternatively, it can be negatively impacted by a neighboring home looming over yours.

5/30/2023

WHAT EXPANSION WILL DO

- Promote remodels/renovations vs. demolition
- Maintain existing character of the neighborhood
- Retain property value by preserving the look and feel that attracts families to Lakewood. Neighbors in the existing CD can confirm, there is NO devaluation.
- Encourage construction that is respectful of neighbors

THERE ARE NO NONCONTRIBUTING HOMES

- ALL homes will have an architectural style assigned in the CD ordinance. None will be "noncontributing". This is simply a technical term used by the City.
- The 5 predominant styles are: Tudor, Spanish Eclectic, French Eclectic, Neoclassical, Colonial Revival
- Remodeling of styles other than the above 5 will be minimally regulated and not subject to demolition restriction - This is the opposite of a penalty!
- Average review time with the City is 7-10 days

DOWNSIDE TO UNCONTROLLED EXPANSION

- Continued pace of demolitions and oversized new construction
- Devaluation of our properties as a result of incongruous styles & lower quality materials
- Disruption of front setbacks on your block
- Loss of Lakewood's character - What do you want next door or across from YOUR home?

- Introduction of less classic styles and materials that will be dated in the near term

LABELING OF STYLES

- The labeling of architectural styles was preliminary in the application for expansion
- Style assignments are being reviewed by multiple architects and preservationists
- City staff have surveyed the expansion area, reviewing homes in person, and an updated assignment of styles will be presented in the draft ordinance

You are encouraged to attend the ordinance review meeting. Please watch for a mailer from the City in the coming weeks with details. All past meeting materials may be found at <https://dallascityhall.com/departments/pnv/Pages/Lakewood-Expansion.aspx>



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