

March 4, 2013

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CITY OF DALLAS
LANDMARK COMMISSION MINUTES CITY SECRETARY
DALLAS, TEXAS

The Dallas Landmark Commission held a regular meeting on March 4, 2013 with a briefing at 10:35 a.m. in room 5ES and the public hearing at 1:04 p.m. in the Council Chambers of City Hall.

1. Briefing on political activity by Bertram Vandenberg Asst City Attorney.

The following Commissioners were present for the meeting:

* Alternate

Michael Amonett
Hasani Burton
Ted Campbell
*Steve Clicque
Timothy Dickey

Doug Edwards
Mattia Flabiano
John Johnson
Cris Jordan
*Ann Piper

Albert Silva
Suzanne Smith
Daron Tapscott
Kelli Thomas-Drake
Katherine Seale, Chair

The following ex-officio member was present for the meeting: None

The following ex-officio member was absent for the meeting: None

The following Commissioners were absent for the Meeting: **No one**

The following Commissioners were absent for the briefing: **No one**

The following Positions are vacant:

Districts 1 and 5

The following Staff was present:

Neva Dean
Mark Doty
Carolyn Horner

Bert Vandenberg
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.

Public Hearing:

Motion was made to move subdivide the Consent Agenda and approve Consent Item #1 following staff recommendation.

Maker: Flabiano
Second: Tapscott
Results: 14/1

Ayes: - 14 Amonett, Burton, Campbell, *Clicque, Dickey,
Flabiano, Johnson, Jordan, *Piper, Seale,
Silva, Smith, Tapscott and Thomas-Drake
Against: - 1 Edwards
Absent: - 0
Vacancies: - 2 1 and 5

Motion was made to move the Consent Item 6 to the Discussion docket.

Maker: Flabiano
Second: Edwards
Results: 15/0

Ayes: - 15 Amonett, Burton, Campbell, *Clicque, Dickey,
Edwards Flabiano, Johnson, Jordan, *Piper,
Seale, Silva, Smith, Tapscott and Thomas-
Drake
Against: - 0
Absent: - 0
Vacancies: - 2 1 and 5

Motion was made to approve Consent Items 2 through 13 with the exception of Consent Item 6 that was moved to Discussion docket following staff recommendation.

Maker: Flabiano
Second: Silva
Results: 15/0

Ayes: - 15 Amonett, Burton, Campbell, *Clicque, Dickey,
Edwards, Flabiano, Johnson, Jordan, *Piper,
Seale, Silva, Smith, Tapscott and Thomas-
Drake
Against: - 0
Absent: - 0
Vacancies: - 2 1 and 5

CONSENT ITEMS:

1. 5921 Worth Street

Junius Heights Historic District
CE123-013(CH)
Carolyn Horner

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of three years and approval of \$6,975.00 in expenditures spent on rehabilitation within the three years prior to the CE approval.

2. 3750 Cotton Bowl Plaza

Fair Park Historic District
CA123-281(MD)
Mark Doty

Install new exterior lighting to Cotton Bowl facade. Approve – Approve drawings dated 2/20/13 with the finding the proposed work is consistent with the preservation criteria for the Cotton Bowl Section 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)l(ii).

3. 3015 Oak Lawn Ave.

Melrose Hotel
CA123-266(MD)
Mark Doty

Replace existing wood windows with new custom aluminum windows on floors two thru eight. Approve – Approve drawings and specification dated 2/20/13 with the finding the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Section 2, and it meets the standards in City Code Section 51A-4.501(g)(6)l(i).

4. 4901 Victor Street

Munger Place Historic District
CA123-277(CH)
Carolyn Horner

- 1) Construct 1200 square feet accessory structure in rear yard. Approve with conditions – Approve the request dated 2/7/13 with the finding that while the proposed accessory structure does not strictly comply with the preservation criteria in Ordinance 20024, Section 11(a)(19)(C), 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.
- 2) Construct 57 square feet addition on side facade of main structure. Approve with conditions – Approve the request dated 2/7/13 with the finding that while the proposed accessory structure does not strictly comply with the preservation criteria in Ordinance 20024, Section 11(a)(19)(C), 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.

5. 2501 State Street

State Thomas Historic District
CD123-013(CH)
Carolyn Horner

Demolish structure using the standard "noncontributing structure because it is newer than the period of significance." Approve - Approve the request with the finding that 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 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. 2501 State Street (Discussion)

State Thomas Historic District
CA123-276(CH)
Carolyn Horner
Construct 19 new townhomes.

Speakers: For: Greg Melde, John Allender, Katy Slade
Against: No one

Motion:

Construct 19 new townhomes. Approve with conditions - Approve the drawings dated 2/7/13 with the finding that the proposed new townhomes comply with the criteria in City Code Sections 51P-225.109(a)(3), 51P-225.109(a)(5), 51P-225.109(a)(7)(B), 51P-225.109(a)(9), 51P-225.109(a)(11), 51P-225.109(a)(12)(A)(ii), 51P-225.109(a)(12)(B), 51P-225.109(a)(12)(F), 51P-225.109(a)(14), 51P-225.109(a)(16)(A)(ii), 51P-225.109(a)(16)(B), 51P-225.109(a)(16)(F), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Conditions: That the brick be modular and mortar to match brick color.

Maker: Silva
Second: Thomas-
Drake
Results: 15/0

Ayes: - 15 : Amonett, Burton, Campbell, *Clicque, Dickey,
Edwards, Flabiano, Johnson, Jordan, *Piper,
Seale, Silva, Smith, Tapscott and Thomas-
Drake
Against: - 0
Absent: - 0
Vacancies: - 2 - 1 and 5

7. 5643 Swiss Avenue

Swiss Avenue Historic District
CA123-269(CH)
Carolyn Horner

- 1) Construct 16x24 two story addition to existing garage. Approve - Approve the drawings dated 2/7/13 with the finding that the proposed garage addition complies with City Code Sections 51P-63.116(1)(A)(ii) and 51P-63.116(1)(A)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Change exterior materials on garage to brick and slate roof, both to match main structure. Approve

with conditions – Approve the drawings dated 2/7/13 with the finding that the proposed materials comply with City Code Sections 51P-63.116(1)(A)(ii) and 51P-63.116(1)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: intermingle new brick with used brick.

- 3) Construct rear facade addition (68 square feet on first floor, 334 square feet on second floor) using materials to match existing on house. Approve with conditions – Approve the drawings dated 2/7/13 with the finding that the proposed addition complies with City Code Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Conditions: reuse existing windows; new windows to match the prairie style design on the existing windows.
- 4) Install chimney. Approve the drawings dated 2/7/13 with the finding that the proposed chimney complies with City Code Section 51P-63.116(1)(G) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: intermingle any new brick with existing brick.

8. 5953 Bryan Parkway

Swiss Avenue Historic District

CA123-267(CH)

Carolyn Horner

- 1) Remove rear porch and construct new rear porch. Approve - Approve the drawings dated 2/7/13 with the finding that the proposed new rear porch complies with City Code Section 51P-63.116(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Relocate rear door. Approve with conditions - Approve with conditions- Approve the drawings dated 2/7/13 with the finding that relocating the rear door complies with City Code Section 51P-63.116(1)(P)(vi) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: existing door to be reused.
- 3) Change window locations along rear facade. Approve with conditions - Approve the drawings dated 2/7/13 with the finding that the relocated windows complies with City Code Section 51P-63.116(1)(P)(vi) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: existing windows to be reused.
- 4) Finish out attic space, including adding a dormer and skylights. Approve with conditions – Approve the drawings dated 2/7/13 with the finding that the proposed dormer complies with City Code Sections 51P-63.116(1)(B), 51P-63.116(1)(C), and 51P-63.116(1)(P)(vi) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: while the location of the proposed skylights does not comply with the preservation criteria in City Code Section 51P-63.116(1)(N)(v)(bb), but the proposed skylights meet 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.
- 5) Add circular window to rear facade. Approve - Approve the drawings dated 2/7/13 with the finding that the proposed circular window complies with City Code Section 51P-63.116(1)(P)(vi)(cc) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

9. 115 S. Clinton Avenue

Winnetka Heights Historic District

CA123-271(MD)

Mark Doty

- 1) Install new porch ceiling material. Approve with conditions – Approve proposed work with the condition that single pieces of beaded board are used only when necessary instead of large sheets with the finding the proposed work is consistent with the criteria for architectural detail in the preservation criteria Section 51P-87.111(a)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Entire replacement is not recommended.

- 2) Move existing chimney 8'-0". Use existing brick material. Approve with conditions – Approve drawing dated 2/20/13 with the condition the existing brick is reused and the new mortar matches the existing in material, application, and color with the finding the proposed work is consistent with the criteria for chimneys in the preservation criteria Section 51P-87.111(a)(7), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10. 201 N. Edgefield Avenue

Winnetka Heights Historic District

CA123-253(MD)

Mark Doty

Install new landscaping in front and cornerside yards. Approve - Approve drawing dated 2/20/13 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b)(1)(3)(5) and (6), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11. 302 S. Rosemont Avenue

Winnetka Heights Historic District

CA123-274(MD)

Mark Doty

- 1) Install a new 30 year, GAF Timberline shingle roof. Color - Hickory. Approve – Approve specification dated 2/20/13 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Paint exterior of main structure. Brand - Valspar. Body - 2005-9C 'Delta Sandbar'. Trim - 2005-10C 'Bungalow White'. Door/Window Trim - '2010-9 'Gardener's Soil'. Approve – Approve specification dated 2/20/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

12. 425 N. Rosemont Avenue

Winnetka Heights Historic District

CA123-254(MD)

Mark Doty

- 1) Install 23 new window units. Work partially completed without a Certificate of Appropriateness. Approve - Approve images dated 2/20/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(B) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Install new composition shingle roof. Royal Sovereign, Color - Black/Charcoal. Approve – Approve specification dated 2/20/13 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

13. 417 S. Winnetka Avenue

Winnetka Heights Historic District

CA123-252(MD)

Mark Doty

Construct two car detached garage. Paint to match main structure. Body - Valspar 6002-1C 'Gray Silt', Trim - Valspar 7002-15 'Chef White', Accent/door - Valspar 5011-2 'Very Black'. Approve - Approve drawings and specifications dated 2/20/13 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and (12), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Motion was made to amend the agenda and take Consent Item 6 next on the agenda followed by Discussion Items 2, 4, 5, 6, and 10 and hearing the remaining items in their natural order on the agenda.

Maker: Flabiano
Second: Johnson
Results: 15/0

Ayes: - 15 Amonett, Burton, Campbell, *Clicque, Dickey,
Edwards, Flabiano, Johnson, Jordan, *Piper,
Seale, Silva, Smith, Tapscott and Thomas-
Drake
Against: - 0
Absent: - 0
Vacancies: - 2 1 and 5

DISCUSSION ITEMS:

1. 1518 Abrams Road

Junius Heights Historic District
CA123-264(CH)
Carolyn Horner

- 1) Replace 30' of wood fence with concrete fence to match house and original column.
- 2) Replace lawn area between fence and planting bed with crushed granite.

Speakers: For: No one
Against: No one

Motion:

- 1) Replace 30' of wood fence with concrete fence to match house and original column. Approve with conditions - Approve the request dated 2/7/13 with the finding that the while the proposed work does not strictly comply with the preservation criteria in Ordinance 26331, Section 3.6.a, it does meet 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. Condition: portion of fence along existing driveway to be wood, not to exceed six feet in height. Condition: fence height limited to 4' in the front yard, due to base zoning with the condition that it is approved through the Board of Adjustment for additional fence height.
- 2) Replace lawn area between fence and planting bed with crushed granite. Approve – In lieu of crushed granite, rubble stone to match existing or permeable pavers, i.e. pavecrete or grasscrete with the find of fact that the unique circumstances of historic significance of the property and property shape, no adverse effect to structure or district.

Maker: Tapscott
Second: Flabiano
Results: 14/0

Ayes: - 14 Amonett, Burton, Campbell, *Clicque, Dickey,
Edwards, Flabiano, Johnson, Jordan, *Piper,
Seale, Silva, Tapscott and Thomas-Drake
Against: - 0
Absent: - 1 Smith
Vacancies: - 2 1 and 5

2. 1617 Abrams Road

Junius Heights Historic District
CA123-262(CH)
Carolyn Horner

Install new landscape in front yard, including rock edging, lawn removal, and new beds. Work completed without a Certificate of Appropriateness.

Speakers: For: Burton Knight
Against: No one

Motion:

Install new landscape in front yard, including rock edging, lawn removal, and new beds. Work completed without a Certificate of Appropriateness. Deny without prejudice – Deny the request with the finding that the completed work does not comply with Ordinance 26331, Section 3.5.b. The planting beds at the foundation of the house are compliant, but the uneven stone edging, lack of lawn, and large stones/boulders are not appropriate to the Junius Heights Historic District.

Maker: Edwards
Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Burton, Campbell, *Clicque, Dickey,
Edwards, Flabiano, Johnson, Jordan, *Piper,
Seale, Silva, Smith, Tapscott and Thomas-
Drake
Against: - 0
Absent: - 0
Vacancies: - 2 1 and 5

3. 5621 Tremont Street

Junius Heights Historic District
CA123-263(CH)
Carolyn Horner

1) Remove front facade door and replace with siding. Work completed without a Certificate of Appropriateness.

2) Remove window on side facade and replace with siding. Work completed without a Certificate of Appropriateness.

Speakers: For: No one
Against: No one

Motion:

- 1) Remove front facade door and replace with siding. Work completed without a Certificate of Appropriateness. Deny without prejudice – Deny the request with the finding that the completed work does not comply with Ordinance 26331, Section 5.1.
- 2) Remove window on side facade and replace with siding. Work completed without a Certificate of Appropriateness. Approve with conditions - recommends approval of the request dated 2/7/13 with the conditions that a replacement wood window be installed in the original opening, with trim to match the size, design and material of the adjacent original window on the same facade. Behind the new window, install a painted plywood backing, to provide the appearance of a closed window. Remove new installed siding.

Maker: Silva

Second: Tapscott

Results: 8/6

Ayes:	- 8	Burton, Campbell, *Clicque, Dickey, Jordan, *Piper, Silva, Tapscott
Against:	- 6	Edwards, Thomas-Drake, Amonett, Flabiano, Johnson, Seale
Absent:	- 0	Smith
Vacancies:	- 2	1 and 5

4. 411 E. 6th Street

Lake Cliff Historic District
CA123-256(MD)

Mark Doty

- 1) Install new vinyl window units on front facade. Work completed without a Certificate of Appropriateness.
- 2) Install new front door. Work completed with a Certificate of Appropriateness..

Speakers: For: Jose Flores
Against: No one

Motion:

- 1) Install new vinyl window units on front facade. 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 inconsistent with the preservation criteria that states replacement windows must express muntin and mullion size, light configuration, and material to match the historic. Preservation criteria Section 5.3.
- 2) Install new front door. Work completed with 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 inconsistent with the preservation criteria that states replacement doors must express muntin and mullion size, light configuration, and material to match the historic. Preservation criteria Section 5.3.

Maker: Campbell
Second: Johnson
Results: 15/0

Ayes: - 15 Amonett, Burton, Campbell, *Clicque, Dickey,
Edwards, Flabiano, Johnson, Jordan, *Piper,
Seale, Silva, Smith, Tapscott and Thomas-
Drake
Against: - 0
Absent: - 0
Vacancies: - 2 1 and 5

5. 1611 McKinney Avenue

Luna Tortilla Factory
CA123-282(MD)

Mark Doty

- 1) Install two exterior exit doors on north elevation. Work completed without a Certificate of Appropriateness.
- 2) Install gooseneck lighting and art panels on north elevation. Work completed without a Certificate of Appropriateness.
- 3) Install 3'-0" walls on north side patio. Work completed with a Certificate of Appropriateness.
- 4) Install wood slats into existing metal railing along rear addition roofline. Work completed without a Certificate of Appropriateness.
- 5) Install new metal canopy on rear addition. Work completed without a Certificate of Appropriateness.
- 6) Infill existing wall openings on north elevation with brick to match. Work completed without a Certificate of Appropriateness.
- 7) Rebuild existing patio balcony structure on rear courtyard elevation. Work completed without a Certificate of Appropriateness.
- 8) Install new windows and doors in existing openings on rear courtyard facade. Work completed without a Certificate of Appropriateness.
- 9) Create new door opening on rear courtyard elevation. Work completed without a Certificate of Appropriateness.
- 10) Install new entry doors with decorative black wrought iron screen. Work completed without a Certificate of Appropriateness.
- 11) Install new fabric awnings on McKinney and Caroline protected facades. Work completed without a Certificate of Appropriateness.

Speakers: For: Lance Rose, Michelle Smith
Against: No one

Motion:

- 1) Install two exterior exit doors on north elevation. Work completed without a Certificate of Appropriateness. Approve – Approve drawings dated 2/20/13 with the finding the proposed work is consistent with the criteria for facades in the preservation criteria Section 4.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install gooseneck lighting and art panels on north elevation. Work completed without a Certificate of Appropriateness. Approve – Approve drawings dated 2/20/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) Install 3'-0" walls on north side patio. Work completed with a Certificate of Appropriateness. Approve – Approve drawings dated 2/20/13 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Sections 3.5 (b), (c) and (d) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install wood slats into existing metal railing along rear addition roofline. Work completed without a Certificate of Appropriateness. Approve – Approve drawings dated 2/20/13 with the finding the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Sections 3.3 (a) and the criteria for roofs in the preservation criteria Section 6.4 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Install new metal canopy on rear addition. Work completed without a Certificate of Appropriateness. Approve – Approve drawings dated 2/20/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Infill existing wall openings on north elevation with brick to match. Work completed without a Certificate of Appropriateness. Approve – Approve drawings dated 2/20/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 7) Rebuild existing patio balcony structure on rear courtyard elevation. Work completed without a Certificate of Appropriateness. Approve – Approve drawings dated 2/20/13 with the finding that the proposed work does not meet the criteria for porches and balconies that states historic columns, detailing, railings, and trim are protected, it does meet 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.
- 8) Install new windows and doors in existing openings on rear courtyard facade. Work completed without a Certificate of Appropriateness. Approve – Approve drawings dated 2/20/13 with the finding the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Sections 5.1 and 5.3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 9) Create new door opening on rear courtyard elevation. Work completed without a Certificate of Appropriateness. Approve – Approve drawings dated 2/20/13 with the finding the proposed work is consistent with the criteria for facades in the preservation criteria Section 4.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 10) Install new entry doors with decorative black wrought iron screen. Work completed without a Certificate of Appropriateness. Approve – Approve drawings dated 2/20/13 with the finding the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Sections 5.2 and 5.3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 11) Install new fabric awnings on McKinney and Caroline protected facades. Work completed without a Certificate of Appropriateness. Approve – Approve drawings dated 2/20/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Flabiano

Second: Tapscott

Results: 15/0

Ayes: - 15 Amonett, Burton, Campbell, *Clicque, Dickey,
Edwards, Flabiano, Johnson, Jordan, *Piper,
Seale, Silva, Smith, Tapscott and Thomas-
Drake

Against: - 0

Absent: - 0
Vacancies: - 2 1 and 5

6. 4931 Junius Street

Munger Place Historic District
CA123-278(CH)
Carolyn Horner

Relocate existing gate back 15 feet and install iron fence between existing pedestrian gate and new gate location.

Speakers: For: Peter Kavanagh
Against: Beth Bradley, Dough Sweat

Motion:

Relocate existing gate back 15 feet and install iron fence between existing pedestrian gate and new gate location. Approve with conditions - Approve the photographs and survey dated 7/3/12 with the finding that the proposed wrought iron fence meets the criteria in Ordinance 20024, Sections 11(b)(2)(A)(ii), 11(b)(2)(B), 11(b)(2)(C)(ii), 11(b)(2)(C)(v), 11(b)(2)(D), 11(b)(2)(F)(i), and 11(b)(2)(F)(ii), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) with the condition that the color of the gate match the color of the existing complex in dark brown.

Maker: Johnson
Second: Edwards
Results: 11/4

Ayes: - 10 Amonett, Campbell, Edwards, Flabiano,
Johnson, Jordan, *Piper, Seale, Silva, Tapscott
and Thomas-Drake
Against: - 4 *Clicque, Burton, Dickey, Smith
Absent: - 0
Vacancies: - 2 1 and 5

Motion was made to amend the agenda again and take Discussion Item #10, 12, 8, 14 and the remaining items in their natural order on the agenda.

Maker: Flabiano
Second: Silva
Results: 15/0

Ayes: - 15 Amonett, Burton, Campbell, *Clicque, Dickey,
Edwards, Flabiano, Johnson, Jordan, *Piper,
Seale, Silva, Smith, Tapscott and Thomas-
Drake
Against: - 0
Absent: - 0
Vacancies: - 2 1 and 5

7. 920 Moreland Avenue

Peak's Suburban Addition Neighborhood Historic District

CA123-260(CH)

Carolyn Horner

- 1) Change front door steps from wood to brick. Work completed without a Certificate of Appropriateness.
- 2) Add brick edging to front landscape to match new brick steps. Work completed without a Certificate of Appropriateness.

Speakers: For: No one
Against: No one

Motion:

- 1) Change front door steps from wood to brick. Work completed without a Certificate of Appropriateness. Deny without prejudice - Deny the request with the finding that the work does not comply with the preservation criteria in Ordinance 22352, Section 3.2.
- 2) Add brick edging to front landscape to match new brick steps. Work completed without a Certificate of Appropriateness. Approve with the condition that the brick edging is reduced from two layers to one layer.

Maker: Johnson

Second: Thomas-
Drake

Results: 14/0

Ayes:	- 14	Amonett, Burton, Campbell, *Clicque, Dickey, Edwards, Flabiano, Johnson, Jordan, *Piper, Seale, Silva, Tapscott and Thomas-Drake
Against:	- 0	
Absent:	- 1	Smith
Vacancies:	- 2	1 and 5

8. 4417 Worth Street

Peak's Suburban Addition Neighborhood Historic District

CA123-261(CH)

Carolyn Horner

- 1) Remove left side exterior stairs and second floor access door.
- 2) Remove right side exterior stairs, leaving the existing balcony and access door.
- 3) Remove one right side rear corner facade window.
- 4) Remove one rear facade exterior door.
- 5) Remove two front doors and install one new front door with sidelites.

Speakers: For: Ellen Lee
Against: No one

***Commissioner Smith was excused and left the meeting.**

Motion:

- 1) Remove left side exterior stairs and second floor access door. Approve with conditions - Approve the drawings dated 2/7/13 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) with the siding to match existing .
- 2) Remove right side exterior stairs, leaving the existing balcony and access door. Approve with conditions - Approve the drawings dated 2/7/13 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) with the new railing to match existing.
- 3) Remove one right side rear corner facade window. Approval due to the location of the window.
- 4) Remove one rear facade exterior door. Approve with conditions - Approve the drawings dated 2/7/13 with the finding that the proposed work complies with Ordinance 22352, Section 3.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: opening to be covered with siding to match existing in design and material.
- 5) Remove two front doors and install one new front door with sidelites. Approve the door as submitted 3/4/13 due to the compromised integrity of the building.

Maker: *Clicque

Second: Tapscott

Results: 14/0

Ayes: - 14 Amonett, Burton, Campbell, *Clicque, Dickey,
Edwards, Flabiano, Johnson, Jordan, *Piper,
Seale, Silva, Tapscott and Thomas-Drake

Against: - 0

Absent: - 1 Smith

Vacancies: - 2 1 and 5

9. 5002 Swiss Avenue

Swiss Avenue Historic District

CA123-259(CH)

Carolyn Horner

- 1) Remove chain link fence and install new brick wall, matching materials existing on house.
- 2) Plant new box wood hedge to match existing hedge.

Speakers: For: No one

Against: No one

Motion #1:

- 1) Remove chain link fence and install new brick wall, matching materials existing on house. Deny without prejudice with the finding of fact that the applicant made a request to withdraw his application after the case had been posted.
- 2) Plant new box wood hedge to match existing hedge. Approve - Approve the request dated 2/7/13 with the finding that the proposed hedge complies with City Code Section 51P-63.116(2)(B)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Edwards

Second: Johnson

Results: 5/9

Ayes: - 5 Edwards, Flabiano, Johnson, Silva, Thomas-
Drake

Against: - 9 Amonett, Burton, Campbell, *Clicque, Dickey,
Jordan, *Piper, Seale, Tapscott
Absent: - 1 Smith
Vacancies: - 2 1 and 5

***Motion Failed.**

Motion #2:

- 1) Remove chain link fence and install new brick wall, matching materials existing on house. Approve with conditions – Approve the request dated 2/7/13 with the finding that the proposed wall complies with City Code Sections 51P-63.116(2)(B)(v) and 51P-63.116(2)(B)(vi), and meets the standards in City Code Section 51A-4.501(g)96)(C)(i). Condition: Move the fence location back the distance of three windows, or 75% of side yard, whichever is greater and still in front of existing mechanical equipment, to provide a visual offset. The proposed location does not comply with City Code Section 51P-63.116(2)(B)(iv)(bb) except that the Landmark Commission may allow a fence to be located in the rear 75% of the interior side yard if it determines that the fence does not screen any portion of a significant architectural feature of a main building on the same or an adjacent lot.
- 2) Plant new box wood hedge to match existing hedge. Approve - Approve the request dated 2/7/13 with the finding that the proposed hedge complies with City Code Section 51P-63.116(2)(B)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) **with direction to staff to look into the previous Certificate of Appropriateness from 2008 to determine if it should be revoked.**

Maker: *Clicque
Second: Campbell
Results: 13/0

Ayes: - 13 Amonett, Burton, Campbell, *Clicque, Dickey,
Flabiano, Johnson, Jordan, *Piper, Seale,
Silva, Tapscott and Thomas-Drake
Against: - 1 Edwards
Absent: - 1 Smith
Vacancies: - 2 1 and 5

10. 606 Elm Street
West End Historic District
CA123-280(MD)
Mark Doty
Install new landscaping in Founder's Plaza

Speakers: For: Rick Loessberg, Caye Cook
Against: No one

Motion:

Install new landscaping in Founder's Plaza. Approve with conditions – Approve drawings and images dated 2/20/13 with the condition that the proposed area of synthetic, alternative grass is removed and replaced with either living material or new paving with living material as the first preference and new paving material as the second preference to match the proposed with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Maker: Smith

Second: Tapscott
Results: 15/0

Ayes: - 15 Amonett, Burton, Campbell, *Clicque, Dickey,
Edwards, Flabiano, Johnson, Jordan, *Piper,
Seale, Silva, Smith, Tapscott and Thomas-
Drake
Against: - 0
Absent: - 0
Vacancies: - 2 1 and 5

11. 404 S. Clinton Avenue

Winnetka Heights Historic District
CA123-279(MD)

Mark Doty

- 1) Install new roof on main structure and garage. Timberline Lifetime composition shingle. Color - Weathered Wood.
- 2) Install new front door.
- 3) Install new door on side elevation.
- 4) Install new wood, one over one window on side elevation.
- 5) Paint exterior of main structure and garage. Brand - Sherwin Williams. Body - SW 2819 'Downing Slate'. Trim - SW 2813 'Downing Straw'. Accent - SW 2807 - 'Rockwood Medium Brown'.
- 6) Remove existing two existing garage doors and install one new 16'X7' Cloplay garage door.
- 7) Remove existing window on garage and install new wood, one over one window in different location.
- 8) Install new entry door on garage.

Speakers: For: No one
Against: No one

***Commissioners Burton and Johnson were excused and left the meeting**

Motion:

- 1) Install new roof on main structure and garage. Timberline Lifetime composition shingle. Color - Weathered Wood. Approve – Approve image dated 2/20/13 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Section 51P-87.111(a)(8)(E) and (14)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new front door. 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 inconsistent with the preservation criteria that state all doors, in the front and side facades of the main building must be typical of the style and period of the building. Preservation criteria Section 51P-87.111(a)(17)(F)(iii).
- 3) Install new door on side elevation. Approve – Approve specification dated 2/20/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii) and (iv), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install new wood, one over one window on side elevation. Approve with conditions - Approve specification dated 2/20/13 with the condition new window trim matches the existing with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(F)(iii) and (iv), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 5) Paint exterior of main structure and garage. Brand - Sherwin Williams. Body - SW 2819 'Downing Slate'. Trim - SW 2813 'Downing Straw'. Accent - SW 2807 - 'Rockwood Medium Brown'. Approve – Approve paint colors dated 2/20/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Remove existing two existing garage doors and install one new 16'X7' Cloplay garage door. Approve - Approve drawings and specification dated 2/20/13 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 7) Remove existing window on garage and install new wood, one over one window in different location. Approve - Approve specification dated 2/20/13 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 8) Install new entry door on garage. Approve - Approve specification dated 2/20/13 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Flabiano
Second: Tapscott
Results: 12/0

Ayes:	- 12	Amonett, Campbell, *Clicque, Dickey, Edwards, Flabiano, Jordan, *Piper, Seale, Silva, Tapscott and Thomas-Drake
Against:	- 0	
Absent:	- 3	Burton, Johnson, Smith
Vacancies:	- 2	1 and 5

12. 200 N. Rosemont Avenue
Winnetka Heights Historic District
CA123-273(MD)
Mark Doty

Replace existing 23 wood window sashes with new wood window sashes.

Speakers: For: Donna Leiper
Against: No one

Motion:

Replace existing 23 wood window sashes with new wood window sashes. Approve with conditions – Windows 1 through 10 must remain and be repaired, windows 11-23 may be replaced following window specifications dated March 4, 2013.

Maker: Tapscott
Second: Silva
Results: 15/0

Ayes:	- 15	Amonett, Burton, Campbell, *Clicque, Dickey, Edwards, Flabiano, Johnson, Jordan, *Piper, Seale, Silva, Smith, Tapscott and Thomas- Drake
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Against: - 0
Absent: - 0
Vacancies: - 2 1 and 5

13. 406 S. Rosemont Avenue

Winnetka Heights Historic District
CA123-284(MD)
Mark Doty
Repaint front door.

Speakers: For: No one
 Against: No one

Motion:

Repaint front door. Brand - Behr. UL110-16 'Bijou 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 inconsistent with the preservation criteria that state there should only be three dominant or trim colors. Preservation criteria Section 51P-87.111(a)(8)(C).

Maker: Silva
Second: Campbell
Results: 12/0

Ayes: - 12 Amonett, Campbell, *Clicque, Dickey,
 Edwards, Flabiano, Jordan, *Piper, Seale,
 Silva, Tapscott and Thomas-Drake
Against: - 0
Absent: - 3 Burton, Johnson, Smith
Vacancies: - 2 1 and 5

14. 310 S. Winnetka Avenue

Winnetka Heights Historic District
CA123-255(MD)
Mark Doty.

- 1) Install eight new wood, three over one, window sashes on front facade.
- 2) Install 18 powder-coated aluminum window sashes. Work completed without a Certificate of Appropriateness.

Speakers: For: David Schroeder
 Against: No one

Motion:

- 1) Install eight new wood, three over one, window sashes on front facade. Approve - Approve specifications dated 2/20/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(B) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install 18 powder-coated aluminum window sashes. Work completed without a Certificate of Appropriateness. Approve - Approve specifications dated 2/20/13 with the finding that although the proposed work does not comply with the preservation criteria Section 51P-87.111(a)(17)(B) and (F) that states windows should be compatible with the style and period of the building, 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 is consistent with the criteria for , and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Johnson
Second: Edwards
Results: 14/0

Ayes:	- 14	Amonett, Burton, Campbell, *Clicque, Dickey, Edwards, Flabiano, Johnson, Jordan, *Piper, Seale, Silva, Tapscott and Thomas-Drake
Against:	- 0	
Absent:	- 1	Smith
Vacancies:	- 2	1 and 5

15. 314 S. Winnetka Avenue

Winnetka Heights Historic District
CA123-275(MD)

Mark Doty

- 1) Install new front door and sidelights.
- 2) Remove two doors on side elevations and install wood siding to match existing. Paint to match. Brand - Behr - 'Pebblestone'.
- 3) Remove masonry chimney in rear 50% of roof.
- 4) Remove two existing windows and install new double door and sidelights.
- 5) Install two wood, one over one windows on upper side elevation.

Speakers: For: No one
Against: No one

Motion:

- 1) Install new front door and sidelights. 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 inconsistent with the preservation criteria that state windows and doors on the front facade must be typical of the style and period of the building. Preservation criteria Section 51P-87.111(a)(17)(F).
- 2) Remove two doors on side elevations and install wood siding to match existing. Paint to match. Brand - Behr - 'Pebblestone'. Approve - Approve drawings dated 2/20/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Remove masonry chimney in rear 50% of roof. Approve - Approve drawings dated 2/20/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Remove two existing windows and install new double door and sidelights. Approve - Approve drawings dated 2/20/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Install two wood, one over one windows on upper side elevation. Approve - Approve drawings dated 2/20/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Maker: Silva
Second: Tapscott
Results: 12/0

Ayes: - 12 Amonett, Campbell, *Clicque, Dickey,
Edwards, Flabiano, Jordan, *Piper, Seale,
Silva, Tapscott and Thomas-Drake
Against: - 0
Absent: - 3 Burton, Johnson, Smith
Vacancies: - 2 1 and 5

OTHER BUSINESS ITEMS:

1) Approval of the February 4, 2013 Minutes.

Motion was made to approve the Minutes for the February 4, 2013 meeting.

Maker: Flabiano
Second: Silva
Results: 12/0

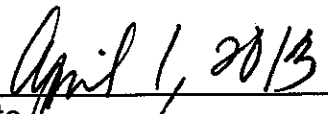
Ayes: - 12 Amonett, Campbell, *Clicque, Dickey,
Edwards, Flabiano, Jordan, *Piper, Seale,
Silva, Tapscott and Thomas-Drake
Against: - 0
Absent: - 3 Burton, Johnson, Smith
Vacancies: - 2 1 and 5

ADJOURNMENT

Motion was made to adjourn at 5:41 P.M.



Katherine D. Seale



Date