

**December 5, 2016**



CITY OF DALLAS  
LANDMARK COMMISSION MINUTES

The Dallas Landmark Commission held a meeting on December 5, 2016 with a briefing at 11:07 a.m. in room 5ES and the public hearing at 1:12 p.m. in the Council Chambers of City Hall.

The following Commissioners were present for the meeting:

\* Alternates

Michael Amonett  
Mike Birrer  
Clint Bowers  
\*Sam Childers  
Mattia Flabiano

John Johnson  
Cris Jordan  
Adam McGill  
\*Evelyn Montgomery

Daron Tapscott  
Emily Williams  
Katherine Seale, Chair  
Sean Tate  
\*Diane Sherman

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

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

The following Commissioners were absent for the Meeting: **Dustin Gadberry**

The following Commissioners were absent for the briefing: **Dustin Gadberry**

The following Position is vacant: District 3, 4 and District 12

The following Staff was present:

Neva Dean  
Mark Doty  
Jennifer Anderson

Marsha Prior  
Eric Hill  
Liz Casso

Laura Morrison  
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 C3, C8, C9 and C11 to the Discussion agenda.**

Maker: Birrer  
Second: Tapscott  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

**Motion was made to approve Consent Items C1, 4, 5, 7, 10 and 12 per staff recommendation.**

Maker: Birrer  
Second: Amonett  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

**Motion was made to approve Consent Item C6 following staff recommendation with the condition that scuppers are added.**

Maker: Birrer  
Second: Tapscott  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano, Johnson, Jordan, McGill, \*Montgomery, Seale, \*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

**Motion was made to approve Consent Item C6 following staff recommendation with the condition that scuppers are added.**

Maker: Birrer  
Second: Amonett  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano, Johnson, Jordan, McGill, \*Montgomery, Seale, \*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

**Motion was made to approve Consent Item C2 following staff recommendation.  
\*Commissioner Johnson recused himself and did not hear or vote on this matter.**

Maker: Birrer  
Second: Tapscott  
Results: 13/0

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano, Jordan, McGill, \*Montgomery, Seale, \*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 2 Gadberry, Johnson  
Vacancies: - 3 3, 4 and 12

**Motion was made to rearrange the agenda and take C3, C9, C11, D1, D2, D4, D5, D7, D8, D9, D10, D13 and the remaining items in their natural order on the agenda.**

Maker: Birrer  
Second: Tapscott  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

**CONSENT ITEMS:**

**1. 2534 South Blvd**

South Boulevard/Park Row  
CE167-001(PT)  
Pam Thompson  
A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.

**2. 1825 Abrams Rd (Lakewood Theater) (Voted on Separately)**

Lakewood Theater  
CE167-002(PT)  
Pam Thompson  
A Certificate of Eligibility (CE) for a tax exemption on the added value of land and improvements for a period of ten years.

**3. 210 S HARWOOD ST (Moved to Discussion)**

Harwood Historic District  
CA167-081(LC)  
Liz Casso  
Construct an underground parking garage and surface parking lot.

Speakers: For: Victor Lissiak, Michael Vanhuss  
Against: No one

**Motion:**

Construct an underground parking garage and surface parking lot. Approve with the conditions that the sidewalk grid control joints be 30 inches OC, that the specific street tree be identified in the plan, that consideration be given to incorporating the existing terrazzo sidewalk features into the new design and landscape parking screening be incorporated into the design.

Maker: Tapscott  
Second: Flabiano  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

#### 4. 5628 TREMONT ST

Junius Heights Historic District  
CA167-074(MP)  
Marsha Prior

Stain fence using, Brand: Ready Seal, #525 "Dark Walnut." Approve specifications dated 11/16/2016 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

#### 5. 715 NESBITT DR

Junius Heights Historic District  
CD167-004(MP)  
Marsha Prior

Demolish accessory structure using the standard "noncontributing structure because newer than period of significance." Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

#### 6. 5301 VICTOR ST (voted on separately – added condition)

Junius Heights Historic District  
CA167-076(MP)  
Marsha Prior

Replace perimeter beam at front porch, interior supports for columns, floor joists as necessary, and porch flooring. Work initiated without a Certificate of Appropriateness. Approve with conditions - Approve sketch plan dated 11/16/2016 with condition that all features of the porch including, but not limited to the flooring, steps, railing, columns, and wing walls are re-built or repaired to match exactly the original porch features **and with the condition that scuppers are added** with the finding the work is consistent with preservation criteria Sections 7.1 and 7.3 for historic porches and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Birrer  
Second: Flabiano  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams

Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

**7. 5801 WORTH ST**

Junius Heights Historic District  
CA167-071(MP)  
Marsha Prior

Add ADA compliant ramps and handrails at exterior doors, and paint handrails, using: Brand: Sherwin Williams, SW 6069 "French Roast." Approve plans and specifications dated 11/16/2016 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**8. 1031 CHURCH ST (Moved to Discussion)**

Tenth Street Neighborhood Historic District  
CA167-073(MP)  
Marsha Prior

Construct two-story house.

Speakers: For: Andres Arroyo, Alonzo Harris  
Against: No one

**Motion:**

Construct two-story house. Approve plans and specifications dated 11/16/2016 with the condition **that the applicant uses hardi board on the first 3 feet and then wood siding above the hardi siding and then smooth side out** with the finding the work is consistent with preservation criteria Section 3.2 for new construction and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Flabiano  
Second: Johnson  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

**9. 805 ELM ST (Moved to Discussion)**

West End Historic District  
CA167-082(LC)  
Liz Casso

Replace 52 windows on the north and west elevations.

Speakers: For: Thomas Pels, Chris Ryan  
Against: No one

**Motion:**

Replace 52 windows on the north and west elevations. Approve with the finding the proposed work is consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Flabiano  
Second: Jordan  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

**10. 302 N HOUSTON ST**

West End Historic District  
CA167-080(LC)  
Liz Casso

1. Install patio cover on the west elevation. Approve drawings dated 11/17/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install four painted signs. Approve drawings dated 11/17/16 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with the regulations in Division 51A-7.1000. The proposed work is consistent with Section 51A-7.1005(a) for attached signs, Section 51A-7.1005(f) for painted applied signs on Type A facades, Section 51A-7.1005(g) for painted applied signs on Type B facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace existing flat attached sign on the west elevation with a projecting attached sign at the southwest corner. Approve the drawings dated 11/17/16 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with the regulations in Division 51A-7.1000. The proposed work is consistent with Section 51A-7.1005(a) for attached signs, Section 51A-7.1005(h) for projecting attached signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**11. 311 N MARKET ST (Moved to Discussion)**

West End Historic District  
CA167-078(LC)  
Liz Casso

1. Install one digital kiosk at N Market Street and Ross Avenue.
2. Remove six trash cans along N Market Street and replace 14 existing trash cans with new trash cans.
3. Install an air and public health sensor kit on one street light at N Market Street and Pacific Avenue.
4. Install educational signage along N Market Street.

Speakers: For: Jennifer Sanders  
Against: No one

\*Commissioners Johnson and Sherman recused themselves and did not hear or vote on this matter.

**Motion:**

1. Install one digital kiosk at N Market Street and Ross Avenue. Approve with the condition that the brick sidewalk be preserved, and with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove six trash cans along N Market Street and replace 14 existing trash cans with new trash cans. Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install an air and public health sensor kit on one street light at N Market Street and Pacific Avenue. Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install educational signage along N Market Street. Approve with the condition that the signage will not be installed on the decorative acorn light poles, and with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Tapscott

Second: Amonett

Results: 12/0

Ayes: - 12 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Jordan, McGill, \*Montgomery, Seale, Tapscott,  
Tate, Williams

Against: - 0

Absent: - 3 Gadberry Johnson, \*Sherman

Vacancies: - 3 3, 4 and 12

**12. 316 S WINNETKA AVE**

Winnetka Heights Historic District

CA167-088(JKA)

Jennifer Anderson

1. Paint main structure. Brand: Sherwin Williams. Body: SW6243 "Distance;" Trim: SW7006 "Extra White." Approve specifications dated 11-14-16 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. Stain two front doors on main structure. Brand: Behr. Color: ST-110 "Chestnut." Approve specifications dated 11-14-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**DISCUSSION ITEMS:**

**1. 5444 GASTON AVE**

Junius Heights Historic District

CA167-090(MP)

Marsha Prior

1. Paint exterior brick, using Brand: Behr, N220-3 'Smokestack.' Work completed without a Certificate of Appropriateness.
2. Replace 40 windows (eight multilight and 32 slider) with vinyl windows. Work initiated without a Certificate of Appropriateness.

3. Apply horizontal red oak wood boards, in brown color, on front and courtyard exteriors. Work initiated without a Certificate of Appropriateness.
4. Replace front door with horizontal wood door.
5. Construct 8 ft wood fence along rear, sideyards, and courtyard, using pre-stained wood, Brand: Home Depot 'Brown' and replace two front parking lot security gates with wood and iron gates.
6. Paint courtyard floor, using Brand: Behr, UL130-22 'Cinnabark.'
7. Remove four trees in front yard. Work completed without a Certificate of Appropriateness.

Speakers: For: Jeanine and Fred Bailey  
Against: No one

**Motion:**

1. Paint exterior brick, using Brand: Behr, N220-3 'Smokestack.' Work completed without a Certificate of Appropriateness. **Approve** plans and specifications dated 11/16/2016 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because even though painting brick would not be compatible with the historic overlay district for a single family home, it is not incompatible for a noncontributing multifamily structure fronting Gaston Avenue.
2. Replace 40 windows (eight multilight and 32 slider) with vinyl windows. Work initiated without a Certificate of Appropriateness. **Approve** plans and specifications dated 11/16/2016 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because even though vinyl windows would not be compatible with the historic overlay district for a single family home, it is not incompatible for a noncontributing multifamily structure fronting Gaston Avenue.
3. Apply horizontal red oak wood boards, in brown color, on front and courtyard exteriors. Work initiated without a Certificate of Appropriateness. **Approve** plans and specifications dated 11/16/2016 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because even though installing horizontal boards would not be compatible with the historic overlay district for a single family home, it is not incompatible for a noncontributing multifamily structure fronting Gaston Avenue.
4. Replace front door with horizontal wood door. **Approve** plans and specifications dated 11/16/2016 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because even though installing a door with horizontal wood boards would not be compatible with the historic overlay district for a single family home, it is not incompatible for a noncontributing multifamily structure fronting Gaston Avenue.
5. Construct 8 ft wood fence along rear, sideyards, and courtyard, using pre-stained wood, Brand: Home Depot 'Brown' and replace two front parking lot security gates with wood and iron gates. **Deny without prejudice** - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because fencing beyond the rear 50% is incompatible with the historic overlay district.
6. Paint courtyard floor, using Brand: Behr, UL130-22 'Cinnabark.' **Approve** specifications and photos dated 11/16/2016 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because the courtyard floor is not visible from the front and painting the floor is compatible with the historic overlay district.
7. Remove four trees in front yard. Work completed without a Certificate of Appropriateness. **Approve with condition that trees are replaced with trees approved by the city arborist and resubmitted to Landmark Commission within 100 days from today.**

Maker: Williams  
Second: Tapscott

Results: 10/4

Ayes: - 10 Birrer, \*Childers, Flabiano, Johnson, Jordan,  
McGill, Seale, Tapscott, Tate, Williams

Against: - 4 \*Sherman, \*Montgomery, Bowers, Amonett

Absent: - 1 Gadberry

Vacancies: - 3 3, 4 and 12

## 2. 5600 WORTH ST

Junius Heights Historic District  
CA167-072(MP)

Marsha Prior

Paint multifamily brick structure, using Brand: Behr. Masonry body: custom mix in medium shade of beige. Trim: 1823 "Antique White." Work initiated without a Certificate of Appropriateness.

Speakers: For: Vernon Schimming, Nick Baxavanis

Against: No one

### **Motion:**

Paint multifamily brick structure, using Brand: Behr. Masonry body: custom mix in medium shade of beige. Trim: 1823 "Antique White." Work initiated without a Certificate of Appropriateness. **Deny** - The initiated work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.1(e) which states that brick on protected facades may not be painted and because painting the nonprotected elevations would have an adverse effect on the architectural features of the structure, the historic overlay district, and future preservation.

Maker: Tapscott

Second: \*Montgomery

Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams

Against: - 0

Absent: - 1 Gadberry

Vacancies: - 3 3, 4 and 12

## 3. 5612 WORTH ST

Junius Heights Historic District  
CA167-070(MP)

Marsha Prior

Install salvaged front door and stain. Work initiated without a Certificate of Appropriateness.

Speakers: For: No one

Against: No one

**Motion:**

Install salvaged front door and stain. Work initiated without a Certificate of Appropriateness. **Deny without prejudice** - The initiated work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.2 which states that non-original doors be replaced with appropriate doors.

Maker: \*Sherman  
Second: Amonett  
Results: 13/1

Ayes: - 13 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Jordan, McGill, \*Montgomery, Seale, \*Sherman,  
Tapscott, Tate, Williams  
Against: - 1 Johnson  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

**4. 2635 SOUTH BLVD**

South Blvd/Park Row Historic District  
CA167-069(MP)  
Marsha Prior

Paint brick on main body of house using, Brand: Sherwin Williams, SW 7593 "Rustic Red."

Speakers: For: Ginger Sanchez  
Against: No one

**Motion:**

Paint brick on main body of house using, Brand: Sherwin Williams, SW 7593 "Rustic Red." **Deny without prejudice** - The proposed work does not meet the standard in City Code Section 51A-4.501(6)(C)(i) because painted brick on main structures is not historically accurate and would have an adverse effect on the historic overlay district.

Maker: Flabiano  
Second: Johnson  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

**5. 5007 SWISS AVE**

Swiss Avenue Historic District  
CA167-084(EH)  
Eric Hill

1. Replace two light fixtures flanking front door.
2. Replace front door on main structure.

Speakers: For: Rebecca Browning  
Against: No one

**Motion:**

1. Replace two light fixtures flanking front door. **Approve based on the newly submitted light fixture flanking the front door dated 12/2/16.**
2. Replace front door on main structure. **Approve** - The proposed work is consistent with the criteria for doors in the preservation criteria Section 51P-63.116(1)(P)(ii) and Section 51P-63.116(1)(P)(vi) and the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

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

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

**6. 5614 SWISS AVE**

Swiss Avenue Historic District  
CA167-083(EH)  
Eric Hill

Paint concrete porch and step on main structure. Work completed without Certificate of Appropriateness.

Speakers: For: No one  
Against: No one

**Motion:**

Paint concrete porch and step on main structure. Work completed without Certificate of Appropriateness. **Deny without prejudice** - The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 51P-63.116(1)(C) and the Secretary of Interior Standard for Rehabilitation item number 5 which states, "Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved".

Maker: Amonett  
Second: Johnson

Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

### 7. 401 N HOUSTON ST

West End Historic District  
CA167-091(LC)  
Liz Casso

Construct seven-story addition.

Speakers: For: James Adams  
Against: No one

#### **Motion:**

Construct seven-story addition. Approve with the finding that while not strictly complying with the preservation criteria, the proposed work will not be detrimental to the character of the historic district.

Maker: Tapscott  
Second: Flabiano  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

### 8. 2814 DATHE ST

Wheatley Place Historic District  
CA167-077(MP)  
Marsha Prior

1. Replace wood windows on right and left side elevations (#s 1, 2, 3, 4, 5, 6, 11, 12, 13, and 14) with double hung multi-light vinyl windows. Work initiated without a Certificate of Appropriateness.
2. Install new wood trim surrounding windows on side elevations. Work initiated without a Certificate of Appropriateness.

Speakers: For: Olga Zapata  
Against: No one

**Motion:**

1. Replace wood windows on right and left side elevations (#s 1, 2, 3, 4, 5, 6, 11, 12, 13, and 14) with double hung multi-light vinyl windows. Work initiated without a Certificate of Appropriateness. **Approve with conditions** – Approve plans and specifications for vinyl windows on the side elevations with the condition that the original wood trim and its design are matched exactly on all windows with the finding the work is consistent with preservation criteria Section 5.3 which allows Landmark to consider materials other than wood and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new wood trim surrounding windows on side elevations. Work initiated without a Certificate of Appropriateness. **Approve work with condition** that the window trim is an exact match to original casing as seen on left side elevation which includes a sill, drip cap, and butt joints with the finding the work is consistent with preservation criteria Section 4.3 for restoration of wood trim and detailing and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: McGill  
Second: Tapscott  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

**9. 2826 MCDERMOTT AVE**

Wheatley Place Historic District  
CA167-075(MP)  
Marsha Prior

1. Repair or replace all wood windows.
2. Add new void for window on front elevation and install wood window.
3. Install new wood front door.
4. Remove faux brick siding and install GAF Fiber Cement Shingle.
5. Replace primary back door with Craftsman-style fiberglass door.
6. Remove secondary rear door.

Speakers: For: Brittney Kelley  
Against: No one

**Motion:**

1. Repair or replace all wood windows. **Approve either option with the condition that any window used to be wood.**
2. Add new void for window on front elevation and install wood window. **Approve.**
3. Install new wood front door. **Approve specifications dated 11/16/2016 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because installation of an historically accurate door in materials and style is compatible with the historic overlay district.**
4. Remove faux brick siding and install GAF Fiber Cement Shingle. **Approve with conditions – remove faux brick, replace with smooth Hardi plank siding and gable to be Hardi shingle.**

5. Replace primary back door with Craftsman-style fiberglass door. **Approve** specifications dated 11/16/2016 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because installation of an historically accurate door in style is compatible with the historic overlay district.
6. Remove secondary rear door. **Approve with conditions** – Approve photos dated 11/16/2016 with the condition that the void from removal of secondary door is covered with siding to match remainder of house with the finding the work meets the standard in City Code Section City Code Section 51A-4.501(g)(6)(C)(ii) because removal of a secondary rear door is compatible with the historic overlay district.

Maker: Tapscott  
Second: Williams  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

#### 10. 336 S EDGEFIELD AVE

Winnetka Heights Historic District  
CA167-092(JKA)  
Jennifer Anderson

1. Replace 12 windows on main structure with vinyl windows. Work partially completed without a Certificate of Appropriateness.
2. Paint main structure. Body: SW2848 "Roycroft Pewter;" Trim: SW2841 "Weathered Shingle;" Accent: SW2839 "Roycroft Red."

Speakers: For: Frank Duvall, Suzann Duvall  
Against: No one

#### Motion:

1. Replace 12 windows on main structure with vinyl windows. Work partially completed without a Certificate of Appropriateness. **Approve with conditions – replacement is allowed except windows 1, 2, 3, 4, 10, 11, 12 must be original wood windows restored with weights.**
2. Paint main structure. Body: SW2848 "Roycroft Pewter;" Trim: SW2841 "Weathered Shingle;" Accent: SW2839 "Roycroft Red." **Deny without prejudice** - The proposed 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)(8)(C) stating that the colors of a structure must be complementary of each other and the overall character of the district.

Maker: Tapscott  
Second: Flabiano  
Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams

Against: - 0

Absent: - 1 Gadberry

Vacancies: - 3 3, 4 and 12

### 11. 218 S WINDOMERE AVE

Winnetka Heights Historic District  
CA167-085(JKA)  
Jennifer Anderson

1. Replace railing on front porch of the main structure. Work partially completed without a Certificate of Appropriateness.
2. Replace columns on front porch of the main structure. Work partially completed without a Certificate of Appropriateness.
3. Replace porch floor on main structure with 1'x4' tongue-and-groove porch floor. Work partially completed without a Certificate of Appropriateness.
4. Replace up to 70% of wood 117 siding on main structure with wood 117 siding to match existing. Work partially completed without a Certificate of Appropriateness.
5. Replace skirting with 117 wood skirting on main structure. Work completed without a Certificate of Appropriateness.
6. Replace up to 60% of wood fascia on main structure with 1x6x8 wood fascia. Work partially completed without a Certificate of Appropriateness.

Speakers: For: No one  
Against: No one

#### Motion:

1. Replace railing on front porch of the main structure. Work partially completed without a Certificate of Appropriateness. **Deny without prejudice** - The proposed 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)(11)(A) stating that railing on front porches must be typical of the style and period of the main building; because the applicant did not provide evidence that railing were an original feature of the structure; and because the work is not consistent with City Code Section 51A-4.501(e)(4)(C) stating that changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken; and because the work will have an adverse effect on the structure and the historic district.
2. Replace columns on front porch of the main structure. Work partially completed without a Certificate of Appropriateness. **Deny without prejudice** - The proposed 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)(9)(C) stating that columns must be typical of the style and period of the main building; because the columns that were removed appear to be original and reusable; and because the work is not consistent with City Code Section 51A-4.501(e)(4)(B) stating that the historic character of a property will be retained and preserved and the removal of distinctive materials or alteration of features that characterize a property will be avoided; and because the work will have an adverse effect on the structure and the historic district.
3. Replace porch floor on main structure with 1'x4' tongue-and-groove porch floor. Work partially completed without a Certificate of Appropriateness. **Approve** the partially completed work with the

finding that it is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4. Replace up to 70% of wood 117 siding on main structure with wood 117 siding to match existing. Work partially completed without a Certificate of Appropriateness. **Approve** the partially completed work with the finding that it is consistent with preservation criteria Section 51P-87.111(a)(10)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Replace skirting with 117 wood skirting on main structure. Work completed without a Certificate of Appropriateness. **Approve** the partially completed work with the finding that it is consistent with preservation criteria Section 51P-87.111(a)(10)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Replace up to 60% of wood fascia on main structure with 1x6x8 wood fascia. Work partially completed without a Certificate of Appropriateness. **Approve** the partially completed work with the finding that it is consistent with preservation criteria Section 51P-87.111(a)(10)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

## 12. 237 S WINDOMERE AVE

Winnetka Heights Historic District  
CA167-086(JKA)  
Jennifer Anderson

1. Install GAF Camelot asphalt shingles in color "Antique Slate" on main structure.
2. Paint front door using Behr paint in color S-G-390 "Lemon Zest."
3. Install landscaping in parkway.

Speakers: For: No one  
Against: No one

### Motion:

1. Install GAF Camelot asphalt shingles in color "Antique Slate" on main structure. **Deny without prejudice** - The proposed 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)(14)(B) stating that roof materials and colors must complement the style of the structure, and because faux asphalt shingles are not typical or complimentary of the style of the main structure.
2. Paint front door using Behr paint in color S-G-390 "Lemon Zest." **Deny without prejudice** - The proposed 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)(8)(B) stating that fluorescent colors are not permitted on the exterior of any structure in the district or with Section 51P-87.111(a)(8)(C) stating that the colors of a structure must be complementary of each other and the overall character

of the district and the color proposed is not complementary to the body color of the structure or to the historic district.

3. Install landscaping in parkway. **Deny without prejudice** - The proposed work does not meet the criteria 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.

Maker: \*Montgomery

Second: \*Sherman

Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano, Johnson, Jordan, McGill, \*Montgomery, Seale, \*Sherman, Tapscott, Tate, Williams

Against: - 0

Absent: - 1 Gadberry

Vacancies: - 3 3, 4 and 12

### 13. 426 S WINNETKA AVE

Winnetka Heights Historic District

CA167-089(JKA)

Jennifer Anderson

Install landscaping in front yard.

Speakers: For: No one

Against: No one

#### **Motion:**

Install landscaping in front yard. **Deny without prejudice** - The proposed 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 or with preservation criteria Section 51P-87.111(b)(1) stating that rock gardens are not permitted in the front or side yards **with regards to Secretary of Interior Standards 1 and 2.**

Maker: Johnson

Second: Amonett

Results: 14/0

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano, Johnson, Jordan, McGill, \*Montgomery, Seale, \*Sherman, Tapscott, Tate, Williams

Against: - 0

Absent: - 1 Gadberry

Vacancies: - 3 3, 4 and 12

Approval of November 7, 2016 minutes.

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

Ayes: - 14 Amonett, Birrer, Bowers, \*Childers, Flabiano,  
Johnson, Jordan, McGill, \*Montgomery, Seale,  
\*Sherman, Tapscott, Tate, Williams  
Against: - 0  
Absent: - 1 Gadberry  
Vacancies: - 3 3, 4 and 12

**ADJOURNMENT**

Motion was made to adjourn at 4:43 P.M.

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Katherine Seale, Chair

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Date