

South Winnetka Heights Proposed Conservation District

Post-Application Neighborhood Meeting No. 6

January 9, 2023

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Planning & Urban Design
City of Dallas



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South Winnetka Heights Proposed Conservation District

Post-Application Neighborhood Meeting No. 6

Staff Contact

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214-670-4193

Project Webpage

https://bit.ly/S_Winnetka_CD

Agenda

- Discussion
 - Recap
 - Building Height/Stories
 - FAR
 - Primary and Accessory Structures
 - Setbacks
 - Building Materials/Style
 - Foundations and Steps
 - Fences / Retaining Walls
 - Demolition
 - Next Steps



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Purpose of a Conservation District

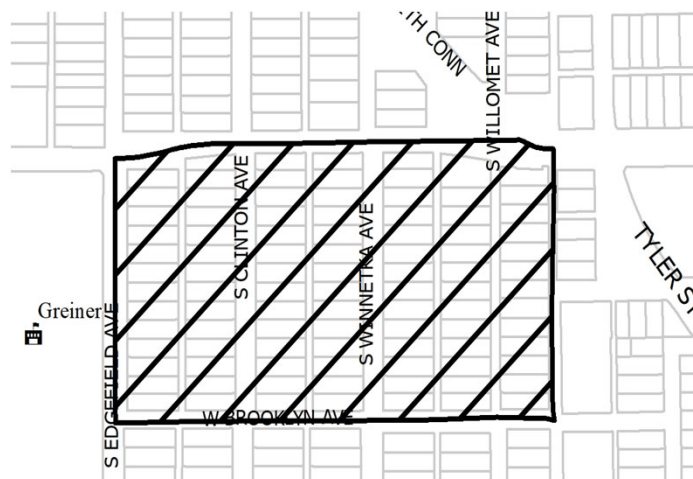
- Intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes
- Protect the physical attributes of an area or neighborhood
- Promote development or redevelopment that is compatible with an existing area or neighborhood
- Promote economic revitalization
- Enhance the livability of the city
- Ensure harmonious, orderly, and efficient growth



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CD Proposed Boundaries



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Process for establishing a CD

- Neighborhood committee submits a pre-application form (complete).
- City holds pre-application meetings with property owners to discuss and establish a list of categories of development and architectural standards the property owners are interested in establishing for a new conservation district.
- The **neighborhood committee** meets with property owners to ensure awareness of the process and active participation throughout the neighborhood.
 - Emphasis on **consensus** among all property owners in neighborhood.
- Neighborhood committee and property owners convey additional comments on categories and elements.



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Process for establishing a CD

- City holds additional pre-application meetings with property owners to develop and finalize categories of standards for the proposed CD
 - These categories form the basis of CD establishment petition.
- The City drafts petition language with input received from the neighborhood committee and property owners at these pre-application meetings.
- The city provides neighborhood committee with petitions.
 - Neighborhood committee will have 12 months to obtain the necessary percentage of signatures and submit them to the City. 58% of the land or 58% of the lots is required
- Staff verifies the signatures and petitions.



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Process for establishing a CD

- Once petitions are verified, neighborhood committee submits zoning change application with appropriate fees, if necessary.
 - Fee waived if petitions are signed by a minimum of 75% of property owners
- This application is the beginning of the zoning change process.
- The City begins scheduling neighborhood meetings as needed to work out proposed detailed regulations in each of the categories
 - Multiple meetings held
- **Neighborhood committee** works to ensure **all** voices are heard and **everyone** is aware of process
- At the conclusion of the series of meetings, City prepares ordinance
- City holds neighborhood meeting to review draft language
- City Plan Commission public hearing and recommendation
- City Council public hearing and decision



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Background

- August 2019 – first inquiry into a CD
- July 2020 – Determination of Eligibility for pre-application
- August 20, 2020 - Neighborhood committee (10 property owners) submitted a request for pre-application meetings to begin the process of potentially creating a new Conservation District.



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Background

- November 9, 2020 - 1st Pre-application Meeting.
- July 19, 2021 - 2nd Pre-application Meeting
- July 29, 2021 - Petitions provided to Neighborhood Committee for collection of property owner signatures.
- July 29, 2022 – 71 petitions were submitted by the Neighborhood Committee for verification.
- August 29, 2022 - Planning & Urban Design staff verified 76% of the petitions.



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Meeting Schedule

- Post-Application Neighborhood Meeting #1 – September 29
 - Process, schedule, driveways/curbing, front walk, front yard impervious coverage, lot size.
- Post-Application Neighborhood Meeting #2 – October 17
 - Lot size, use and parking, density, lot coverage, building height & stories, Floor Area Ratio
- Post-Application Neighborhood Meeting #3 – November 1 (Tuesday)
 - Overall goals, building height & stories, paint, solar
- Post-Application Neighborhood Meeting #4 – November 14
 - Recap of overall goals, building height & stories, Floor Area Ratio, paint, solar
- Post-Application Neighborhood Meeting #5 – December 5
 - Setbacks-main, setbacks-accessory, accessory structures
- Post-Application Neighborhood Meeting #6 – January 9
 - Foundations, steps, fences, retaining walls, demolition



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Meeting Schedule

- Post-Application Neighborhood Meeting #7 – January 24
 - Architectural styles – Contributing and Non-Contributing, Contributing architectural styles, new construction standards, remodel/addition standards
- Post-Application Neighborhood Meeting #8 – February 6
 - Roofing materials, windows, porches
- Post-Application Neighborhood Meeting #9 – February 21
 - Architectural styles – Craftsman, Transitional Bungalow
- Post-Application Neighborhood Meeting #10 – March 6
 - Work reviews
- Post-Application Neighborhood Meeting #11 – TBD
 - If needed
- Post-Application Neighborhood Meeting #12 – TBD
 - If needed



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Meeting Schedule (cont.)

- Final Post-Application Neighborhood Meeting – TBD
- Ordinance Review (30-60 days after last meeting)
- City Plan Commission – TBD
- City Council – TBD



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Topics for Discussion:

- Accessory Structures - proposed regulations may include:
 - Location.
- Building & Structure Height - proposed regulations may include:
 - Modifying how height is measured.
 - Establishing the maximum allowed height for structures, including accessory structures.
- Building Width - proposed regulations may include:
 - Minimum building width.
- Density - proposed regulations may include:
 - Considering maximum density.



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Topics for Discussion (cont.):

- Driveways, Curbs, and Sidewalks - proposed regulations may include:
 - Locations, access points, materials, dimensions, and types.
 - Provisions for non-conforming driveways and walks.
- Fences & Walls - proposed regulations may include:
 - Location, height, style & materials.
- Foundations - proposed regulations may include:
 - Foundation types, materials, height, and appearance.
 - Provisions for remodels or additions to existing structures.
- Lot Coverage



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Topics for Discussion (cont.):

- Off-street Parking - proposed regulations may include:
 - Minimum parking standards per dwelling unit.
- Permitted Uses - proposed regulations may include:
 - Single family
- Setbacks - proposed regulations may include:
 - Modifying front, side, and rear setback requirements.
 - Provisions for non-conforming contributing structures.
- Stories - proposed regulations may include:
 - Maximum stories allowed.
 - Provisions for non-conforming contributing structures



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Topics for Discussion (cont.):

- 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.



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Topics for Discussion (cont.):

- 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.



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Topics for Discussion (cont.):

- Chimneys - proposed regulations may include:
 - Materials, form, & placement.
- Demolition - proposed regulations may include:
 - Applicability to contributing structures.
 - Provisions for existing non-contributing structures.
- Dormers - proposed regulations may include:
 - Dormer size, location, and styles.
 - Provisions for remodels or additions to non-contributing structures.



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Topics for Discussion (cont.):

- Garage Location and Entrance - proposed regulations may include:
 - Garage and garage door placement.
 - Provisions for remodels or additions to non-conforming structures.
- Impervious Surfaces and Hardscaping - proposed regulations may include:
 - Materials and allowable percentage of front yard coverage.



Topics for Discussion (cont.):

- Porch Styles - proposed regulations may include:
 - Styles, materials, placement, size, and detailing.
 - 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.



Topics for Discussion (cont.):

- Solar Energy Systems and Components - proposed regulations may include:
 - Locations and type.
 - Provisions for remodels or additions to existing non-contributing structures.
- Steps - proposed regulations may include:
 - Location, style, materials & dimensions.
- Windows - proposed regulations may include:
 - Placement, architectural standards, materials, and types.
 - Provisions for remodels or additions to existing structures.



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Topics for Discussion (cont.):

- Work Reviews - proposed regulations may include:
 - Language to detail the requirements for a work review.



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Procedure

To speak during the discussion portions of tonight's meeting:

- Please raise your hand and wait to be recognized before you begin speaking
- Before your comments, **state your name and address** for the record
- All comments must be related to the topic being discussed at that time
- Provide input to inform City Staff to work toward an approach to accomplish your desired objective of maintaining the character of the neighborhood.
- **Write name and address on comment sheets.**



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Recap: Guiding Principles for CD

For what ideas has agreement been reached?

- Status Quo Insufficient - Current City of Dallas Code will allow development that is incompatible with the existing character of the neighborhood.
- Preserve Character - The neighborhood has expressed a desire to preserve its character.
- Standards Required - Some degree of additional standards will be necessary to maintain the characteristics of the neighborhood and meet the desire of the residents.
- Conservation District - We are meeting to develop the specific details for the development standards and architectural standards your neighborhood chose for consideration.



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Recap: Common Themes Expressed

- Preserve architectural characteristics – Craftsman homes
- Avoid McMansions – Incompatible form and massing
- Retain the “feel” of the neighborhood – Development pattern
- Allow for flexibility and individuality
- Allow for two-story homes
- Don’t restrict what currently exists



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Recap: Building Height and Stories

Language for Consideration

Maximum Building Height

- The maximum building height for all structures is **28 feet** measured from the average grade to the peak of the roof.
- GRADE means the average of the finished ground surface elevations measured at the highest and lowest exterior corners of a structure.

Maximum Number of Stories

- The maximum number of stories for all structures is two.



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Recap: Floor Area Ratio

What we heard at the last meeting

- Consider application of FAR on second story to *encourage compatible size of new construction and additions.*
 - The floor area of the second story shall be limited to 30% of the floor area of the first story.
 - The second story shall be set back 25 feet from the wall plane of the front façade
 - The second story shall be set back a minimum of 2 feet from the wall plane of the side walls of the main structure.



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Recap: Floor Area Ratio

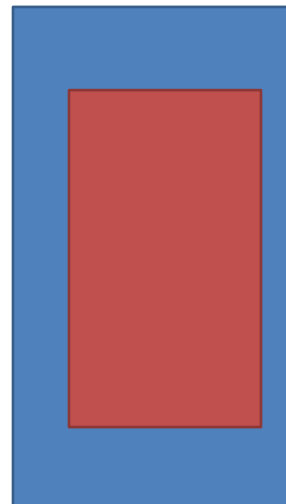
Setback Example:

If only restriction is proposed setbacks – 50' x 150' lot

Structure - 35' x 95' = 3,325 SF footprint

44.3% Lot Coverage

2 Story Structure – 6,650 SF (includes porches)



**NOT TO SCALE



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Recap: Floor Area Ratio

Setback Example 30% Floor Area Ratio:

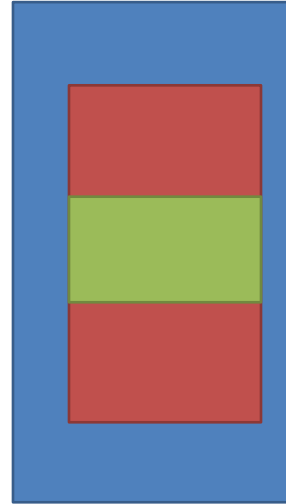
If only restriction is proposed setbacks – 50' x 150' lot

Structure - 35' x 95' = 3,325 SF footprint

44.3% Lot Coverage

30% FAR of 1st Story = 998 SF

2 Story Structure – 4,323 SF (includes porches)



**NOT TO SCALE



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Recap: Floor Area Ratio

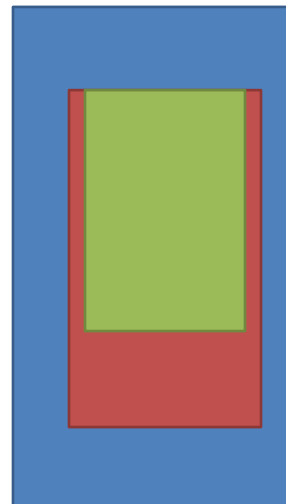
Setback Example 25' Second Story Setback (2' inset):

If only restriction is proposed setbacks – 50' x 150' lot

Structure - 35' x 95' = 3,325 SF footprint

44.3% Lot Coverage

2 Story Structure – 5,495 SF (includes porches)



**NOT TO SCALE



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Recap: Floor Area Ratio

1,400 SF Setback Example: Typical Existing House

No FAR imposed

Structure - 35' x 40' = 1,400 SF footprint

19% Lot Coverage

2 Story Structure – 2,800 SF (includes porches)



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Recap: Floor Area Ratio

1,400 SF Example 30% Floor Area Ratio: Typical Existing House

Structure - 35' x 40' = 1,400 SF footprint

19% Lot Coverage

30% FAR of 1st Story = 420 SF

2 Story Structure – 1,820 SF (includes porches)

1,400 SF Example 25' Second Story Setback (2' inset):

Structure - 35' x 40' = 1,400 SF footprint

19% Lot Coverage

Second Story with setback restrictions = 465 SF

2 Story Structure – 1,865 SF (includes porches)



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Recap: Floor Area Ratio

1,900 SF Setback Example: Typical Existing House

No FAR imposed

Structure - 35' x 55' = 1,925 SF footprint

26% Lot Coverage

2 Story Structure – 3,850 SF (includes porches)



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Recap: Floor Area Ratio

1,900 SF Example 30% Floor Area Ratio: Typical Existing House

Structure - 35' x 55' = 1,925 SF footprint

26% Lot Coverage

30% FAR of 1st Story = 578 SF

2 Story Structure – 2,503 SF (includes porches)

1,900 SF Example 25' Second Story Setback (2' inset):

Structure - 35' x 55' = 1,925 SF footprint

26% Lot Coverage

Second Story with restrictions = 930 SF

2 Story Structure – 2,855 SF (includes porches)



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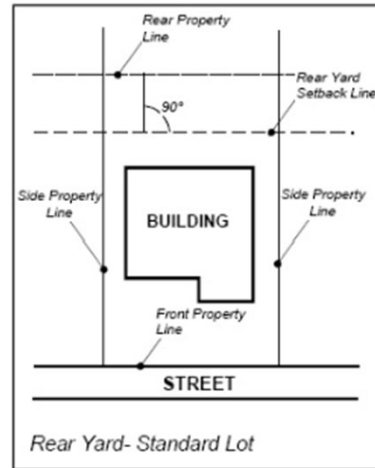
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Recap: Setbacks – Primary Structure

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

Existing Regulations - R-7.5(A)

- Front Yard 25-foot setback
- Side Yard Five-foot setback
- Rear Yard Five-foot setback

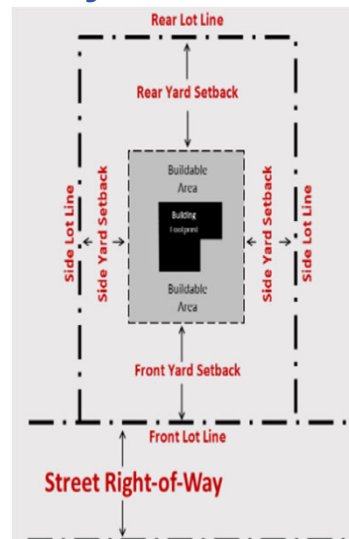


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Discussion: Setbacks – Primary Structure

- Do you know your setback?
- Is there variation along the street, or do all houses appear to be situated similarly on the lot?
- Allowance for nonconforming structures
 - Any additions must meet applicable setbacks without clarifying language
 - Continuation of nonconforming setbacks
 - Documented Assurance for repairs to existing nonconforming structures



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Discussion: Setbacks – Primary Structure



Consistent front yard setbacks in South Winnetka Heights

* NOTE: Measurements are estimates and reflect distance from sidewalk to roofline.



Discussion: Setbacks – Primary Structure



Predominant side yard driveways



Recap: Setbacks – Primary Structure

Language for Consideration

Front Yard Setback

- The minimum front yard setback is 25' (to be verified/work in progress) to point of the front facade (including porch) nearest the front property line. The front of the structure (including porch) is intended to line up with the contributing structures on the block. The intent of this requirement is to maintain the uniform setbacks of the existing neighborhood. The following additional items are permitted to be located within the required front yard:
 - Porch steps with wing walls and handrails extending a maximum of four feet into the required front yard.
- East side of S. Willomet 15' (to be verified)



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Recap: Setbacks – Primary Structure

Language for Consideration

Side Yard Setback

- The minimum side yard setback is five feet on one side and 10 feet on the other. The intent of this section is to allow for the required front entry driveway on interior lots. The greater setback should be on the side consistent with adjacent properties.
- The minimum cornerside yard setback for Brooklyn Ave. is 10 feet. The minimum cornerside yard setback along W. Twelfth St. is five feet.

Rear Yard Setback

- The minimum rear yard setback is 30' for all lots, except lots on the east side of S. Willomet shall have a minimum 20' rear yard setback



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Petition Topic: Setbacks - Accessory Structure

Proposed regulations may include:

- Modifying side and rear setback requirements for accessory structures
- Provisions for existing non-conforming structures

Existing Regulations - R-7.5(A)

Side yard setback for accessory structures

- In a residential district, a person need not provide a side yard setback for a structure accessory to a residential use, including a generator, if the structure:
 - (A) does not exceed 15 feet in height; and
 - (B) is located in the rear 30 percent of the lot.

Rear yard setback for accessory structures

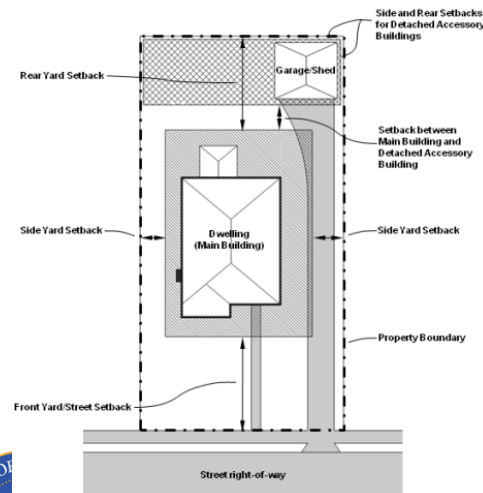
- In a residential district, a person need not provide a full rear yard setback for a structure accessory to a residential use, including a generator, if the structure does not exceed 15 feet in height. Where the rear yard is adjacent to an alley, a three-foot setback must be provided. Where the rear yard is not adjacent to an alley, no setback is required.



Discussion: Setbacks – Accessory Structure

- Where are original garages and accessory structures located?
- Limiting where accessory structures can be located
 - To the rear of main
 - Rear 30 percent of lot
 - No closer to the street than main structure on corner lots
- Allowance for nonconforming structures
 - Any additions must meet applicable setbacks without clarifying language

Setback and Yard Requirements



Discussion: Setbacks – Accessory Structure



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Recap: Setbacks – Accessory Structures

Language for Consideration

Side Yard Setback

- There is no required side yard setback for accessory structures 15 feet in height and under located in the rear 30 percent of the lot, except that no part of the accessory structure may overhang adjacent property.
- Structures over 15 feet in height located in the rear 30 percent of the lot must have a minimum three-foot side yard setback.



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Recap: Setbacks – Accessory Structures

Language for Consideration

Rear Yard Setback

- The minimum rear yard setback for accessory structures 15 feet in height is three feet.
- Structures over 15 feet in height have a minimum five-foot rear yard setback.

Nonconforming Accessory Structures

- Reconstruction of an existing non-conforming accessory structure is allowed if it is built back within the same footprint as the existing and at a height equal to or lesser than the structure that it replaces. Any new construction outside of the area of the footprint and envelope of the existing structure must meet all applicable setbacks.



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Petition Topic: 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.

Existing Dallas Development Code 51A-4.209(6)(E)

- (ff) Accessory structures must have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the main building. "Compatible" as used in this provision means similar in application, color, materials, pattern, quality, shape, size, slope, and other characteristics; but does not necessarily mean identical. The burden is on the property owner or applicant to supply proof of compatibility. This provision does not apply to accessory structures with a floor area of 200 square feet or less.



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Discussion: Accessory Structures

- Any style or replicate same style of house?
 - Materials
 - Roof slope
 - Architectural style
- When to regulate architecture, if at all:
 - Only when visible from street?
 - Exclude portable/pre-fabricated structures under 200 SF?
 - Carports?
 - Include corner side yard facades?



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Discussion: Accessory Structures



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Discussion: Accessory Structures



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Discussion: Accessory Structures



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Recap: Accessory Structures

Language for Consideration

Style and Materials

- The color, style, design, and materials of accessory structures that are visible from the street must be compatible with the main structure.

Roof Pitch

- If a garage is visible from the street, the slope of the roof must match either the roof slope of the main structure or the roof standard of the style of the main structure.



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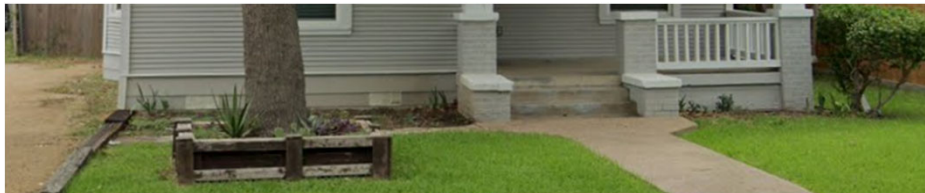
Petition Topic: Foundations

Proposed regulations may include:

- Foundation types, materials, height, and appearance.
- Provisions for remodels or additions to existing structures.

Existing Regulations - R-7.5(A)

- None.



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Discussion – Foundations

- Foundation
 - Type – Pier-and-Beam, Slab
 - Materials – Concrete, Stucco, Wood
 - Height – Match Finished Floor Elevation (FFE) of existing homes?
 - Appearance – Differentiation between skirting and body?
- Provisions for remodels or additions to existing structures
 - Should Finished Floor Elevation (FFE) of new additions or remodels match existing main structure?
 - Require a minimum of two or three steps up from grade?
 - Other?



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Discussion – Foundations



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Discussion – Foundations



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Petition Topic: Steps

Proposed regulations may include:

- Location, style, materials & dimensions.



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Petition Topic: Steps

Consideration for location, style, materials, and dimensions

Existing Regulations – Residential Building Code

- R311.7.5.1 Risers.
 - The riser height shall be not more than 73/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical.



Discussion – Steps

- Location
 - Front pathway (i.e. waterfall steps)
 - Porch steps
- Style –
 - Waterfall
 - Wing wall
- Materials
 - Concrete,
 - Wood,
 - Brick,
 - Stone
- Dimensions



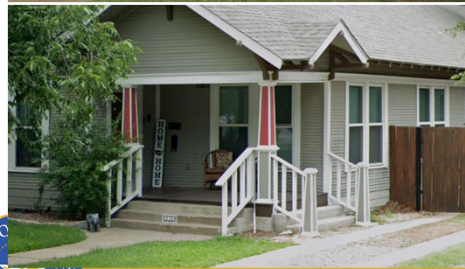
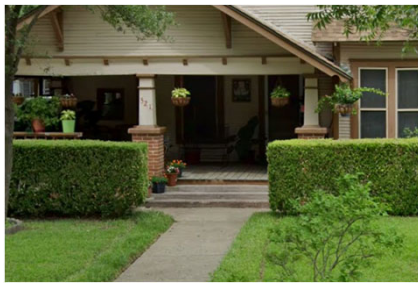
Discussion – Steps



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Discussion – Steps



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Discussion – Steps



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Petition Topic: Fences and Walls

Consideration for location, height, style and materials

Existing Regulations – Dallas Development Code

- (a) Fence standards. Unless otherwise specifically provided for in this chapter, fences must be constructed and maintained in accordance with the following regulations.
 - (1) In this subsection:
 - (A) FENCE PANEL means the portion of a fence located between the posts or columns.
 - (B) RETAINING WALL means a wall designed to hold in place earthen or similar materials and to prevent the material from sliding away or eroding.



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Petition Topic: Fences and Walls (cont.)

Consideration for location, height, style and materials

Existing Regulations – Dallas Development Code

- (2) A person shall not erect or maintain a fence in a required yard more than nine feet above grade. In all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard, except when the required front yard is governed by the side or rear yard regulations pursuant to Section 51A-4.401.
- (3) In single family districts, a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line. This paragraph does not apply to retaining walls.



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Petition Topic: Fences and Walls (cont.)

Consideration for location, height, style and materials

Existing Regulations – Dallas Development Code

(continued, only applicable to single family)

- (9) Except as provided in this subsection, the following fence materials are prohibited:
 - (A) Sheet metal;
 - (B) Corrugated metal;
 - (C) Fiberglass panels;
 - (D) Plywood;



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Petition Topic: Fences and Walls (cont.)

Consideration for location, height, style and materials

Existing Regulations – Dallas Development Code

(continued, only applicable to single family)

- (9) Except as provided in this subsection, the following fence materials are prohibited:
 - (E) Plastic materials other than preformed fence pickets and fence panels with a minimum thickness of seven-eighths of an inch;
 - (F) Barbed wire and razor ribbon (concertina wire) in residential districts other than an A(A) Agricultural District; and
 - (G) Barbed wire and razor ribbon (concertina wire) in nonresidential districts unless the barbed wire or razor ribbon (concertina wire) is six feet or more above grade and does not project beyond the property line.



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Discussion – Fences and Walls

- What types of fences do you have in the neighborhood?
- Consider where fences are located:
 - Are fences in the front yard typical? Are you okay with fences in the front yard?
 - Are fences set back from the front facade of buildings or are they flush with the front of the house?
- What materials do you want to allow or prohibit?
 - Wood, iron/aluminum, chain link, brick, stone, concrete block
- How tall do you want fences to be in certain locations?
 - Front yard, side yard, rear yard, corner side yard

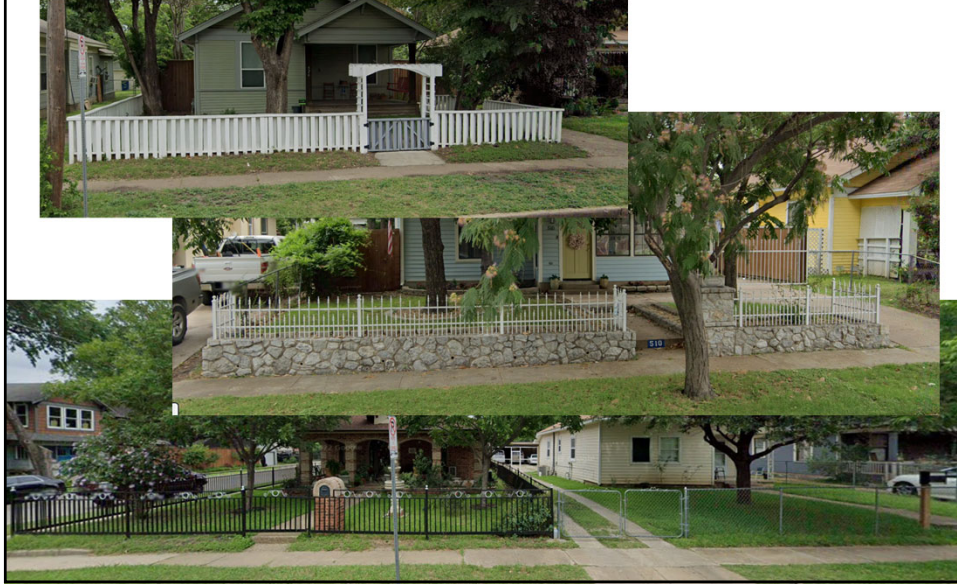


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Discussion – Fences and Walls

➤ Location – Front Yard



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Discussion – Fences and Walls

➤ Location – Interior Lots



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Discussion – Fences and Walls

- Location
 - Solid fences set back from front façade?
 - Allowed in front yard?
- Height –
 - Different heights for front, side and rear yards?
- Style
 - Board-on-board, picket, wrought-iron, chain link, panel
- Materials
 - Concrete, Wood, Brick, Stone, Metal, Corrugated Metal



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Petition Topic: Demolition

- Consideration of applicability to structures
- Provisions for existing non-contributing structures

Existing Regulations – Dallas Development Code

- NONE.

Other Conservation District Regulations: (Example)

- Houses may be demolished only if the cost of bringing the house into compliance with all applicable building codes and zoning requirements is greater than 80 percent of the house's value (excluding land) according to the Dallas Central Appraisal District.



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Discussion – Demolition

- Do you want to incorporate demolition language in ordinance?
- A demolition provision could be used to preserve certain types of architectural styles or classifications by only allowing them to be razed if certain criteria are met.
- Possible considerations include style of architecture, date of construction, and significance.
- Do you wish to define demolition for purposes of remodels and additions to existing structures?



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Next Steps

- Neighborhood Meeting #6: January 9
- Neighborhood Meeting #7: January 24** (Tuesday)
- Neighborhood Meeting #8: February 6
- Neighborhood Meeting #9: February 21** (Tuesday)
- Neighborhood Meeting #10: March 6
- Neighborhood Meeting #11-12: If needed
- Final Neighborhood Meeting to review ordinance: Date TBD
- City Plan Commission Public Hearing: Date TBD (notified 10 days before)
- City Council Public Hearing: Date TBD (notified 14 days before)



****Tuesday Meeting ****

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South Winnetka Heights Proposed Conservation District Post-Application Neighborhood Meeting No. 6

Staff Contact

Trevor Brown
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214-670-4193

Project Webpage

https://bit.ly/S_Winnetka_CD

Next Meeting January 24, 6:00 pm

**** Arts Mission Oak Cliff ****

410 S. Windomere Avenue

- Recap
- Discussion
 - Architectural styles – Contributing and Non-Contributing, Contributing architectural styles, new construction standards, remodel/addition standards
- Next Steps



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Thank You!



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