



LANDMARK COMMISSION

August 3, 2026

FILE NUMBER: COA-26-000349
LOCATION: 115 N. Montclair Ave
STRUCTURE: Contributing
Council District: 1

PLANNER: Taylor Means
DATE FILED: June 19, 2026
DISTRICT: Winnetka Heights (H-15)
ZONING: PD-87

APPLICANT: John Bearg

REPRESENTATIVE: N/A

OWNER: John Bearg

REQUEST(S):

A Certificate of Appropriateness to renovate existing front porch columns.

STAFF RECOMMENDATION:

Courtesy Review – no action required. That the request to renovate the four existing porch columns be conceptually approved with the understanding that the final design, as well as associated, elevations, renderings, and details are to be submitted for staff and Landmark Commission review.

TASK FORCE RECOMMENDATION:

Courtesy Review – Comments only:

Task Force recommended looking for ghosting to gather hints on what the columns once were and that should the applicant proceed with Rendering #1, it is not recommended to have two brick pedestals close together.

BACKGROUND / HISTORY:

N/A

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.

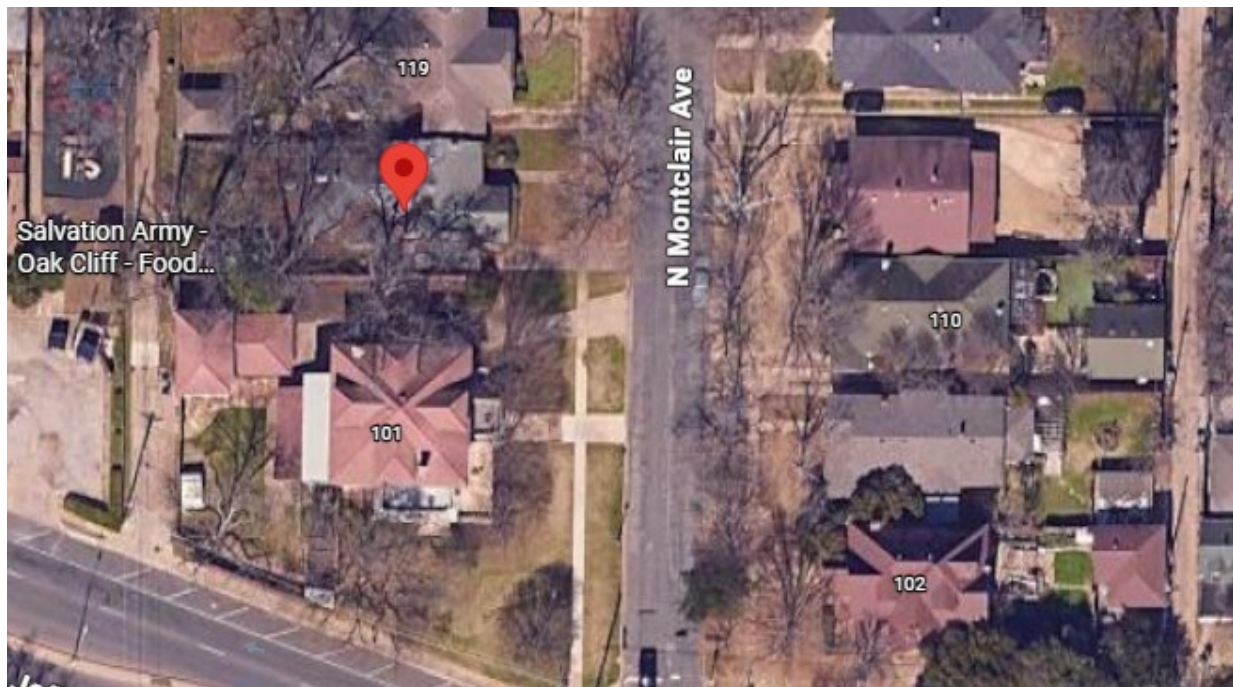
3. City Code Section 51A-4.501(g)(6)(C)(i):

*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

115 N. Montclair

Source: Google Map



CURRENT PHOTOS
115 N. Montclair Ave





CONTEXT PHOTOS

115 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: John Bearg
Address: 115 N. Montclair Ave
Request Type: CA

Request:

- paint → routine? → call out which color goes where
(- columns → new app.)

Recommendation:

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

Comments:

- look for ghosting for hints of what columns were

- wouldn't have 2 brick column pedestals next to each other

Task force members present:

☒ Christine Escobedo
☐ Mia Ovčina
☐ Caitlin Parish

☒ Alfred Pena (Vice-chair)
☐ Troy Sims
☒ Michelle Walker (Chair)

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

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

Maker: _____ 2nd: _____

FOR: _____ AGAINST: _____

Basis for opposition:

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

115 N Montclair, Dallas – Winnetka Heights



Front



North Side

115 N Montclair, Dallas – Winnetka Heights



South side



North Side



North Side

115 N Montclair, Dallas – Winnetka Heights



Back jungle and house



South Side



West or back yard

Existing Columns do not match



Carport / Porte Cochere round steel column



Steel design columns on patio

Craftsman Homes on Montclair with “Brick pier – wood column”





Rendering #2



Rendering #1

← **Propose to task force brick pier with
straight wood columns**

