



LANDMARK COMMISSION

July 6, 2026

FILE NUMBER: COA-26-000310
LOCATION: 500 N Montclair Ave
STRUCTURE: Noncontributing
COUNCIL DISTRICT: 1

PLANNER: Christina Pares
DATE FILED: June 16, 2026
DISTRICT: Winnetka Heights (H-15)

APPLICANT: Heather Kelley

REPRESENTATIVE: N/A

OWNER: Luci Digorgio

REQUEST(S):

A Certificate of Appropriateness to demolish two noncontributing accessory structures that are in imminent threat of collapse. Standard: Imminent threat to public health/safety.

STAFF RECOMMENDATION:

That the request for a Certificate of Appropriateness to demolish two noncontributing accessory building structures be approved in accordance with engineering report dated 6/16/2026. The proposed work meets the standards in City Code Sec. 51A-4.501(h)(4)(D) and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

TASK FORCE RECOMMENDATION:

That the request for a Certificate of Appropriateness to demolish two noncontributing accessory building structures be denied without prejudice. Recommends obtaining a structural engineering report, photos of the foundation, and a Sanborn map.

BACKGROUND / HISTORY:

RELEVANT PRESERVATION CRITERIA:

1. Winnetka Heights Historic District (H-15); Ordinance No. 87
2. Secretary of the Interior's Standards/Guidelines for Setting (District / Neighborhood)
 - **Recommended:** *Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.*
 - **Not Recommended:** *Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a*

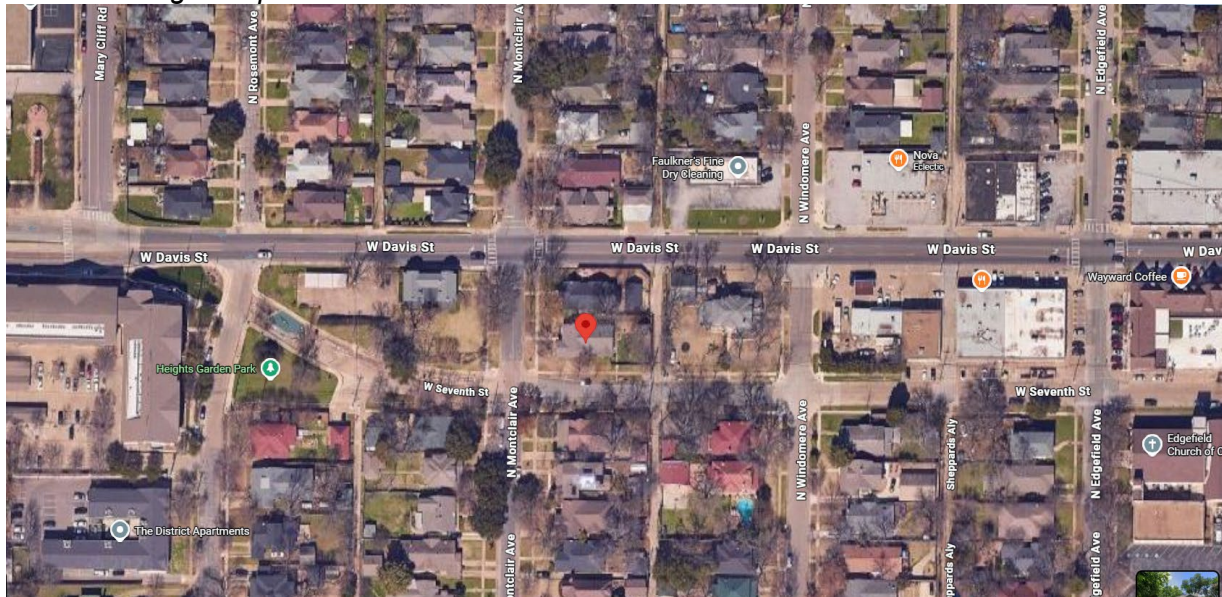
result, the character is diminished.

- **Not Recommended:** Introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g., replacing low metal fencing with a high wood fence).
- **Not Recommended:** Removing a character-defining feature of the building or landscape from the setting that is unreparable and not replacing it or replacing it with a new feature that does not match.

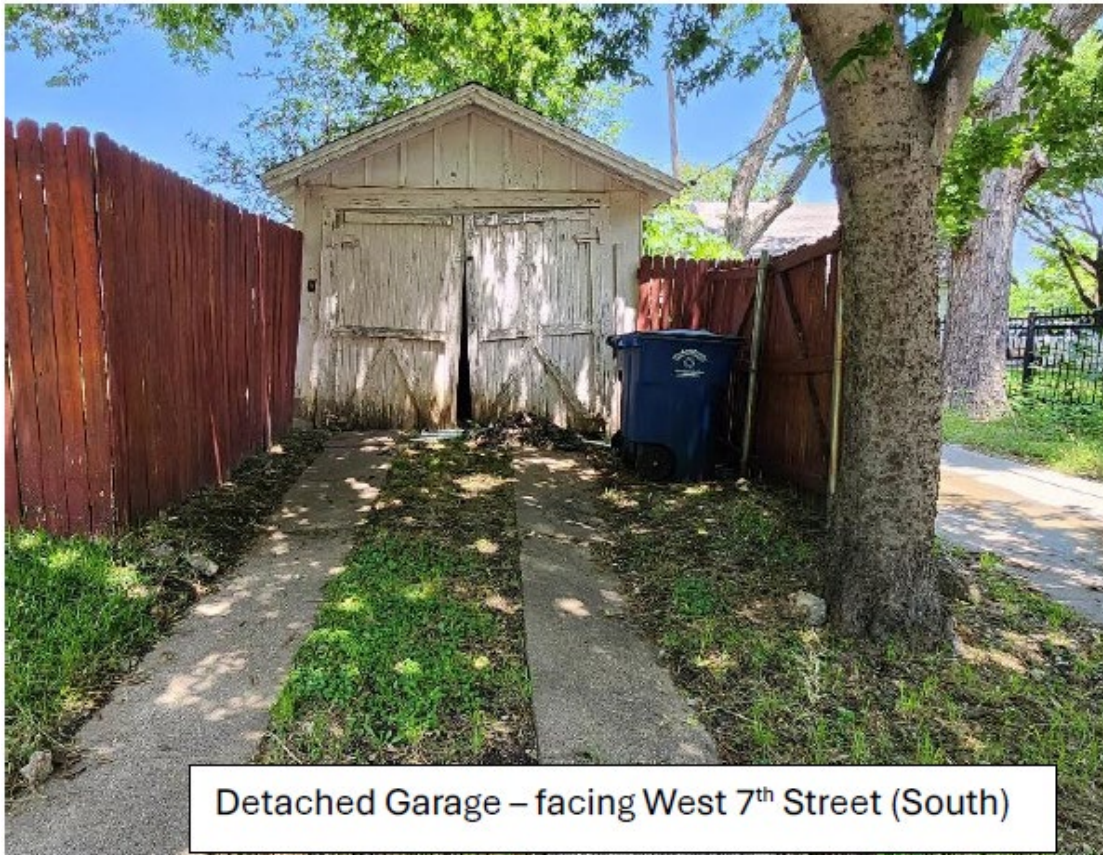
3. City Code Section 51A-4.501(g)(6)(C)(ii):

*The landmark commission must grant the application if it determines that:
(ii) for noncontributing structures, the proposed work is compatible
with the historic overlay district.*

LOCATION MAPS
500 N Montclair Ave
Source: Google Map



CURRENT PHOTOS
500 N Montclair Ave

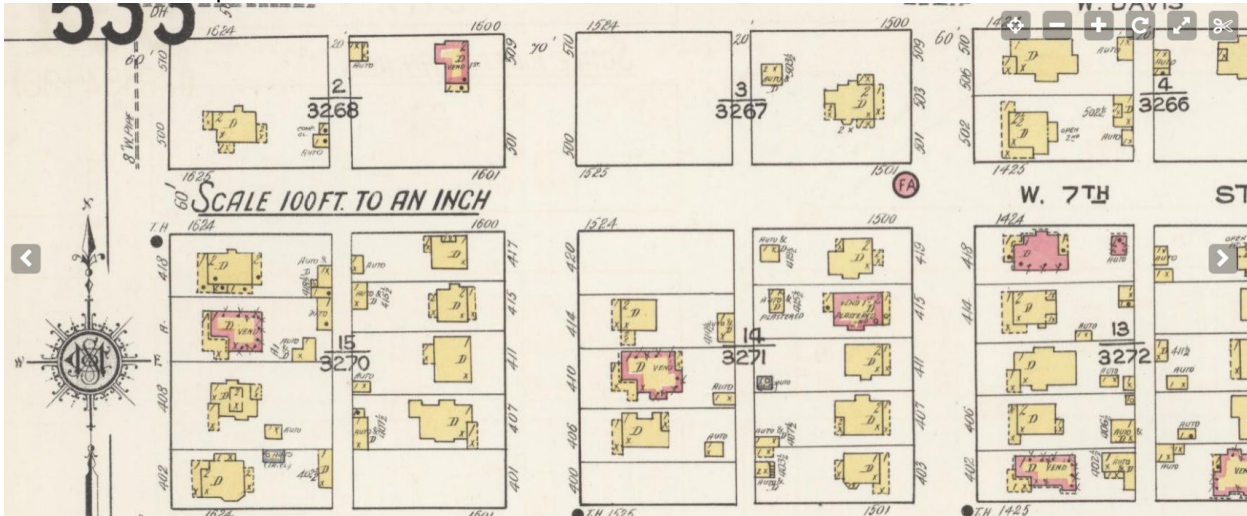


Detached Garage – facing West 7th Street (South)

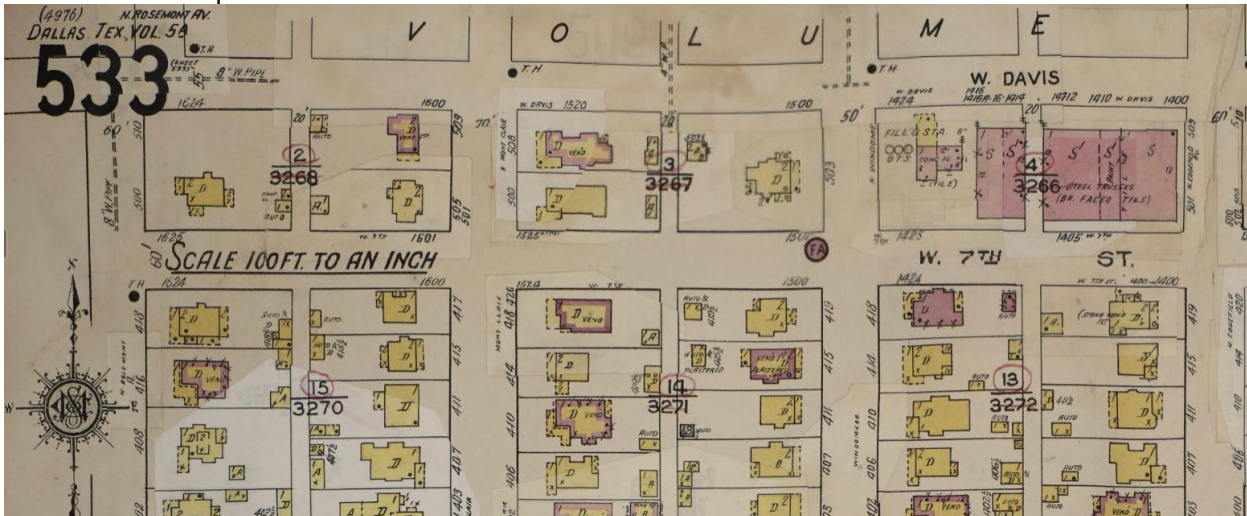
CONTEXT PHOTOS
500 N Montclair Ave



1922 Sanborn Map



1950 Sanborn Map



ATTACHMENTS:

- Task Force Recommendation Form
- Current Drawings

**TASK FORCE
RECOMMENDATION(S)**

**APPLICATION FOR
CERTIFICATE OF DEMOLITION**



Detached Garage – facing West 7th Street (South)



Detached Garage/Frame Shed
(On Slab) – Slab is Ribbon Drive
Storage Area at back



Backyard Interior West Side – Storage Area access.
Between Garage/Framed Shed (On Slab) and Framed
Shed (No Slab)



West Side –Storage Area Door and back of Framed Shed, No Foundation





← Inside Storage Area is a back door
To Framed Shed, No Foundation



East Side at Alley





Framed Shed, No Foundation.

Unit has wholes in roof, Trees pushing up under eaves and is Sinking due to No Foundation



Fwd: 500 N Montclair

From: LUCI digiorgio (lu76110@icloud.com)

To: h.nkelley@yahoo.com

Date: Wednesday, June 3, 2026 at 07:28 PM CDT

Sent from my iPhone

Begin forwarded message:

From: LUCI digiorgio <lu76110@me.com>
Date: May 22, 2026 at 2:54:25 PM MDT
To: Heather Kelley <h.nkelley@yahoo.com>
Subject: 500 N Montclair

Hi

I am licensed real estate agent as well as part owner with my daughter of 500 N Montclair.

The house was listed several times 2024/2025 and we had over 300 buyers in the house and the house did not sell due to the condition of the garage.

Everyone loved the house but didn't want the project of taking down the garage.

Thank

Luci Digiorgio

Dfw properties.net

8172280854

Sent from my iPhone



CLIENT: PROJECT MANAGEMENT SERVICES
9202 FLICKERING SHADOW DRIVE
DALLAS, TEXAS 75243

DATE: JUNE 16, 2026

PROJECT: RESIDENTIAL DETACHED STORAGE & GARAGE
500 MONTCLAIR AVENUE
DALLAS, TEXAS 75208

PROJ#: FI-26154

DEMOLITION LETTER (XL5)

TO WHOM IT MAY CONCERN,

I CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS AND HAVE OFFICIALLY INSPECTED THE STORAGE AND GARAGE BUILDINGS AT REFERENCED ADDRESS. THE STRUCTURES CONSISTS OF ONE-STORY WOOD FRAME BUILDINGS ON A SLAB-ON-GRADE CONCRETE FOUNDATIONS.

OBSERVATIONS:

1. WALLS ARE BUILT WITH INSUFFICIENT SUPPORT STUDS
2. BOTH STRUCTURES ARE OUT-OF-PLUMB BY 5% OR GREATER AND IN DANGER OF COLLAPSING
3. CONCRETE PERIMETER BEAMS SUPPORTING THE LOAD BEARING WALLS ARE OUT-OF-PLUMB BY MORE THAN 10% AND ARE NOT CONNECTED TO THE CONCRETE SLABS

IT IS OUR RECOMMENDATION THAT BOTH STRUCTURES AND THEIR FOUNDATION BE DEMOLISHED AND REMOVED FROM THE PROPERTY AS THEY POSE AN IMMINENT THREAT TO HUMAN HEALTH AND SAFETY.

I FURTHER CERTIFY THAT THE FINDINGS AND CONCLUSIONS CONTAINED IN THE INSPECTION REPORT HAVE BEEN CORRECTLY AND COMPLETELY RECORDED WITHOUT BIAS AND ARE BASED ON MY OBSERVATIONS AND EXPERIENCE.

THE EXISTING STRUCTURES DO NOT COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE AND IT IS NOT FEASIBLE TO REPAIR THEIR FOUNDATION NOR FRAMING.

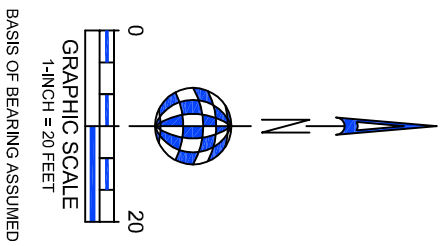
REGARDS,

LUIS ARMANDO ESCAMILLA, P.E.
REDLINE ENGINEERING



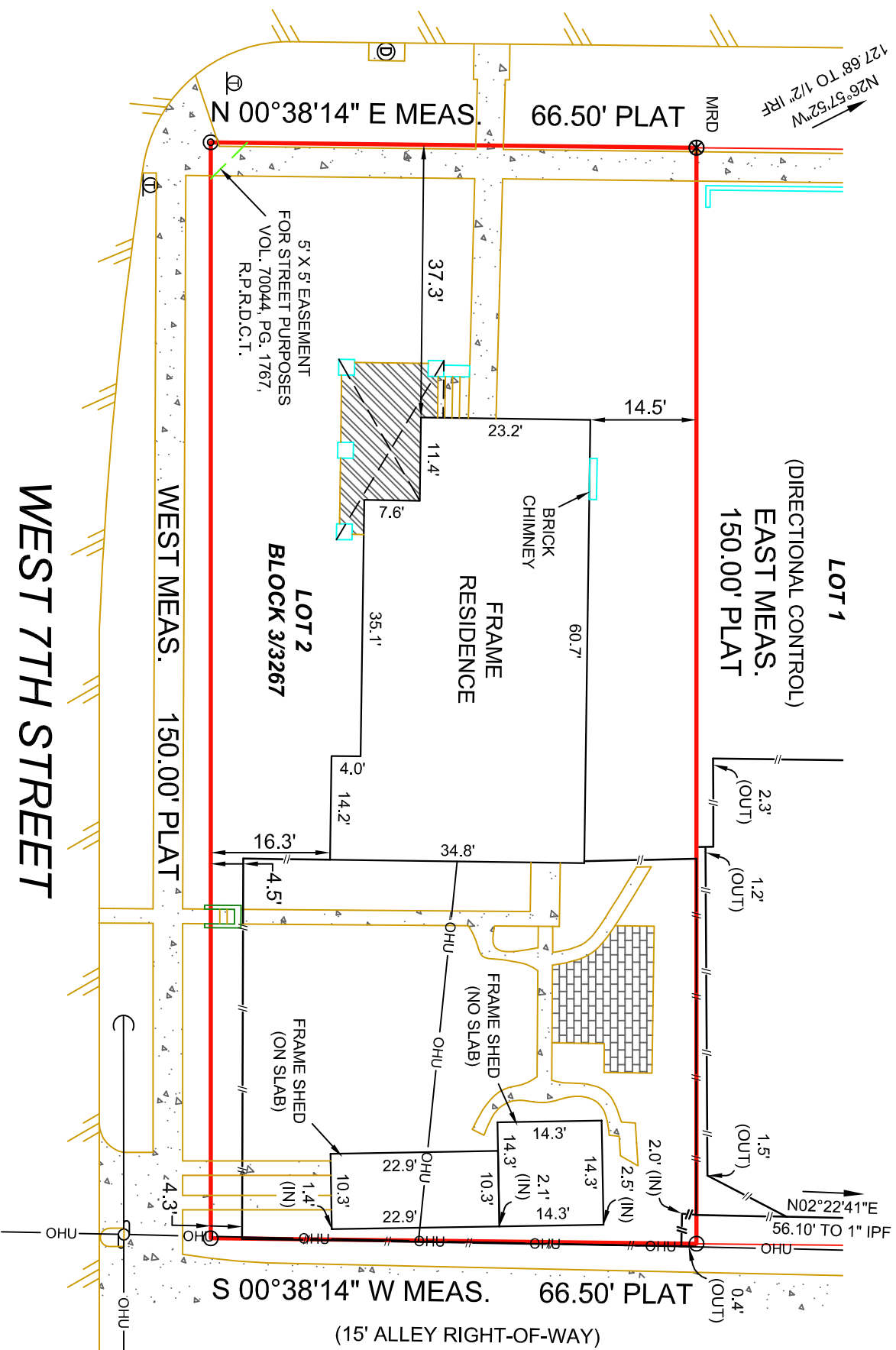
06/16/2026 F-18123

SURVEY PLAT: 500 NORTH MONTCLAIR AVENUE



NORTH MONTCLAIR AVENUE

(PUBLIC RIGHT-OF-WAY)



WEST 7TH STREET

60' RIGHT-OF-WAY

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
MRD = Monument of Record Dignity

LEGEND

⊙ X-FOUND	☑ TELE. BOX	⚡ WATER VALVE	✱ LIGHT POLE	— PIPE RAIL FENCE	▣ CONCRETE
⊙ X-SET	☑ CABLE BOX	⚡ FIRE HYDRANT	Ⓜ TRAFFIC SIGN	— ASPHALT	▣ GRAVEL
⊙ 1/2" IR FOUND	⊗ ELECTRIC BOX	Ⓜ BOLLARD POST	Ⓜ UTILITY POLE	— OHU OVERHEAD UTILITY LINE	— BRICK
⊙ 1/2" RR SET	☑ BRICK COLUMN	Ⓜ SEPTIC COVER	Ⓜ WATER METER	— GUY WIRE ANCHOR	— STONE
⊙ 5/8" RR FOUND	⊕ 1" IR FOUND	Ⓜ SAN. SEW. MH.	Ⓜ GAS METER	— BARBED WIRE FENCE	— WOOD DECK
⊙ 3/8" RR FOUND	⊕ 1" IP FOUND	Ⓜ IRRIGATION VALVE	Ⓜ A.C. PAD	— IRON FENCE	— BUILDING WALL
⊙ 60-D NAL FOUND	☑ POINT FOR CORNER	Ⓜ STONE COLUMN	Ⓜ TRANS. BOX	— CHAINLINK FENCE	— TILE
⊙ PK NAL SET	☑ CON. MONUMENT	Ⓜ STORM DRAIN MH.	Ⓜ POOL EQUIP.	— WOOD FENCE	— CON. RET. WALL
⊙ 1/2" IP FOUND	☑ 3/4" IP FOUND	Ⓜ SAN. SEW. CO.		— COVERED AREA	— STUC. RET. WALL
					♿ HANDICAP SPACE

LEGAL DESCRIPTION

Being Lot 2, in Block 3/3267, of Winnetka Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof, recorded in Volume 1, Page 194, Map Records of Dallas County, Texas.

NOTES

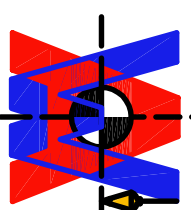
The property shown hereon is subject to the easement and the ordinances recorded in Volume 91030, Page 505, Volume 70044, Page 1767(On Survey), & Volume 565, Page 559, R.P.R.D.C.T.

FLOOD

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48113C 0480K, dated 07-07-2014. The property is located in Zone "X".

A&W SURVEYORS, INC.

Professional Land Surveyors



TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX, 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property. The lines and distances indicated and there are no visible and apparent easements, encroachments, conflicts or provisions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying. This survey was performed exclusively for the parties in connection with the G.F. Number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work, protected by United States Copyright law and International treaties. All rights reserved. Do not make illegal copies.

JOHN S. TURNER
RPLS 5310



JOB NO.: 20-2311
DATE: 11-06-2020
DRAWN BY: 079
G.F. NO.: 1017-320874-R1T
TITLE CO.: REPUBLIC TITLE COMPANY
CERTIFY TO: ANNE MARIE DZURILLA & LUIGI DIGIORGIO
"A professional company operating in your best interests"



















