

*July 10, 2017*



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on July 10, 2017 with a briefing at 11:05 a.m. in room 5ES and the public hearing at 1:06 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

\* Alternates

\*John Allender  
Michael Amonett  
Mike Birrer  
Clint Bowers  
Diane Bumpas

\*Sam Childers  
Mattia Flabiano  
Cris Jordan  
Adam McGill  
Evelyn Montgomery

\*Diane Sherman  
Robert Swann  
Daron Tapscott  
Emily Williams

The following ex-officio member was present for the meeting: No one

The following ex-officio member was absent for the meeting: **Paul Ridley**

The following Commissioners were absent for the Meeting: **Katherine Seale, Chair and Sean Tate**

The following Commissioners were absent for the briefing: **Katherine Seale, Chair and Sean Tate**

The following Position is vacant: District 3, and District 12

The following Staff was present:

Neva Dean  
Mark Doty  
Jennifer Anderson

Marsha Prior  
Eric Hill  
Liz Casso

Theresa Pham  
Trena Law

Staff briefed the Landmark Commission on each agenda item and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using information and staff recommendations in the hearing dockets, the Commission took the following actions.

**Briefings:**

The Commissioners were briefed on the consent and individual discussion items.

**Motion was made to move Consent Items C7 and C14 to the Discussion Agenda.**

Maker: McGill  
Second: Tapscott  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams  
Against: - 0  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

**Motion was made to approve Consent Items C1 through C6, C8 through C13, C15 through C20 following staff recommendation.**

Maker: McGill  
Second: Tapscott  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams  
Against: - 0  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

**Motion was made to rearrange the agenda and take C7, C14, D1 through D8, D11 and the remaining items in their natural order on the agenda.**

Maker: McGill  
Second: Tapscott  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams  
Against: - 0  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

**CONSENT ITEMS:**

**1. 127 N Willomet Ave.**

Winnetka Heights  
CE167-011(PT)  
Pam Thompson

Approval of the Certificate of Eligibility and approval of \$129,096 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**2. 4317 Worth St**

Peak's Suburban Addition Neighborhood Historic District  
CE167-012(PT)  
Pam Thompson

Approval of the Certificate of Eligibility and approval of \$82,409 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

**3. 401 N CARROLL AVE**

Crockett Elementary School  
CA167-591(LC)  
Liz Casso

1. Add door opening, steps and metal canopy to north elevation of Gym building. - Approve – Approve the drawings dated 6/19/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install seven new window openings on Gym building. - Approve – Approve the drawings dated 6/19/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install exterior lighting on Gym building. - Approve - Approve the drawings dated 6/19/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**4. 6116 REIGER AVE**

J.L. Long Middle School  
CA167-590(LC)  
Liz Casso

Construct a two-story addition. - Approve - Approve the drawings dated 6/7/17 with the finding the proposed work is consistent with preservation criteria Sections 3.4(a) & 3.4(b) for landscaping, Sections 10.4, 10.5, 10.7 & 10.9 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**5. 1907 ELM ST**

Harwood Historic District  
CA167-593(LC)  
Liz Casso

Install a blade sign on south elevation. - Approve with conditions - Approve with the condition that either the Downtown Special Sign District ordinance or the Harwood Historic District preservation criteria is amended to allow the historic sign size, and with the finding that while the proposed sign is inconsistent with preservation criteria Section 7.1, which states proposed signs must comply with Article VII of the Dallas Development Code, it meets the criteria in Section 51A-4.501(g)(6)(B) for Landmark Commission approval of work that does not strictly comply because the proposed work is historically accurate, is consistent with the spirit and intent of the preservation criteria, and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**6. 1900 PACIFIC AVE**

Harwood Historic District  
CA167-592(LC)  
Liz Casso

1. Install storefront entry on north elevation. - Approve - Approve the drawings dated 6/7/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install storefront entry on west elevation. - Approve – Approve the drawings dated 6/7/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install new door opening and vent on east elevation. - Approve – Approve the drawings dated 6/7/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**7. 1531 ABRAMS RD (Moved to Discussion)**

Junius Heights Historic District  
CA167-619(MP)  
Marsha Prior

1. Construct two-story deck with stairs at rear of main structure.
2. Replace two windows on rear elevation with French doors on second level.
3. Replace six vinyl windows with wood 6/6 windows and one wood window to match original.

Speakers: For: David Daniel, Michael Light, Terri Raith  
Against: Ron Sekerak

\*Commissioner Tapscott recused himself and did not hear or vote on this matter.

**Motion:**

1. Construct two-story deck with stairs at rear of main structure. - **Approve** drawings and specifications dated 6/14/17 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Replace two windows on rear elevation with French doors on second level. - **Approve with conditions** - Approve plans and specifications dated 6/14/17 with the condition that French doors are wood and that they fit within the existing void with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace six vinyl windows with wood 6/6 windows and one wood window to match original. - **Approve** window survey and specifications dated 6/14/17 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: \*Sherman  
Second: Flabiano  
Results: 13/0

Ayes: - 13 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Williams  
Against: - 0  
Absent: - 3 Seale, Tate, Tapscott,  
Vacancies: - 2 3, and 12

**8. 5326 JUNIUS ST**

Junius Heights Historic District  
CA167-618(MP)  
Marsha Prior

Construct 8'-0" wood fence and stain. Brand: Ready Seal "Pecan." – Approve survey plat and specifications dated 6/14/17 with the finding the work is consistent with preservation criteria Section 3.6(a)(2) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**9. 711 PARKMONT ST**

Junius Heights Historic District  
CA167-616(MP)  
Marsha Prior

Construct two-story rear addition to main structure. - Approve with conditions - Approve drawings and specifications dated 6/14/17 with the conditions that all windows are wood to match the style as shown on elevation drawings and a vertical trim board is installed on first and second level on each side elevation to differentiate the addition from the original house with the finding the work is consistent with preservation criteria Sections 8.3(a)(2), 8.5, 8.6, 8.13, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**10. 730 RIDGEWAY ST**

Junius Heights Historic District  
CA167-620(MP)  
Marsha Prior

Expand concrete driveway. - Approve with conditions – Approve photo dated 6/14/17 with the condition that the driveway is no more than 9' wide when expanded and that the addition matches existing driveway in material and style with the finding the work is consistent with preservation criteria Section 3.2 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**11. 5006 REIGER AVE**

Munger Place Historic District  
CA167-596(EH)  
Eric Hill

Install landscaping in front yard. - Approve with conditions - Approve landscape plan dated 06-15-17 with the condition that a Wax Myrtle tree is used rather than the proposed Shantung Maple with the finding that while a Wax Myrtle tree in the parkway does not comply with preservation criteria Section 51P-97.111(c)(2)(E)(ii)(aa) that prohibits a Wax Myrtle tree in the parkway, overhead power lines make the proposed tree appropriate and it meets the criteria for Landmark Commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**12. 5000 WORTH ST**

Munger Place Historic District  
CA167-598(EH)  
Eric Hill

1. Install GAF Timberline composition shingles on main structure in "Weathered Wood" color. - Approve shingle specifications dated 06-15-17 with the finding the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(1)(P)(i)(aa) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Alter existing window openings on second story of rear facade and install new vinyl 1/1 windows. - Approve with conditions - Approve elevations and window specifications dated 06-15-17 with the condition that the windows are 1/1 windows, with the finding that the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(1)(S)(iii) which states only vinyl-clad or painted aluminum windows are permitted and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Enlarge openings and install new windows on 3rd story side gables. - Approve with conditions - Approve elevations and window specifications dated 06-15-17 with the condition that the windows are 1/1 windows, with the finding that the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(1)(S)(iii) which states only vinyl-clad or painted aluminum windows are permitted and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Demolish and reconstruct flat roof porch on cornerside elevation. - Approve site plan and elevations dated 06-15-17 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
5. Demolish and repour front steps and reconstruct wingwalls with salvaged brick with concrete cap. - Approve with conditions - Approve proposed work with the condition that the wingwalls are stucco with the finding the proposed work is consistent with the preservation criteria Section 51A-97.111(c)(1)(N)(v) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

6. Reconstruct rear addition. - Approve elevations and site plan dated 06-15-17 with the finding the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(1)(B) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
7. Construct one-story accessory structure in rear yard. - Approve elevations and site plan dated 06-15-17 with the finding the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(1)(A) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
8. Stain perimeter fence. Brand: Thompson Ready-seal. Color: "Pecan" and "Mahogany". - Approve stain specifications dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

### 13. 4714 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District  
CA167-601(EH)  
Eric Hill

1. Construct deck in rear yard. - Approve drawings dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct pergola in rear yard and paint. Brand Sherwin Williams. Color: SW7006 "Extra White". - Approve drawings dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install new lighting at rear of main structure. - Approve light specifications dated 06-15-17 with the finding the proposed work is consistent with the preservation criteria Section 2.5 and meets the standard in City Code Section 51A-4.501(G)(6)(C)(i).

### 14. 2723 PARK ROW AVE (Moved to Discussion)

South Blvd/Park Row Historic District  
CA167-622(MP)  
Marsha Prior

1. Construct new single-family house.
2. Construct new accessory structure in rear.

Speakers: For: Eric Lockhart  
Against: No one

#### **Motion:**

1. Construct new single-family house. - Approve with conditions - Approve drawings and specifications dated 6/14/17 with the condition **that the retaining wall is removed and that the rolled terrace is restored to match the adjacent properties, that the lead walk connects to the sidewalk and to the front porch as is typical of the neighborhood** with the finding the work is consistent with preservation criteria Section 3(b) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Construct new accessory structure in rear. - Approve drawings and specifications dated 6/14/17 with the finding the work is consistent with preservation criteria Section 3(b)(1) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Tapscott  
Second: Jordan  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,

\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams

Against: - 0  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

### 15. 5007 SWISS AVE

Swiss Avenue Historic District  
CA167-599(EH)  
Eric Hill

1. Demolish addition on rear of main structure and construct new addition. - Approve plans and specifications dated 06-15-17 with the finding the addition is not original to the structure and its removal will not adversely affect the structure or the historic overlay district with the finding the proposed work is consistent with preservation criteria Section 51P-63.116(1)(B) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct two-story garage in rear yard. - Approve plans and specifications dated 06-15-17 with the finding the proposed work is consistent with the preservation criteria Section 51P-63.116(1)(A) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

### 16. 1801 N LAMAR ST

West End Historic District  
CA167-594(LC)  
Liz Casso

Install two flat attached signs on east elevation. - Approve - Approve the drawings dated 6/7/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(a) for attached signs, Section 51A-7.1005(c) for flat attached signs on Type A facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### 17. 340 S EDGEFIELD AVE

Winnetka Heights Historic District  
CA167-605(JKA)  
Jennifer Anderson

1. Paint main structure. Body: Benjamin Moore 1611 "Graytint;" Trim: Benjamin Moore 2143-70 "Simply White;" Accent: Sherwin Williams SW6988 "Bohemian Black." - Approve specifications dated 6-12-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Fill existing gravel driveway with Tejas black pebbles. - Approve image dated 6-12-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(9)(A)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### 18. 125 S MONTCLAIR AVE

Winnetka Heights Historic District  
CA167-612(JKA)  
Jennifer Anderson

Paint main structure. Brand: Behr. Body: HDC-NT-27B "Wild Truffle;" Trim: PPU7-11 "Cotton Knit;" Trim: PPU14-19 "English Channel." - Approve paint specifications and images dated 6-12-17 with the finding



that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**19. 205 S WINDOMERE AVE**

Winnetka Heights Historic District  
CA167-611(JKA)  
Jennifer Anderson

Install GAF Camelot composition shingles in color "Royal Slate." - Approve specifications dated 6-12-17 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**20. 305 S WINDOMERE AVE**

Winnetka Heights Historic District  
CA167-608(JKA)  
Jennifer Anderson

Replace concrete porch floor with 1"x3" tongue-and-groove decking to match the original material and footprint. - Approve plan dated 6-12-17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**DISCUSSION ITEMS:**

**1. 5319 WORTH ST**

Junius Heights Historic District  
CA167-615(MP)  
Marsha Prior  
Install iron gate in side yard.

Speakers: For: Andrew Harper  
Against: No one

**Motion:**

Install iron gate in side yard. Approve with condition that iron gate has a flat top and is located in its current position per the survey plat dated 6-14-2017 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Montgomery  
Second: McGill  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams  
Against: - 0  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

**2. 5320 WORTH ST**

Junius Heights Historic District  
CA167-617(MP)  
Marsha Prior  
Install landscaping in front yard.

Speakers: For: Sally Vahle, Tim Vahle  
Against: No one

**Motion:**

Install landscaping in front yard. - **Deny without prejudice** – Recommend that the amount of Asian Jasmine is lowered and that there are fewer boxwoods with the finding the proposed landscape plan does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because it is incompatible with the historic overlay district.

Maker: Williams  
Second: Flabiano  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams  
Against: - 0  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

**3. 4915 REIGER AVE**

Munger Place Historic District  
CA167-595(EH)  
Eric Hill

Speakers: For: Tyler Anawatt  
Against: John Gormley

**Motion:**

1. Replace existing glass block windows with fixed aluminum picture windows. - **Approve** window specifications dated 06-15-17 with the finding that the proposed windows are more appropriate to the structure and the work is compatible with the historic overlay district and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install paired fixed windows above entrance on front of main structure. Work completed without Certificate of Appropriateness. - **Deny** the completed work with the finding that large fixed windows are not compatible with the historic overlay district and the completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install driveway gate in front 50% of side facade of main structure. Work completed without Certificate of Appropriateness. - **Deny** the completed work with the finding that driveway gates in line with the front facade of main structures are not compatible with the historic overlay district and does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

4. Install detached driveway gate keypad in front yard. Work completed without Certificate of Appropriateness. **Deny** the completed work with the finding that keypads in the front yard are not compatible with the historic overlay district and does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano  
Second: Tapscott  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams  
Against: - 0  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

#### 4. 5023 VICTOR ST

Munger Place Historic District  
CA167-597(EH)  
Eric Hill

Construct 8' board-on-board wood fence in front 50% of side yard. Work completed without Certificate of Appropriateness.

Speakers: For: Robert Johnson  
Against: No one

#### **Motion:**

Construct 8' board-on-board wood fence in front 50% of side yard. Work completed without Certificate of Appropriateness. **Approve wood fence at proposed location of rear corner of projecting bay with the condition that the fence to be the height of the adjacent metal fence post.**

Maker: Tapscott  
Second: Flabiano  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams  
Against: - 0  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

## 5. 4612 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District  
CA167-602(EH)

Eric Hill

1. Install new front door and transom.
2. Install two light sconces flanking front door.
3. Install mailbox on front elevation of main structure.
4. Construct shed roof above front entrance.
5. Alter existing front porch steps.
6. Add partial length shed roof above second story.
7. Apply plaster material siding to portions of front and side elevations.
8. Paint main structure. Brand: Sherwin Williams. Color: Body 1- SW6627 "Emberglow", Body 2- SW7029 "Agreeable Gray", Trim (Brick) SW6073 "Perfect Greige", Accent (Windows) SW7020 "Black Fox", Soffits and Fascia- SW6075 "Garrett Gray".
9. Install large window opening on front elevation of main structure.
10. Enclose four window openings on rear elevation.
11. Replace all windows on structure.
12. Replace doors on rear facade.
13. Demolish two-story rear addition.
14. Construct deck in rear yard.

Speakers: For: Teddi Roehls, Thomas Hanahan

Against: No one

### Motion:

1. Install new front door and transom. – **Approve** door and sidelight specifications and elevation dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install two light sconces flanking front door. - **Approve** specifications dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install mailbox on front elevation of main structure. **Approve with conditions** – Approve elevation and specifications dated 06-15-17 with the condition that the mailbox is painted to match the siding surrounding the feature with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Construct shed roof above front entrance. – **Approve per plans and specification dated 7-10-17 with the finding of fact that the proposed work will not have an adverse effect on the historic overlay district.**
5. Alter existing front porch steps. - **Approve** specifications dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Add partial length shed roof above second story. - **Approve** drawings dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Apply plaster material siding to portions of front and side elevations. - **Approve with conditions** - Approve specifications dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
8. Paint main structure. Brand: Sherwin Williams. Color: Body 1- SW6627 "Emberglow", Body 2- SW7029 "Agreeable Gray", Trim (Brick) SW6073 "Perfect Greige", Accent (Windows) SW7020 "Black Fox", Soffits and Fascia- SW6075 "Garrett Gray". - **Approve four color specifications dated 7-**

10-17 with the finding of fact that the proposed work will not have an adverse effect on the historic overlay district.

9. Install large window opening on front elevation of main structure. - **Approve** elevations and specifications dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
10. Enclose four window openings on rear elevation. - **Approve with conditions** - Approve proposed elevation dated 06-15-17 with the condition that brick to match the existing siding is used and painted to match the approved color for the brick with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
11. Replace all windows on structure. - **Approve multi-lite windows as submitted specifications dated 07-10-17** with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
12. Replace doors on rear facade. - **Approve as submitted specifications dated 07-10-17** with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
13. Demolish two-story rear addition. - **Approve** elevations dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
14. Construct deck in rear yard. - **Approve** site plan dated 06-15-17 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano  
Second: Tapscott  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams

Against: - 0  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

## 6. 2214 ROUTH ST

State Thomas Historic District  
CA167-600(EH)  
Eric Hill

1. Construct duplex on vacant lot.
2. Install landscaping and hardscaping including removal of mature tree.

Speakers: For: Chris Johnson  
Against: Judy Smith

### Motion:

1. Construct duplex on vacant lot. - **Approve Option B per documents dated 06-23-17 with the condition that the proposed center faux windows on the front façade become two functioning paired windows on both the first and second floor with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).**
2. Install landscaping and hardscaping including removal of mature tree. - **Approve with conditions - Approve landscape plan dated 06-23-17** with the condition that mitigation requirements are met with

the finding the proposed work is compatible with the historic overlay district and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano  
Second: Tapscott  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams  
Against: - 0  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

#### 7. 3601 MEYERS ST

Wheatley Place Historic District  
CA167-621(MP)  
Marsha Prior

Construct 4'-0" iron gate in front yard and front 50 percent of side yards. Work completed without a Certificate of Appropriateness.

Speakers: For: Jose Arteaga-Salas, Anna Garcia  
Against: Judy Smith

#### Motion:

Construct 4'-0" iron gate in front yard and front 50 percent of side yards. Work completed without a Certificate of Appropriateness. — **Approve with the condition that the spikes are removed and the posts are cut down to match the height of the fence.**

Maker: Williams  
Second: \*Sherman  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams  
Against: - 0  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

**8. 315 N CLINTON AVE**

Winnetka Heights Historic District  
CA167-607(JKA)  
Jennifer Anderson  
Construct front porch.

Speakers: For: Isaac Martinez  
Against: No one

**Motion:**

Construct front porch. Approve with conditions that rafter tails be exposed, water table to remain at window sill line, 10 inch square box columns at porch, planks and steps to be brick; to be modular or standard size not painted and cast concrete to be buff color, not painted.

Maker: Tapscott  
Second: Swann  
Results: 13/1

Ayes: - 13 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
Swann, Tapscott, Williams  
Against: - 1 \*Sherman  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

**9. 319 N CLINTON AVE**

Winnetka Heights Historic District  
CA167-609(JKA)  
Jennifer Anderson

Replace door trim on north side. Work completed without a Certificate of Appropriateness.

Speakers: For: Isaac Martinez  
Against: No one

**Motion:**

Replace door trim on north side. Work completed without a Certificate of Appropriateness. - Deny without prejudice with the finding of fact that the application appears to have inaccurate dimensions.

Maker: Williams  
Second: \*Sherman  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams

Against: - 0  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

### 10. 427 S CLINTON AVE

Winnetka Heights Historic District  
CA167-603(JKA)  
Jennifer Anderson

Replace wood siding on second story with 6" Hardiboard siding. Work completed without a Certificate of Appropriateness.

Speakers: For: No one  
Against: No one

#### **Motion:**

Replace wood siding on second story with 6" Hardiboard siding. Work completed without a Certificate of Appropriateness. - **Deny** - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(10)(A) stating that the only permitted facade materials are brick, wood siding, cut stone, and stucco and that all facade treatments and materials must be typical of the style and period of the main building.

Maker: \*Sherman  
Second: Tapscott  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams  
Against: - 0  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

### 11. 306 N EDGEFIELD AVE

Winnetka Heights Historic District  
CA167-604(JKA)  
Jennifer Anderson

Speakers: For: Alison Cross  
Against: No one

#### **Motion #1:**

Replace 8' side-by-side wood fence with fence to match existing. Work completed without a Certificate of Appropriateness. - **Approve as submitted with the finding of fact that it is concealing a patio that reaches all the way to the corner and was only replacing an existing fence and it only reaches to the neighbor's existing fence.**



Maker: Williams  
Second: \*Allender  
Results: 3/11

Ayes: - 3 \*Allender, Birrer, Williams  
Against: - 11 Amonett, Bowers, Bumpas, \*Childers, Flabiano,  
Jordan, McGill, Montgomery, \*Sherman, Swann,  
Tapscott,  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

**Motion #2:**

Replace 8' side-by-side wood fence with fence to match existing. Work completed without a Certificate of Appropriateness. – **Approve with conditions that the fence be even with the neighbor's fence.**

Maker: Amonett  
Second: \*Sherman  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams  
Against: - 0  
Absent: - 2 Seale, Tate  
Vacancies: - 2 3, and 12

**12. 341 S EDGEFIELD AVE**

Winnetka Heights Historic District  
CA167-610(JKA)  
Jennifer Anderson

Install landscaping in the parkway. Work completed without a Certificate of Appropriateness.

Speakers: For: No one  
Against: No one

**Motion:**

Install landscaping in the parkway. Work completed without a Certificate of Appropriateness. - **Deny without prejudice** - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(b)(5) stating that only grass, trees, and flowers are permitted in the parkway and that flower beds must not comprise more than 50% of the parkway area. It is also not consistent with preservation criteria Section 51P-87.111(b)(9)(ii) stating that public sidewalks must be constructed of brush finish concrete.

Maker: McGill  
Second: \*Sherman

Landmark Commission Minutes  
Monday, July 10, 2017

Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams

Against: - 0

Absent: - 2 Seale, Tate

Vacancies: - 2 3, and 12

Approval of Minutes from June 5, 2017.

Maker: \*Sherman  
Second: Swann  
Results: 14/0

Ayes: - 14 \*Allender, Amonett, Birrer, Bowers, Bumpas,  
\*Childers, Flabiano, Jordan, McGill, Montgomery,  
\*Sherman, Swann, Tapscott, Williams

Against: - 0

Absent: - 2 Seale, Tate

Vacancies: - 2 3, and 12

**ADJOURNMENT**

Motion was made to adjourn at 4:45 P.M.

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Katherine Seale, Chair

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Date