(I) ARCHITECTURAL DESIGN STANDARDS

(a) Purpose.

(1) The architectural design standards of this subsection are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The corridor has historic and cultural importance as an early major east-west thoroughfare in the Dallas metroplex. The development patterns and architecture along the corridor reflect pioneer settlements, the Great Depression, mid-20th century Americana, and post-World War II automobile culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance.

(2) The purpose of these architectural design standards is to:

(A) ensure that new development enhances the character of the corridor and complements adjacent neighborhoods;

(B) ensure that increased density in established neighborhoods makes a positive contribution to the area's character;

(C) ensure the integrity of historic buildings and the compatibility of new development;

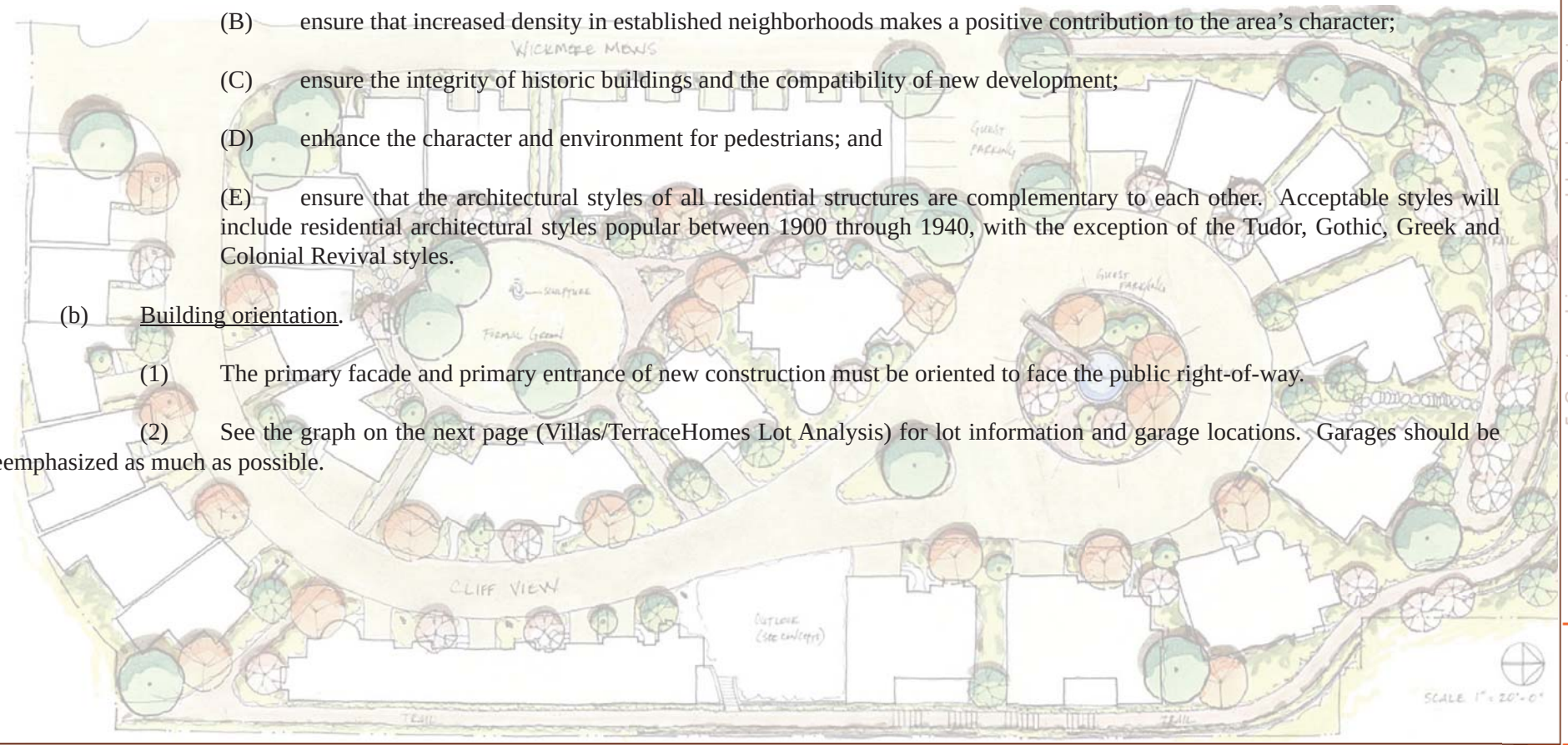
(D) enhance the character and environment for pedestrians; and

(E) ensure that the architectural styles of all residential structures are complementary to each other. Acceptable styles will include residential architectural styles popular between 1900 through 1940, with the exception of the Tudor, Gothic, Greek and Colonial Revival styles.

(b) Building orientation.

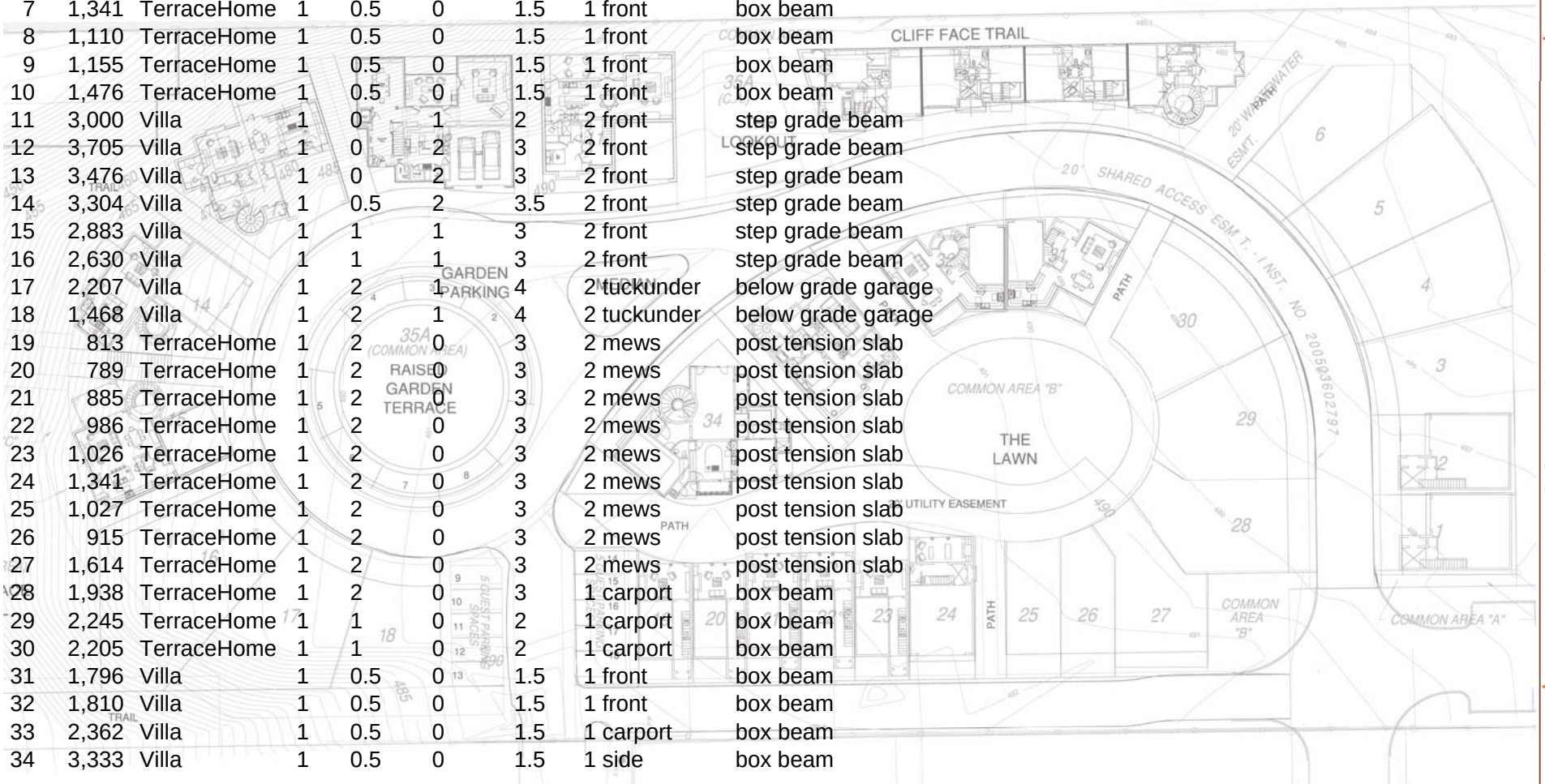
(1) The primary facade and primary entrance of new construction must be oriented to face the public right-of-way.

(2) See the graph on the next page (Villas/TerraceHomes Lot Analysis) for lot information and garage locations. Garages should be deemphasized as much as possible.



Villas/TerraceHomes Lot Guidelines

Lot			Grade Levels					
#	SqFt	House Type	at	above	below	Total	Garage	Foundation
1	1,383	TerraceHome	1	2	1	4	2 tuckunder	below grade garage
2	1,405	TerraceHome	1	2	1	4	2 tuckunder	below grade garage
3	1,606	TerraceHome	1	2	1	4	2 tuckunder	below grade garage
4	1,959	TerraceHome	1	1.5	0	2.5	2 tandem	box beam
5	2,127	TerraceHome	1	1.5	0	2.5	2 tandem	box beam
6	1,887	TerraceHome	1	0.5	0	1.5	2 tandem	box beam
7	1,341	TerraceHome	1	0.5	0	1.5	1 front	box beam
8	1,110	TerraceHome	1	0.5	0	1.5	1 front	box beam
9	1,155	TerraceHome	1	0.5	0	1.5	1 front	box beam
10	1,476	TerraceHome	1	0.5	0	1.5	1 front	box beam
11	3,000	Villa	1	0	1	2	2 front	step grade beam
12	3,705	Villa	1	0	2	3	2 front	step grade beam
13	3,476	Villa	1	0	2	3	2 front	step grade beam
14	3,304	Villa	1	0.5	2	3.5	2 front	step grade beam
15	2,883	Villa	1	1	1	3	2 front	step grade beam
16	2,630	Villa	1	1	1	3	2 front	step grade beam
17	2,207	Villa	1	2	1	4	2 tuckunder	below grade garage
18	1,468	Villa	1	2	1	4	2 tuckunder	below grade garage
19	813	TerraceHome	1	2	0	3	2 mews	post tension slab
20	789	TerraceHome	1	2	0	3	2 mews	post tension slab
21	885	TerraceHome	1	2	0	3	2 mews	post tension slab
22	986	TerraceHome	1	2	0	3	2 mews	post tension slab
23	1,026	TerraceHome	1	2	0	3	2 mews	post tension slab
24	1,341	TerraceHome	1	2	0	3	2 mews	post tension slab
25	1,027	TerraceHome	1	2	0	3	2 mews	post tension slab
26	915	TerraceHome	1	2	0	3	2 mews	post tension slab
27	1,614	TerraceHome	1	2	0	3	2 mews	post tension slab
28	1,938	TerraceHome	1	2	0	3	1 carport	box beam
29	2,245	TerraceHome	1	1	0	2	1 carport	box beam
30	2,205	TerraceHome	1	1	0	2	1 carport	box beam
31	1,796	Villa	1	0.5	0	1.5	1 front	box beam
32	1,810	Villa	1	0.5	0	1.5	1 front	box beam
33	2,362	Villa	1	0.5	0	1.5	1 carport	box beam
34	3,333	Villa	1	0.5	0	1.5	1 side	box beam



(c) Entrances.

(1) For new construction, all street-facing entrances must be architecturally prominent and clearly visible from the street.

(2) Primary entrances must face the street. For corner lots, primary entrances may be oriented toward the corner. Primary entrances must be clearly visible through the use of two or more of the following architectural details:

(A) Arch or arcade.

(B) Contrasting material/color.

(C) Attached tower or turret.

(D) Awning.

(E) Canopy.

(F) Decorative elements such as tile work, molding, raised banding, or projected banding.

(G) Integral planters or wing walls that incorporate landscaped areas or places for sitting.

(H) Overhang.

(I) Peaked roof form.

(J) Patio.

(K) Porch (elevated a minimum of 1’-0”)

(L) Portico.

(M) Projection.

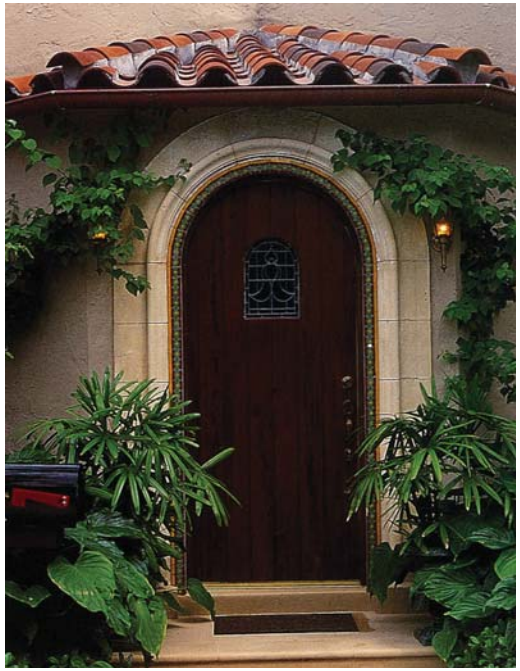
(N) Raised corniced parapet.

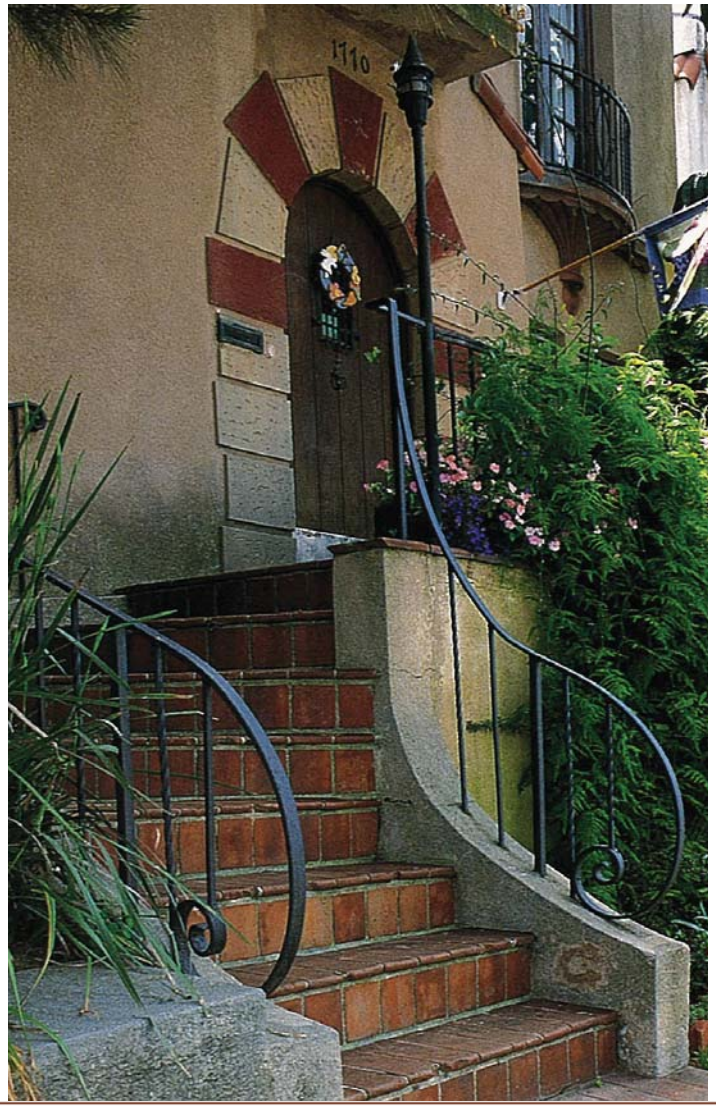
(O) Recess.

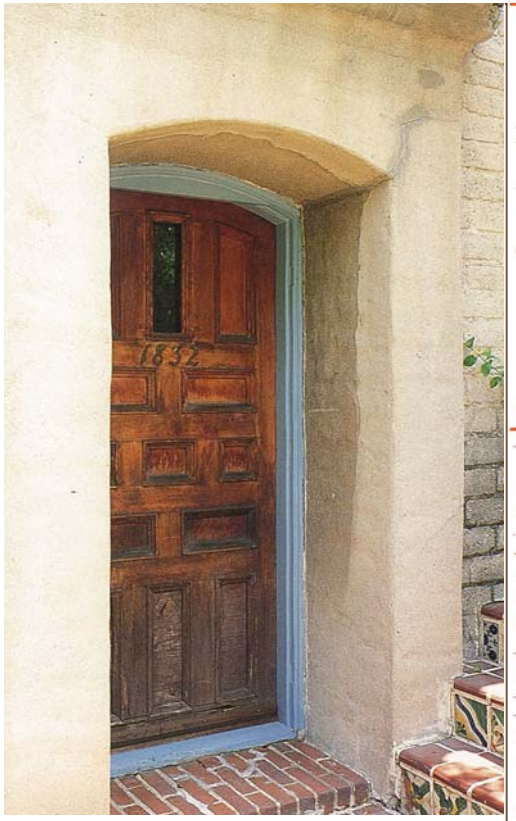
(3) Doors

(A) The doors should complement the overall design of the building. Each main entry door should reflect the architecture of the building for which it is installed.

(B) Main entry doors should be wood or made to resemble wood.







(d) Facades.

(1) Street-facing facades on a single development tract (attached dwellings) must have a similar architectural design.

(2) Street-facing facades of all buildings other than accessory buildings must have a visual transition from the walls to the roof. The roof transition must include cornice treatments, roof overhangs with brackets, stepped parapets, corbeling, textured materials, or differently colored materials.

(3) Accessory structures must have the same architectural detail, design elements, materials, and roof design as the primary structure.

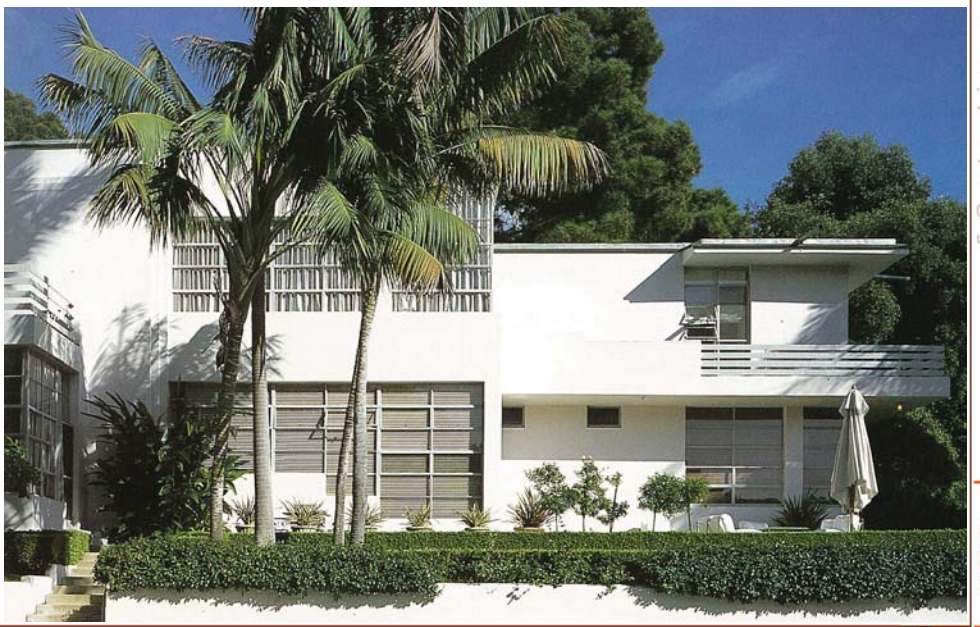
(4) Any parking structure for a residential use must be constructed of comparable materials and be of the same architectural treatment as the corresponding dwelling unit(s).

(5) Additions and alterations must have the same architectural detail, design elements, materials, and roof design as the portion of the structure that is not being altered.

(6) Street-facing facades may not consist of more than 40 percent glass. For purposes of this provision, glass block is considered as glass.

(e) Fences and walls. To prevent visual monotony, at least 20 percent of the length of any fence or wall longer than 50 feet must be alternate materials, alternate textures, gates, offsets, or openings. The alternate materials, alternate textures, gates, offsets, or openings may spread out over the length of the fence or wall.

(f) Materials. Exterior building materials should be high quality and durable.



(1) Glass.

(A) Allowed. Glass is allowed.

(B) Prohibited. The reflectance of glazing may not exceed 15 percent. As used in this provision, "reflectance" is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(2) Masonry.

(A) Allowed.

(i) Brick.

(ii) Simulated brick (only to be used as accents).

(iii) Concrete masonry units (painted or finished) with no grout lines.

(iv) Painted brick (no more than 40% of façade).

(v) Cement-based siding or panels.

(vi) Natural stone.

(B) Prohibited.

(i) Painted stone.

(3) Metal.

(B) Prohibited.

(i) Aluminum siding.

(ii) Reflective, flat, or corrugated metal panels.

(4) Plastic. All plastic is prohibited on the exterior facades.

(5) Stucco.

(A) Allowed. Stucco.

(B) Prohibited. Simulated stucco or simulated stone.

(6) Tile. Terra cotta and tile are allowed.

(7) Wood.

(A) Allowed. Natural wood as architectural elements.

(B) Prohibited. Flakeboard, particleboard, and medium density fiberboard.

(g) Roofs. Roofs must comply with the following:

(1) Sloped roofs must have a pitch between 3:12 and 6:12, and they must have overhanging eaves extending no less than six inches past the supporting walls. A secondary porch roof or dormer may have a slope of less than 3:12.

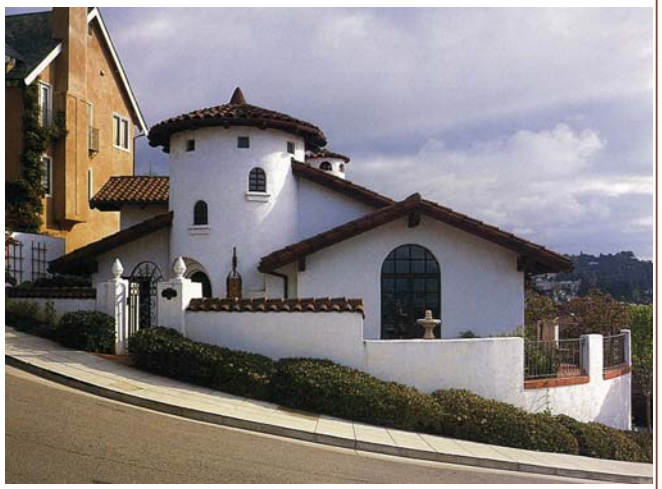
(2) Flat roofs and main roofs with a pitch of less than 3:12 must have a parapet that meets the following:

(A) Single-story buildings must have a parapet at least 18 inches high.

(B) Multi-story buildings must have a parapet at least 24 inches high.

(3) Mechanical equipment, skylights, and solar panels on roofs must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

(4) Roofs with a pitch of 3:12 or more must be terra cotta tile, simulated terra cotta tile, metal standing seam, slate, simulated slate and/or some other type of tile and must reflect the architecture of the building to which it is attached.



(h) Garage Doors.

(1) If the garage is street-facing, the face of garage should be set back from the face of the main façade so that it is lower in the visual hierarchy. If this is not possible, other efforts should be made (such as a roof overhang) to help the garage to be deemphasized and to blend in with the rest of the façade.

(2) The garage doors should be consistent with the overall design character of the house, and the visual impact of the garage doors should be minimized as much as possible. They should also reflect the architecture of the building to which they belong.

(i) Windows.

(1) The color and finish of window frames and mullions should complement the overall design of the building.

(2) A street-facing window should reflect the architecture of the building to which it belongs.

(3) If muntins are applied to the glazing instead of dividing the glazing into individual panes, they should be applied on both the interior and exterior sides and a shadow bar should be applied between the muntins inside the glazing if double or triple paned.

(j) Eaves, Brackets, and Rafter Treatments. Exposed rafters should be used where there is an overhanging eave of 9 inches or more.

(k) Other Architectural Elements.

(1) All exterior light fixtures should reflect the architecture of the building to which they are attached.

(2) Chimneys should be either stucco or masonry. The chimney pots should be wrought iron, copper, stone, or clay (a standard raincap should not be used), and the chimney should reflect the architecture of the building to which it is attached.

(3) All gutters should be half-round and downspouts should be round. If unpainted, they should be made of copper or lead. If painted, the paint color should be consistent with the guidelines described below.

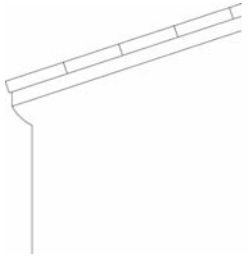
(l) Acceptable Colors

(1) The roof color should be consistent with the architecture of the building to which it is attached.

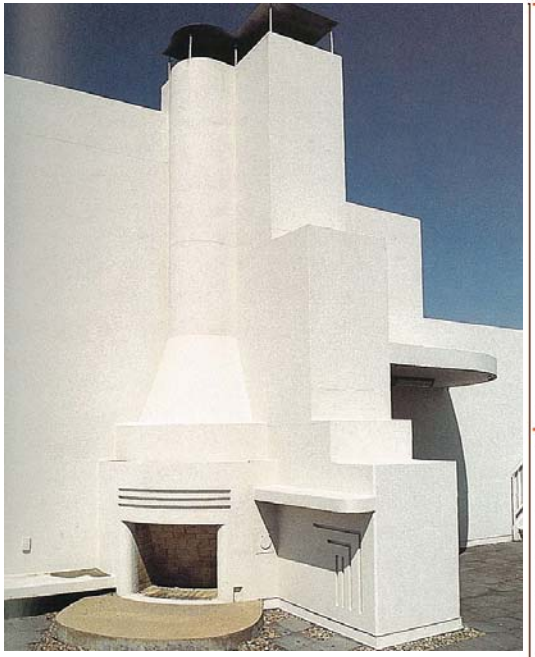
(2) The stucco should be in the color range of white to a very light tan.

(3) Any stone used should complement the overall design of the building and of the surrounding buildings.

Option 1



Option 2



(4) Wood may be painted or stained. If painted, one main color should be used, which must be complementary of the overall design of the building and of the surrounding buildings; it should also reflect the architecture of the building for which is it being utilized.

(5) Any painted metal should match either the stucco, the roof, or the color selected for wood structural members and trim (if the wood is unpainted, then another color may be selected). For the street-facing facades, other use of color should be restricted to the use of colorful tiles for trim/minimal decoration.

(II) ENVIRONMENTAL PERFORMANCE STANDARDS. See Article VI Chapter 51A the City of Dallas Development Code for other environmental performance standards. In cases of overlap with these standards, the more stringent requirements should be followed.

(a) Minimize impervious cover. Whenever possible, permeable paving should be used, and impervious surfaces should be avoided.

(b) Water efficiency.

(1) All toilets, showers, and faucets should be high efficiency fixtures.

(2) Dishwashers and washing machines are also encouraged to have advanced water conservation technology.

(c) Energy performance.

(1) All appliances should be ENERGY STAR qualified.

(2) The ENERGY STAR guidelines for new homes, which can be found at www.energystar.gov, should be followed for air sealing and insulation installation.

(3) The ENERGY STAR guidelines should also be followed for the sealing and insulation of ducts.

(4) High efficiency water heaters should be used.

(5) ENERGY STAR qualified heating and cooling systems should be used. Also, mechanical ventilation should be provided in compliance with ASHRAE 62.2.

(6) The use of CFC-based refrigerants for HVAC systems is prohibited.

(7) All attic and crawl spaces should be part of the building envelope.

(8) Windows and skylights should be ENERGY STAR qualified. The glazing should have a Low-E coating, and it is recommended that the U-Factor be equal to or less than .35 for the vast majority of glazing. If no solar window screens are provided, then it is also recommended that the SHGC be equal to or less than .35.

(9) All exterior and interior light fixtures should be energy efficient. The selection of ENERGY STAR qualified fixtures, bulbs, and ceiling fans is encouraged.

(10) It is encouraged that residents sign up for a renewable energy contract.

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(d) Material/Resource conservation

(1) Framing should be material efficient and have a minimal waste factor.

(2) Materials with recycled content are encouraged. Materials that are salvaged/reused or rapidly renewable are also encouraged.

(3) When at all possible, materials should be extracted, processed, and manufactured regionally (within a 500 mile radius).

(4) During construction, it is encouraged that non-hazardous materials be diverted away from landfills and instead be redirected for recycling or to be salvaged.

(5) Wood is encouraged to be certified by the Forest Stewardship Council.

(e) Environmental Air Quality

(1) All paints, adhesives, and sealants should have low-VOC content.

(2) Mechanical ventilation should be provided in compliance with ASHRAE 62.2. The ventilation system should be appropriate for the climate in Dallas.