

## Kessler Neighbors United Conservation District Feasibility Study

3<sup>rd</sup> Community Meeting

June 28, 2004

6:30pm

Kessler United Methodist Church

## Overview

- Outline sub-areas for the area
- Conduct simultaneous group discussions for property owners in each sub-area
- Summarize what was discussed by each group

## Group Make-up

- Property owners participate in the sub-area discussion where their property is located
- Each group selects a captain to lead the discussion
- Selects secretary to take notes of the group's conclusions

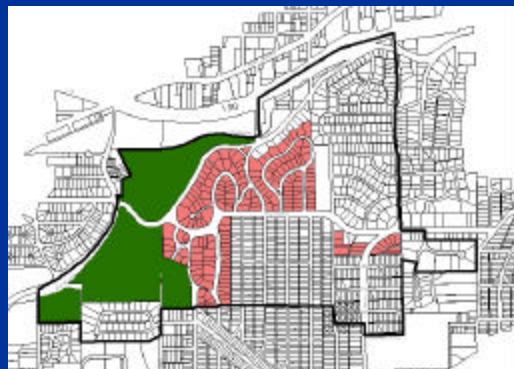
## Group Discussion

- Develop several generalized goals for your neighborhood (e.g.: tree-lined streets, compatible infill housing density, compatible infill architecture)
- Create several statements summarizing what you would not want to see happen in your neighborhood
- List specific aspects of your neighborhood that should be conserved

## Sub-areas

- Three initial sub-areas have been defined
- These areas share many similarities (lot sizes, architecture, setbacks, etc.)

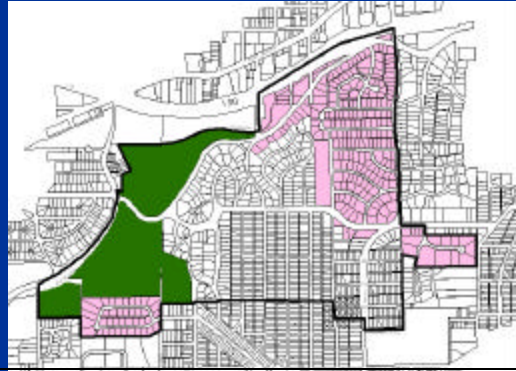
Sub-Area 1 - Kessler Park



Sub-Area 2 - Kessler Highlands/Kessler Square



Sub-Area 3 - Sam Dealey Estates



## Kessler Park

- Generally pre-war homes on irregularly shaped lots. Irregular shaped lots exhibit the masterplan layout for community and the land planner's response to dramatic terrain.
- No alleys due to terrain
- Includes the original 1<sup>st</sup> & 2<sup>nd</sup> Installments
- Includes other areas that exhibit the same characteristics such as the SEC of Tyler/Sylvan/Colorado intersection

## Kessler Square

- Generally pre-war homes on uniform rectangular lots
- Includes the two adjacent platted developments of Kessler Square and Kessler Highlands
- Lots are typically alley served and homes are typically tudor cottages similar to Hampton Hills, Hollywood-Santa Monica and Greenland Hills (M-Streets), the later two being conservation districts.

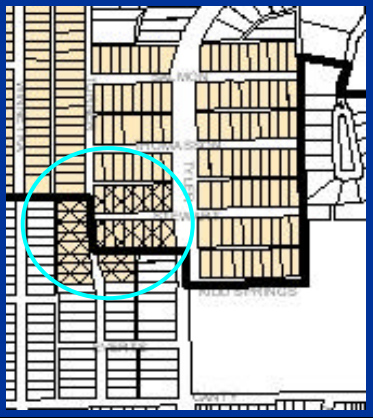
## Sam Dealey Estates

- Generally postwar homes on larger lots.
- Lots are both irregular and rectangular according to individual developments and topography
- Includes Kessler Woods, Sam Dealey Est., a portion of Kessler Park 1<sup>st</sup> Installment (replatted circa 1950), a portion of Kessler Square fronting Colorado, Kessler Lake 1<sup>st</sup> Installment, and Stevens Forest Estates (Timbergrove Circle).

## Deed Restrictions

- Deed restrictions were established for many properties throughout the area
- There is not one overall set for the entire area
- Many address issues such as building materials, setbacks, house size, and fencing
- Call your Title company to find out if your property has deed restrictions or ask someone on the conservation committee
- If the deed restrictions are still effective, they may be unenforceable if a significant number of property owners have violated them

King's Highway  
Segment included  
in Kessler Study



Group Discussion

Group Summarization

# SAMPLES OF DEED RESTRICTIONS WITHIN THE KESSLER NEIGHBORS UNITED STUDY AREA

## Kessler Lake

- Filed December 1955
- One Single Family residence, servant's quarters, garages, and outhouses
- Building plans required Architectural Committee approval
- Minimum house size 3,000 sq ft exclusive of garages, porches, and patios
- Front yard setback – 40 feet minimum, side yard setback – 15 feet minimum
- Must be constructed of at least 2/3 brick, brick veneer, stone, stone veneer, glass, or other masonry materials
- No trees over 6" diameter could be removed without Architectural Committee approval

## Kessler Park

- Filed August 1924
- One Single-Family residences only with necessary servant's and other out-houses used for private purposes
- Homes had to be constructed of brick, brick veneer, hollow tile, or stucco
- Front setbacks vary from 25 ft to 40 ft depending on lot location
- Front yard fencing limited to maximum 5 feet height, ornamental wire or shrubbery with a 10-foot setback from front yard property line
- Rear yard setback – 5 feet minimum

## Kessler Square

- Filed June 1924
- One Single-Family residence and necessary servant's quarters and other outhouses per lot
- Constructed of brick, brick veneer, hollow tile, or stucco or some form of masonry
- Min. 35-ft Front yard setback
- Corner lots: minimum 25-foot street side yard and no fence over 3 ½ feet unless ornamental iron shall be placed closer than 10-foot to property line of side street

## Kessler Woods

- Filed August 1951
- One Single Family residence and necessary outhouses per lot
- Building plans must be approved
- Must be minimum 60% brick, brick veneer, or stucco. Concrete block as exterior material prohibited. Detached garages may be frame.
- No front yard fencing allowed

## Sam Dealey Estates

- All are chronologically close, circa 1950's
- This sub-district comprised of many smaller developments, each with their own restrictions
- Restrictions vary by plat

### **Group Captain Instructions**

Prior to discussing the standards for the area, take a few minutes to discuss the following to get a general sense of what people would like to see in their area.

1. Develop and define several generalized goals for your neighborhood (e.g.: tree-lined streets, compatible infill housing density, compatible infill architecture).
2. Create several statements summarizing what you would not want to see happen in your neighborhood.
3. Write down the goals that have been determined.
4. Begin discussion of standards.

## DISCUSSION FOR SUB – AREAS

Review the lists below and circle those standards that are of concern to you. Feel free to write additional information that is applicable to your area.

### ARCHITECTURAL STANDARDS

#### Style

type of architecture for the main structure (i.e. Craftsman, Tudor, Minimal Traditional etc.)

Accessory structures – should be:

in the style of the main structure  
must be in rear of main structure  
must be detached from main structure (garages)

Building materials - structures must use:

wood  
brick  
stone  
similar material  
a combination of them all

Remodeling – must:

match style of existing house  
use same or similar materials

Fencing materials – fences should be made of:

Wood  
stone  
iron  
chain link

Additions – must:

match style of existing house  
use same or similar materials  
be indistinguishable from main structure

Roofing materials

composition shingles  
clay tiles  
metal seam  
any material

2<sup>nd</sup> story additions – must

be recessed above ground floor  
use similar materials

Porch enclosures –

may be allowed  
are not allowed  
must use certain materials (glass)

Roof type –

side gable  
front gable  
cross gable  
hipped  
any roof form

Paint colors –

certain colors are not allowed  
painting brick not allowed

Demolition –

building must meet certain criteria  
prior to being demolished

Retaining walls –

maximum height to be allowed  
certain materials allowed

## SITE STANDARDS

Height –  
maximum height allowed less than 30 feet allowed by code

Front yard setback –  
minimum setback required greater than 25 feet allowed by code

Rear yard setback –  
minimum setback required greater than 5 feet allowed by code

Side yard setback –  
minimum setback required greater than 5 feet allowed by code

Lot coverage –  
maximum coverage less than 45% allowed by code

*Lot coverage is amount of ground coverage used by structures that have a roof. This includes the main structure, accessory structures, gazebos, etc. It does not include swimming pools, porte cocheres, sidewalks or driveways.*

Floor area ratio –  
maximum should be established for main structure.

*Floor area ratio is the ratio of total floor space in a main structure to the lot size of a property. If a 2-story home is 5,000 square feet and the lot size is 10,000 square feet, the floor area ratio is equal to 0.5.*

Stories –  
establish a maximum number of stories

Front yard fence height –  
maximum height required less than 4 feet allowed by code  
no front yard fences

Side and rear yard fence height –  
maximum height required less than 9 feet allowed by code

Front yard coverage (non plant life material) –  
establish a maximum percentage of ground allowed to be covered by non-plant life materials (i.e. pavement, wood decks, etc.)

Driveways –  
locations must be consistent with existing driveways  
circular drives not permitted  
driveways must be constructed of certain materials

Parkways –  
must have a parkway on the street, parkway must contain trees  
*Parkways are the area between the street and/or curb and the sidewalk, typically 5 feet wide or less.*

**SURVEY RESULTS FOR THE KESSLER AREA  
FROM THE FEASIBILITY STUDY FOR A CONSERVATION DISTRICT**

**Architecture style should be regulated for:**

- 234 responses received\*
- 114 (49%) all new construction
- 102 (44%) when replacing a contributing structure
- 18 (7%) no regulation (existing)
- \*many people voted for both of the first two

**Building and roofing materials should be regulated for:**

- 168 responses received
- 60 (36%) main house and accessory structures
- 19 (11%) main house
- 68 (40%) any portion of structure visible from street
- 21 (13%) no regulation (existing)

**Floor Area Ratio should:**

- 152 responses received
- 111 (73%) be implemented
- 41 (27%) not be regulated (existing)

**Garages must be located:**

- 153 responses received
- 11 (7%) in the rear and detached from the main structure
- 87 (57%) in the rear, detached or attached is permitted
- 55 (36%) no regulation (existing)

**Demolition standard should be implemented for:**

- 145 responses received
- 79 (55%) all structures
- 47 (32%) structures of a particular style
- 19 (13%) no regulation (existing)

**Driveways should be regulated with regards to:**

- 151 responses received
- 69 (46%) location (side, front circular, etc.) and materials
- 21 (14%) location only
- 11 (7%) materials only
- 50 (33%) no regulation (existing)

**Fences should be regulated with regards to:**

- 151 responses received
- 74 (49%) height, location, and materials
- 11 (7%) height and materials only
- 66 (44%) height and location only (existing)

**Front yard coverage should allow:**

- 154 responses received
- 26 (17%) 50% coverage with non-plant life materials (rocks, concrete, wood chips, etc.)
- 86 (56%) 30% coverage with non-plant life material
- 42 (27%) no regulation (existing)

**Paint colors:**

- 160 responses received
- 83 (52%) certain colors should not be allowed
- 20 (13%) painting of brick/stone should not be allowed
- 57 (35%) no regulation (existing)

**Height maximum for new houses should be:**

- 135 responses received
- 33 (24%) total height of 30 feet
- 10 (7%) total height of 25 feet
- 92 (69%) 30 feet as measured to the mid-point of the ridge and the eave (existing)

**Lot coverage should be:**

- 141 responses received
- 22 (16%) less than 45%
- 119 (84%) 45% (existing)

**Front yard setbacks should be:**

- 153 responses received
- 40 (26%) average of existing setbacks on the street
- 76 (50%) a set minimum feet for each block
- 37 (24%) 25 feet minimum (existing)

**Rear and side yard setbacks should be:**

- 147 responses received
- 31 (21%) greater than 5 feet minimum
- 116 (79%) 5 feet minimum (existing)