



LANDMARK COMMISSION

August 3, 2026

FILE NUMBER: COA-26-000323
LOCATION: 318 N. Montclair Ave
STRUCTURE: Contributing
Council District: 1

PLANNER: Taylor Means
DATE FILED: June 10, 2026
DISTRICT: Winnetka Heights (H-15)
ZONING: PD-87

APPLICANT: Patricia Rodriguez

REPRESENTATIVE: N/A

OWNER: Caroline Stone and Daniel Ponzio

REQUEST(S):

A Certificate of Appropriateness to paint exterior home the following colors: main structure – SW 6208 “Pewter Green,” fascia, trim, and columns SW 7036 “Accessible Beige,” and column trim, caps, and cases SW 7048 “Urban Bronze.”

STAFF RECOMMENDATION:

That the request for a Certificate of Appropriateness to paint the main structure (SW 6208 “Pewter Green,” fascia, trim, and columns SW 7036 “Accessible Beige,” and column trim, caps, and cases SW 7048 “Urban Bronze”) be **approved with the conditions** *that no brick or other masonry is to be painted*; with the findings of fact that the paint colors are appropriate to the district and would not have an adverse effect on the district. Implementation of the proposed conditions would allow the work to be consistent with preservation criteria Sec.51P-87-111(a)(8); meet City Code Section 51A-4.501(g)(6)(C)(i) for **contributing** structures; and/or the Secretary of the Interior’s Guidelines for Rehabilitation.

TASK FORCE RECOMMENDATION:

That the request for Certificate of Appropriateness to paint existing exterior siding the proposed color scheme be **approved with conditions** per ordinance. However, task force notes the request to stain the brick be removed and to further clarify where each color is going on each façade of the home.

BACKGROUND / HISTORY:

318 N. Montclair Ave is a Bungalow style house identified as contributing to the Winnetka Heights historic overlay district. The applicant is proposing to paint the exterior of the home.

Previous applications for Certificates of Appropriateness (or Demolition) filed for this property that

are pertinent to this CA include:

CASE NUMBER	REVIEW TYPE	DATE	OWNER	DECISION
CA134-057 (MD)	LMC	12/02/2013	JMT Pioneer, LLC	Approved
CA156-662 (JKA)	LMC	08/01/2016	Logan Laposta	Approved

RELEVANT PRESERVATION CRITERIA:

1. Winnetka Heights Historic District (H-15); Ordinance No. 87
2. Secretary of the Interior's Standards/Guidelines for Setting (District / Neighborhood)
 - **Recommended:** Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.
 - **Not Recommended:** Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.
 - **Not Recommended:** Introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g., replacing low metal fencing with a high wood fence).
 - **Not Recommended:** Removing a character-defining feature of the building or landscape from the setting that is unrepairable and not replacing it or replacing it with a new feature that does not match.
3. City Code Section 51A-4.501(g)(6)(C)(i):

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

LOCATION MAPS

318 N. Montclair

Source: Google Map



CURRENT PHOTOS
318 N. Montclair Ave





CONTEXT PHOTOS

318 N. Montclair Ave





ATTACHMENTS:

- Task Force Recommendation Form
- Certificate of Appropriateness Application

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT
Winnetka Heights and Lake Cliff Historic Districts

DATE: 7/08/2026
TIME: 4:00 p.m.
LOCATION: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Daniel Ponzio
Address: 318 N. Montclair Ave
Request Type: CA

Request: *Exterior painting - main structure, columns, & brick (stain)*

Recommendation:

☐ Approve ☒ Approve with conditions ☐ Deny w/o prejudice ☐ Deny

Comments: *-add photos of neighboring houses ✓*
-remove brick stain from app.
-add pictures of where each color is going on different sides of the house

Task force members present:

☒ Christine Escobedo ☒ Alfred Pena (Vice-chair)
☐ Mia Ovčina ☐ Troy Sims
☐ Caitlin Parish ☒ Michelle Walker (Chair)

Ex Officio staff members present: ☒ Christina Pares *Taylor Means*

Quorum: ☒ Yes ☐ No (four makes a quorum)

Maker: *Michelle* 2nd: *Fred*

FOR: *all* AGAINST: *—*

Basis for opposition:

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**













Fascia, Primary Trim,
and Accent Trim:
SW 7036
Accessible Beige

Accent Siding:
SW 7036
Accessible Beige

Main Siding:
SW 6208
Pewter Green

Column Bodies:
SW 7036
Accessible Beige

Column Trim, Caps,
and Bases:
SW 7048
Urbane Bronze

318



314

314



315

