



LANDMARK COMMISSION

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Regular Meeting Minutes

April 3, 2023

2023 JUN 13 PM 3: 01

CITY SECRETARY  
DALLAS, TEXAS

10am Briefing  
1:00pm Public Hearing  
6ES Briefing Room  
[24829078258@dallascityhall.webex.com](mailto:24829078258@dallascityhall.webex.com)  
[bex.com](http://bex.com) , (408) 418-9388  
Evelyn Montgomery, Chair

**PRESENT: [15]**

Commissioner Sherman, District 1	Commissioner Renaud, District 9
Commissioner Montgomery, District 2	Commissioner Hajdu, District 10
Commissioner Fogleman, District 3	Commissioner Gibson, District 11
Commissioner Swann, District 4	*Commissioner Slade, District 13
*Commissioner Offutt, District 5	Commissioner Guest, District 14
*Commissioner Hinojosa District 6	*Commissioner Velvin, District 15
Commissioner Livingston, III, District 7	Commissioner Anderson, Position 1
Commissioner Spellicy, District 8	

**ABSENT: [1]**

Commissioner Rothenberger, District 12	

*\*Note: Members of the Landmark Commission participated in this meeting by video conference.*

Chair Montgomery called the meeting to order at 10:03 a.m. with a quorum of the Landmark Commission present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS", of the Texas Government Code, was presented.

**PUBLIC SPEAKERS**

The Landmark Commission provided "public speaker" opportunities for individuals to comment on matters that were scheduled on the agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda.

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## MEETING ACTIONS

Chair Montgomery, called the meeting to order at 1:07p.m., with a quorum of the Landmark Commission present. Elaine Hill, Landmark Commission Coordinator, conducted a roll call.

### Motion was made to approve the March 6, 2023, Regular Meeting Minutes.

Maker:	Velvin				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Spellicy, Velvin
		Against:	-	0	
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission.

### Motion was made to move Discussion Item D16 to the Consent Agenda.

Maker:	Sherman				
Second:	Anderson				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Spellicy, Velvin
		Against:	-	0	
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission.

### Motion was made to approve Consent items C1 – C8, C10, C12, C14 and D16 following Staff Recommendations.

Maker:	Spellicy				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Spellicy, Velvin
		Against:	-	0	
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission.

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**Motion was made to re-arrange the agenda to hear C9, C11, C13, D18, D1, D6, D7, D2, D3, D4, D8, D9, D10, D15, D5, D11, D12, D13, D14, D17 and D19.**

Maker:	Spellicy				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Spellicy, Velvin
		Against:	-	0	
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission.

## CONSENT ITEMS

### 1. 725 LOWELL ST

Junius Heights Historic District

CA223-279(CM)

Christina Mankowski

That the request for a Certificate of Appropriateness to build an arbor and patio be **approved** in accordance with drawings and specifications dated 2/19/2023. The proposed work is consistent with Junius Heights preservation criteria Section 7; meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

### 2. 5609 REIGER AVE

Junius Heights Historic District

CA223-277(CM)

Christina Mankowski

That the request for a Certificate of Appropriateness to remove grass from front yard and replace with gravel walkway be **approved** in accordance with drawings and specifications dated 2/7/2023. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures, and the Secretary of the Interior's Standards.

### 3. 5532 REIGER AVE

Junius Heights Historic District

CA223-315(CM)

Christina Mankowski

1. That the request for a Certificate of Appropriateness to paint exterior of main structure. (Body: Sherwin Williams – SW6172 “Hardware”; Trim: Sherwin Williams – SW9180 “Aged White; Accents: Sherwin Williams – SW7048 “Urban Bronze”) be **approved** in accordance with specifications dated 3/1/2023. The proposed work is consistent with Junius Heights preservation criteria Section 4.6, 4.8, 4.9; meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for Certificate of Appropriateness to replace damaged deck with 1 inch x 6-inch tongue and groove wood boards be **approved** in accordance with the specifications dated 3/1/2023. The proposed work is consistent with Junius Heights preservation criteria Section 7; meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary

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of the Interior's Standards.

### 4. 724 Lipscomb Ave

Junius Heights Historic District

CA223-316(CM)

Christina Mankowski

That the request for a Certificate of Appropriateness to remove and replace unhealthy mature trees located in the front yard be **approved** in accordance with drawings and specifications dated 3/2/2023. The proposed work is consistent with Junius Heights preservation criteria Section 3.5; meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

### 5. 4721 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District

CA223-286(RD)

Rhonda Dunn

1. That the request for a Certificate of Appropriateness to replace existing deteriorated board and batten wood siding with in-kind materials (greater than 50 percent) on accessory dwelling unit be **approved** in accordance with drawings and specifications dated 4/3/23 **with the following condition:** that any replacement exterior siding be an exact match to the profile, dimensions, and material of the existing wood. Implementation of the recommended condition would allow the proposed work to be consistent with preservation criterion Section 3.6 under facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to paint exterior of accessory dwelling unit (Body: Sherwin Williams – SW2829, "Classical White"; Trim/Accents: Sherwin Williams – SW7699, "Rustic City") be **approved** in accordance with drawings and specifications dated 4/3/23. The proposed work is consistent with preservation criteria Section 3.7 pertaining to color and Section 6.2 under accessory buildings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
3. That the request for a Certificate of Appropriateness to remove exterior staircase (not historic) from front elevation of accessory dwelling unit be **approved** in accordance with drawings and specifications dated 4/3/23. The proposed work is consistent the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures, and the Secretary of the Interior's Standards for Rehabilitation.
4. That the request for a Certificate of Appropriateness to alter fenestration of front and right elevations of accessory dwelling unit be **approved** in accordance with drawings and specifications dated 4/3/23 **with the following conditions:** that replacement windows be (all) wood framed; and that replacement doors be Prairie Style with a minimum of three top lites. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 3.3 pertaining to facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
5. That the request for a Certificate of Appropriateness to replace roofing shingles (Brand: Tamko Heritage Architectural Shingles; Color: "Rustic Hickory") on accessory dwelling unit be **approved** in accordance with drawings and specifications dated 4/3/23. The proposed work is consistent with preservation criteria Section 3.17 pertaining to roofs and Section 6.2 under accessory buildings; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

### 6. 1215 N BEACON ST

Swiss Avenue Historic District

CA223-260(CM)

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Christina Mankowski

That the request for a Certificate of Appropriateness to install Raleigh St. Augustine sod and Japanese Boxwood Hedges in front yard be **approved** in accordance with drawings and specifications dated 3/2/2023. The proposed work is consistent with the Swiss Avenue preservation criteria Section 51P-63.116(2); meets the standards in City Code Section 51A-4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards.

### 7. 6008 BRYAN PKWY

Swiss Avenue Historic District

CA223-265(CM)

Christina Mankowski

That the request for a Certificate of Appropriateness to replace front and side doors with a wood multi lite French pane door with wavey glass to match upstairs doors be **approved** with drawings and specifications dated 2/21/2023. The proposed work is consistent with the Swiss Avenue preservation criteria Section 51P-63.116(1)(P); meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

### 8. 6145 BRYAN PKWY

Swiss Avenue Historic District

CA223-261(CM)

Christina Mankowski

That the request for a Certificate of Appropriateness to install new four-foot-tall wrought iron, picket style fence and gate; and new hardscaping in backyard be **approved** with drawings and specifications dated 3/2/2023. The proposed work is consistent with Swiss Ave preservation criteria Section 51P-63.116(2)(B); meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

### 9. 5731 SWISS AVE (Moved to Discussion)

Swiss Avenue Historic District

CA223-262(CM)

Christina Mankowski

A Certificate of Appropriateness to replace front porch awning and columns.

Speakers: For: Leslie Nepveux  
Elizabeth Mast  
Tyler Bexley

Against: No Speakers

#### Motion

That the request for a Certificate of Appropriateness to replace front porch awning and columns be **approved with the condition**, paint to match trim, in accordance with drawings and specifications dated 3/1/2023. The proposed work is consistent with Swiss Ave preservation criteria Section 51P-63.116(1)(D)(ii); meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Maker:	Offutt				
Second:	Spellicy				
Results:	12/3				
		Ayes:	-	12	Fogleman, Gibson, Guest, Hajdu, Hinojosa,

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					Livingston, Montgomery, Offutt, Renaud, Slade, Spellicy, Velvin
		Against:	-	3	Anderson, Sherman, Swann
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion approved with conditions by the Landmark Commission.

## 10. 5731 SWISS AVE

Swiss Avenue Historic District

CA223-263(CM)

Christina Mankowski

That the request for a Certificate of Appropriateness to replace front door with all wood 12-lite door be **approved** with drawings and specifications dated 2/27/2023. The proposed work is consistent with Swiss Ave preservation criteria Section 51P-63.116(1)(P); meets the standards in City Code Section 51A-4.501(g)(6)(i) for contributing structures; and the Secretary of the Interior's Standards.

## 11. 1103 E 9TH ST (Moved to Discussion)

Tenth Street Neighborhood Historic District

CA223-282(RD)

Rhonda Dunn

1. A Certificate of Appropriateness to repair and replace fragmented bricks and repoint mortar joints on main building (a church).
2. A Certificate of Appropriateness to replace existing roofing shingles with 3-tab asphalt shingles; color to match existing. (Color: Black)
3. A Certificate of Appropriateness to paint exterior to match existing (Color: Sherwin Williams -- SW7006, "Extra White").
4. A Certificate of Appropriateness to repair exterior concrete -- walkways, porch, and steps.
5. A Certificate of Appropriateness to repair and replace deteriorated wood on soffit and fascia

Speakers: For: No Speakers

Against: No Speakers

### Motion

1. That the request for A Certificate of Appropriateness to repair and replace fragmented bricks and repoint mortar joints on main building (a church) be **approved with the following conditions**: that replacement brick match the existing in color, module size and exterior texture; that the soldier course of the front arch be restored; and that all salvageable original bricks be cleaned and reused in areas where matching appearance is most critical. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to replace existing roofing shingles with 3-tab asphalt shingles; color to match existing (Color: Green) be **approved with the following conditions**: that the roof shingles color fall within a Munsell chroma rating of 0 through A, with a value no darker than step 3 on the Munsell value scale; and that acceptable hues are the existing green, brown, or neutral gray, with the finding of fact that existing hue of roof is green. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
3. That the request for a Certificate of Appropriateness to paint exterior to match existing (Color: Sherwin Williams -- SW7006, "Extra White") be **approved** in accordance with specifications dated 4/3/23. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for

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noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

4. That the request for a Certificate of Appropriateness to repair exterior concrete -- walkways, porch, and steps be **approved** in accordance with specifications dated 4/3/23 **with the following conditions**: that walkways and porch be resurfaced with brush finish concrete; that concrete steps be installed at all side entrances (three total); and that steps at all side entrances be brush finished (i.e., poured) concrete rather than concrete masonry units (i.e., cinderblock). Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section (c) under site and site elements; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
5. A Certificate of Appropriateness to repair and replace deteriorated wood on soffit and fascia be **approved** in accordance with specifications dated 4/3/23 **with the following condition**: that replacement material be an exact match in profile, composition, and dimension to the existing (wood). Implementation of the recommended condition would allow the proposed work to meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Maker:	Swann				
Second:	Renaud				
Results:	13/2				
		Ayes:	-	13	Anderson, Fogleman, Gibson, Guest, Hajdu, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Swann, Velvin
		Against:	-	2	Hinojosa, Spellicy
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion approved with conditions by the Landmark Commission.

### 12. 3714 DUNBAR ST

Wheatley Place Historic District

CA223-281(RD)

Rhonda Dunn

That the request for a Certificate of Appropriateness to replace existing non-historic windows with wood framed windows be **approved** in accordance with specifications dated 4/3/23 **with the following conditions**: that any previously altered window opening be restored to its original dimensions; that muntins of first story, front picture window be exterior (on the outside) with a minimum depth of an inch and a quarter (1.25"); and that lite configuration of remaining windows be one over one (1 over 1). Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 4.1(c) under protected facades, and Sections 5.2 and 5.3 pertaining to windows and doors; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

### 13. 1700 W 10TH ST (Moved to Discussion)

Winnetka Heights Historic District

CA223-270(CM)

Christina Mankowski

1. A Certificate of Appropriateness to replace roofing shingles on main structure. (Brand: TAMKO Heritage Series Shingles; Color: Rustic Black).

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2. A Certificate of Appropriateness to change approved pole monument signage to new sign design.

Speakers: For: Chad Dolezal

Against: No Speakers

### Motion

1. That the request for A Certificate of Appropriateness to replace roofing shingles on main structure. (Brand: TAMKO Heritage Series Shingles; Color: Rustic Black) be **approved** in accordance with drawings and specifications dated 2/14/2023. The proposed work is consistent with Winnetka Heights preservation criteria Section 51P-87.111(a)(8)(E); meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to change approved pole monument signage to new sign design be **approved** in accordance with drawings and specifications dated 1/23/2023. The proposed work is consistent with Winnetka Heights preservation criteria Section 51P-87.111(a)(15); meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Maker:	Renaud				
Second:	Hinojosa				
Results:	14/0				
		Ayes:	-	14	Anderson, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Slade, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Rothenberger, Sherman
		Vacancies:	-	0	

Commissioner Sherman did not hear or vote on this item.

The Chair declared the motion approved by the Landmark Commission.

### 14. 401 N WINNETKA AVE

Winnetka Heights Historic District

CA223-274(CM)

Christina Mankowski

That the request for a Certificate of Appropriateness to stain fence (Brand: Sherwin Williams; Stain Color: Pecan) be **approved** in accordance with the drawings and specifications dated 2/22/2023. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures, and the Secretary of the Interior's Standards.

### DISCUSSION ITEMS

#### 1. 1300 S ERVAY ST

The Ambassador Hotel

CA223-283(RD)

Rhonda Dunn

A Certificate of Appropriateness to construct main multifamily dwelling unit with accessory parking structure, on site of the former Ambassador Hotel. (Three buildings total with four levels of parking -- two underground).

Speakers: For: Will Mitchell



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Rob Baldwin

Against: No Speakers

**Motion**

That the request for a Certificate of Appropriateness to construct main multifamily dwelling unit with accessory parking structure, on site of the former Ambassador Hotel be **denied without prejudice**. The proposed work is inconsistent with preservation criteria Section 3.2 under new construction and additions, Section 5.1(b)(i) pertaining to facades, Section 6.2(b) pertaining to glass and glazing and Section 7.3 under roofs; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Maker:	Renaud				
Second:	Hinojosa				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion denied without prejudice by the Landmark Commission and stated that if the applicant feels that the Landmark Commission erred in their decision, may appeal the decision with the City Plan Commission for a fee.

**2. 722 RIDGEWAY ST**

Junius Heights Historic District  
CA223-276(CM)

1. A Certificate of Appropriateness to replace existing windows with Legacy double hung windows.
2. A Certificate of Appropriateness to replace siding and repair brick.
3. A Certificate of Appropriateness to paint exterior with existing Sherwin Williams colors (Body: SW7077 "Original White", Trim: SW 7727 "Koi Pond", Accent: SW 6529 "Scanda").

Speakers: For: No Speakers

Against: No Speakers

**Motion**

1. That the request for a Certificate of Appropriateness to replace existing windows with Legacy double hung windows be **approve with condition** that windows be of the Jeldwen 5500 series, all wood with true divided lites, as declared by applicant.
2. That a Certificate of Appropriateness to replace siding and repair brick **approved** in accordance with drawings and specifications dated 11/14/2022. The proposed work is consistent with Junius Heights preservation criteria Section 4; meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
3. That a Certificate of Appropriateness to paint exterior with existing Sherwin Williams colors (Body: SW7077 "Original White", Trim: SW 7727 "Koi Pond", Accent: SW 6529 "Scanda") be **approved** in accordance with the drawings and specifications dated 11/14/2022 **with the condition** that the brick is not to be painted. Implementation of the recommended condition would allow the proposed work to be consistent with Junius Heights preservation criteria Section 4; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

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Maker:	Swann				
Second:	Renaud				
Results:	14/1				
		Ayes:	-	14	Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Spellicy, Swann, Velvin
		Against:	-	1	Anderson
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion approved with conditions by the Landmark Commission.

## 3. 5421 VICTOR ST

Junius Heights Historic District

CA223-278(CM)

Christina Mankowski

1. A Certificate of Appropriateness to construct accessory building.
2. A Certificate of Appropriateness to replace driveway and gate.

Speakers: For: Aaron Trecartin

Against: No Speakers

### Motion

1. That the request for a Certificate of Appropriateness to construct accessory building be **approved** in accordance with drawings and specifications dated 2/24/2023. The proposed work is consistent with Junius Heights preservation criteria Section 9; meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to replace driveway and gate be **approved** in accordance with drawings and specifications dated 2/24/2023. The proposed work is consistent with Junius Heights preservation criteria Section 3.2 and 3.6; meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Maker:	Spellicy				
Second:	Swann				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission.

## 4. 5300 WORTH ST

Junius Heights Historic District

CA223-275(CM)

Christina Mankowski

1. A Certificate of Appropriateness to build single story rear addition.
2. A Certificate of Appropriateness to build wood deck patio.

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## 3. A Certificate of Appropriateness to replace rear yard fence.

Speakers: For: Aaron Trecartin

Against: No Speakers

### Motion

1. That the request for a Certificate of Appropriateness to build single story rear addition be **approved** in accordance with the specifications dated 2/27/2023. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures, and the Secretary of the Interior's Standards.
2. That the request for a Certificate of Appropriateness to build wood deck patio be **approved** in accordance with the drawings and specifications dated 2/27/2023. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures, and the Secretary of the Interior's Standards.
3. That the request for a Certificate of Appropriateness to replace rear yard fence be **approved** in accordance with the drawings and specifications dated 2/27/2023. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures, and the Secretary of the Interior's Standards.

Maker:	Livingston				
Second:	Spellicy				
Results:	14/1				
		Ayes:	-	14	Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Spellicy, Swann, Velvin
		Against:	-	1	Anderson
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission.

## 5. 704 BLAYLOCK DR

Lake Cliff Historic District

CA223-267(CM)

Christina Mankowski

A certificate of Appropriateness to replace garage doors and windows.

Speakers: For: No Speakers

Against: No Speakers

### Motion

That the request for a Certificate of Appropriateness to replace garage doors and windows be **approved** in accordance with the drawings and specifications dated 3/2/2023. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures, and the Secretary of the Interior's Standards.

Maker:	Livingston				
Second:	Swann				
Results:	15/0				

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		Ayes:	-	15	Anderson, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission.

## 6. 4915 JUNIUS ST

Munger Place Historic District

CA223-266(CM)

Christina Mankowski

A Certificate of Appropriateness to cover left side windows with siding.

Speakers: For: Jay Eisenberg

Against: Emily Stevenson  
John Gormley

### Motion

That the request for a Certificate of Appropriateness to cover left side windows with siding be **denied without prejudice**. The proposed work is inconsistent with preservation criteria 51P-97.111(c)(1)(S)(vii); the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Maker:	Swann				
Second:	Guest				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion denied without prejudice by the Landmark Commission and stated that if the applicant feels that the Landmark Commission erred in their decision, may appeal the decision with the City Plan Commission for a fee.

## 7. 4408 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District

CA223-287(RD)

Rhonda Dunn

1. A Certificate of Appropriateness to replace Lexan windows with glass windows on front facade.
2. A Certificate of Appropriateness to replace double front entry doors.
3. A Certificate of Appropriateness to install exterior lighting on front facade.
4. A Certificate of Appropriateness to paint exterior brick. (Color: Gray)
5. A Certificate of Appropriateness to replace front awning.

Speakers: For: Nathan Rylander

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Against: No Speakers

**Motion**

1. That the request for a Certificate of Appropriateness to replace Lexan windows with glass windows on front façade be **approved with the following conditions**: that glass and glazing on center window, Section 7 not be tinted, reflective or colored and Section 8 be in varying colors of blue-green, bronze and evergreen as shown in specifications; and that the dimensions of all window openings remain the same. Implementation of the recommended conditions would allow the proposed work to meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to replace double front entry doors be **approved** in accordance with drawings and specifications dated 4/3/23. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
3. That the request for a Certificate of Appropriateness to install exterior lighting on front facade be **approved** in accordance with drawings and specifications dated 4/3/23. The proposed work is consistent with preservation criterion Section 2.5 under site and site elements; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
4. That the request for a Certificate of Appropriateness to paint exterior brick (Color: Gray) be **denied with prejudice**. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
5. That the request for a Certificate of Appropriateness to replace front awning be **approved** in accordance with drawings and specifications dated 4/3/23. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Maker:	Sherman				
Second:	Swann				
Results:	14/1				
		Ayes:	-	14	Anderson, Fogleman, Gibson, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Spellacy, Swann, Velvin
		Against:	-	1	Guest
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion partially approved by the Landmark Commission and stated that if the applicant feels that the Landmark Commission erred in their decision, may appeal the decision with the City Plan Commission for a fee.

**8. 4823 GASTON AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA223-285(RD)

Rhonda Dunn

1. A Certificate of Appropriateness to install safety mesh behind guardrail and gate.
2. A Certificate of Appropriateness to paint exterior doors. (Color: Turquoise).
3. A Certificate of Appropriateness to install exterior lighting on front facade.

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4. A Certificate of Appropriateness to paint fascia (Color: Turquoise) and soffit (Color: White Dove).
5. A Certificate of Appropriateness to apply address numbers to front facade.

Speakers: For: Josh Lee

Against: No Speakers

### Motion

1. That the request for a Certificate of Appropriateness to install safety mesh behind guardrail and gate be **approved** in accordance with drawings and specifications dated 4/3/23. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to paint exterior doors. (Color: Turquoise) be **approved** in accordance with drawings and specifications dated 4/3/23. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
3. That the request for a Certificate of Appropriateness to install exterior lighting on front facade be **denied without prejudice**. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
4. That the request for a Certificate of Appropriateness to paint fascia (Color: Turquoise) and soffit (Color: White Dove) be **approved** in accordance with drawings and specifications dated 4/3/23 **with the following condition**: that fascia boards be painted the same color as the window trim. Implementation of the recommended condition would allow the proposed work to meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
5. That the request for a Certificate of Appropriateness to apply address numbers to front facade be **approved** in accordance with drawings and specifications dated 4/3/23. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Maker:	Hinojosa				
Second:	Velvin				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion partially approved by the Landmark Commission and stated that if the applicant feels that the Landmark Commission erred in their decision, may appeal the decision with the City Plan Commission for a fee.

## 9. 4677 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District

CA223-288(RD)

Rhonda Dunn

1. A Certificate of Appropriateness to construct residential main building (on a vacant lot).
2. A Certificate of Appropriateness to construct accessory structure (a two-car garage).

Speakers: For: Manny Fernandez

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Against: No Speakers

**Motion**

1. That the request for a Certificate of Appropriateness to construct residential main building (on vacant lot) be **approved** in accordance with drawings and specifications dated 4/3/23. The proposed work is consistent with preservation criteria Sections 4.2, 4.3, 4.4, 4.6, and 4.8(a) pertaining to new construction and additions; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).
2. That the request for a Certificate of Appropriateness to construct accessory structure (a two-car garage) be **approved** in accordance with drawings and specifications dated 4/3/23. The proposed work is consistent with preservation criteria Sections 6.1, 6.2, 6.3, 6.4, 6.6 and 6.7 pertaining to accessory buildings; the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

Maker:	Renaud				
Second:	Guest				
Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission.

**10. 4719 SWISS AVE**

Peak's Suburban Addition Neighborhood Historic District  
CA223-289(RD)  
Rhonda Dunn

1. A Certificate of Appropriateness to install new wood sliding glass doors on rear elevation of main residential building.
2. A Certificate of Appropriateness to install wood steps on rear elevation.
3. A Certificate of Appropriateness to replace door with wood window on west (left) elevation.

Speakers: For: Leslie Nepveux

Against: No Speakers

**Motion**

1. That the request for a Certificate of Appropriateness to install new wood sliding glass doors on rear elevation of main residential building be **approved with the following condition**: that an all-wood framed French door be installed with one side fixed. Implementation of the recommended condition(s) would allow the proposed work to be consistent with the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures, and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness to install wood steps on rear elevation be **approved** as submitted. The proposed work is consistent with the standards in City Code Section

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51A-4.501(g)(6)(C)(i) for contributing structures, and the Secretary of the Interior's Standards for Rehabilitation.

3. That the request for a Certificate of Appropriateness to replace door with wood window on west elevation be **approved** in accordance with the drawings and specifications dated 4/3/23 **with the following conditions**: that replacement window be all wood framed; that replacement exterior siding be wood horizontal lap siding novelty pattern #117; and that lite configuration of replacement window be one over one (1 over 1). Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criterion Section 3.2 pertaining to facades; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

Maker:	Renaud				
Second:	Swann				
Results:	14/0				
		Ayes:	-	14	Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Anderson, Rothenberger
		Vacancies:	-	0	

Commissioner Anderson did not hear or vote on this item.

The Chair declared the motion approved by the Landmark Commission.

## 11. 2524 SOUTH BLVD

South Blvd/Park Row Historic District

CA223-280(CM)

Christina Mankowski

1. A Certificate of Appropriateness to modify window sizes on elevation plans.
2. A Certificate of Appropriateness to remove back and front porch steps.
3. A Certificate of Appropriateness to reduce the number of steps at the end of the walkway.
4. A Certificate of Appropriateness to modify gate style to a cedar wood fence.

Speakers: For: No Speakers

Against: No Speakers

### Motion

That the request for a Certificate of Appropriateness to modify elevation plans heights, modify windows, and remove steps be **approved** in accordance with drawings and specifications dated 2/1/2023. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures, and the Secretary of the Interior's Standards.

Maker:	Swann				
Second:	Anderson				
Results:	14/0				
		Ayes:	-	14	Anderson, Fogleman, Gibson, Guest, Hajdu,



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					Hinojosa, Montgomery, Offutt, Renaud, Sherman, Slade, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	2	Livingston, Rothenberger
		Vacancies:	-	0	

Commissioner Livingston did not hear or vote on this item.

The Chair declared the motion approved by the Landmark Commission.

## 12. 2515 THOMAS AVE

State Thomas Historic District

CA223-284(RD)

Rhonda Dunn

A Certificate of Appropriateness to install artificial grass between street and sidewalk.

Speakers: For: No Speakers

Against: No Speakers

### Motion #1

That the request for a Certificate of Appropriateness to install artificial grass between street and sidewalk be approved with the finding of that the proposed work will not have an adverse effect on the architectural features of the structure, the historic overlay district, or on future preservation of the historic overlay district.

Maker:	Spellicy				
Second:	Fogleman				
Results:	4/9				<b>MOTION FAILED</b>
		Ayes:	-	4	Fogleman, Gibson, Offutt, Spellicy,
		Against:	-	9	Anderson, Guest, Hinojosa, Livingston, Montgomery, Sherman, Swann, Renaud, Velvin,
		Absent:	-	3	Hajdu, Rothenberger, Slade
		Vacancies:	-	0	

Commissioner Slade did not vote on this item.

The Chair declared the motion failed.

### Motion #2

That the request for a Certificate of Appropriateness to install artificial grass between street and sidewalk be **denied without prejudice**. The proposed work is inconsistent with preservation criterion Section 51P-225.121(m)(1) under general maintenance; the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

Maker:	Sherman				
Second:	Anderson				
Results:	9/4				
		Ayes:	-	9	Anderson, Guest, Hinojosa, Livingston, Montgomery, Renaud, Sherman, Swann, Velvin

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		Against:	-	4	Fogleman, Gibson, Offutt, Spellicy,
		Absent:	-	3	Hajdu, Rothenberger, Slade
		Vacancies:	-	0	

Commissioner Slade did not vote on this item.

The Chair declared the motion denied without prejudice by the Landmark Commission and stated that if the applicant feels that the Landmark Commission erred in their decision, may appeal the decision with the City Plan Commission for a fee.

## 13. 6118 BRYAN PKWY

Swiss Avenue Historic District

CD223-007(CM)

Christina Mankowski

A Certificate of Demolition to demolish original detached garage under demolition standards

"Imminent threat to public health/safety".

Speakers: For: Frank Reedy

Against: No Speakers

### Motion

That the request for a Certificate for Demolition to demolish original detached garage be **approved** in accordance with drawings and specifications dated 2/2/2023. The proposed work is consistent with the standards in City Code Section 51A-4.501(h)(4)(C).

Maker:	Offutt				
Second:	Hinojosa				
Results:	13/0				
		Ayes:	-	13	Anderson, Fogleman, Gibson, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Hajdu, Rothenberger, Slade
		Vacancies:	-	0	

Commissioner Slade did not vote on this item.

The Chair declared the motion approved by the Landmark Commission.

## 14. 6118 BRYAN PKWY

Swiss Avenue Historic District

CA223-264(CM)

Christina Mankowski

A Certificate of Appropriateness to construct new accessory structure - garage.

Speakers: For: Frank Reedy

Against: No Speakers

### Motion

That the request for a Certificate of Appropriateness to construct new accessory structure - garage be **approved** in accordance with drawings and specifications dated 2/2/2023. The proposed work is

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consistent with Swiss Ave preservation criteria Section 51P-63.116(1)(A); meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Maker:	Offutt				
Second:	Spellicy				
Results:	13/0				
		Ayes:	-	13	Anderson, Fogleman, Gibson, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Hajdu, Rothenberger, Slade
		Vacancies:	-	0	

Commissioner Slade did not vote on this item.

The Chair declared the motion approved by the Landmark Commission.

### 15. 201 N EDGEFIELD AVE

Winnetka Heights Historic District

CA223-271(CM)

Christina Mankowski

A Certificate of Appropriateness to replace back deck with wheelchair ramp and stairs.

Speakers: For: Anna Albers  
Against: No Speakers

#### Motion

That the request for a Certificate of Appropriateness to replace back deck with wheelchair ramp and stairs be **approved** in accordance with drawings and specifications dated 3/2/2023. The proposed work is consistent with Winnetka Heights preservation criteria Section 51P-87.111(a)(11); meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards.

Maker:	Spellicy				
Second:	Swann				
Results:	13/0				
		Ayes:	-	13	Anderson, Fogleman, Gibson, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Hajdu, Rothenberger, Slade
		Vacancies:	-	0	

Commissioner Slade did not vote on this item.

The Chair declared the motion approved by the Landmark Commission.

### 16. 222 S ROSEMONT AVE (Move to Consent)

Winnetka Heights Historic District

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CA223-268(CM)

Christina Mankowski

That the request for a Certificate of Appropriateness to alter accessory building, widen driveway and fence rear yard be **approved** in accordance with drawings and specifications dated 3/27/2023. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures, and the Secretary of the Interior's Standards.

## 17. 307 S ROSEMONT AVE

Winnetka Heights Historic District

CA223-273(CM)

Christina Mankowski

A Certificate of Appropriateness to remove chain-link fence and replace with grass.

Speakers: For: Aaron Trecartin

Against: No Speakers

### Motion

That the request for a Certificate of Appropriateness to remove chain-link fence and replace with grass be **denied without prejudice** because the proposed work will have a detrimental effect on the historic district.

Maker:	Montgomery				
Second:	Spellicy				
Results:	13/0				
		Ayes:	-	13	Anderson, Fogleman, Gibson, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Hajdu, Rothenberger, Slade
		Vacancies:	-	0	

Commissioner Slade did not vote on this item.

The Chair declared the motion denied without prejudice by the Landmark Commission and stated that if the applicant feels that the Landmark Commission erred in their decision, may appeal the decision with the City Plan Commission for a fee.

## 18. 700 PAULUS AVE

Raworth Williams House

Rhonda Dunn

Request a public hearing to consider expanding the existing Junius Heights Historic District overlay to incorporate 700 Paulus Ave (the Raworth Williams House).

Speakers: For: Noel Aveton  
Rene Schmidt

Against: No Speakers

### Motion

That the request for a public hearing to consider expanding the existing Junius Heights Historic District overlay to incorporate 700 Paulus Ave (the Raworth Williams House) be **approved**.

Maker:	Sherman				
Second:	Livingston				

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Results:	15/0				
		Ayes:	-	15	Anderson, Fogleman, Gibson, Guest, Hajdu, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Slade, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	1	Rothenberger
		Vacancies:	-	0	

The Chair declared the motion approved by the Landmark Commission.

## 19. 3023 CLAIBOURNE BLVD

Eagle Ford Bridge #5

Rhonda Dunn

Request a public hearing to consider initiation of the historic designation process for the Eagle Ford Bridge #5.

Speakers: For: No Speakers

Against: No Speakers

### Motion

That the request for a public hearing to initiate the historic designation process for the Eagle Ford Bridge #5 be **approved**.

Maker:	Hinojosa				
Second:	Offutt				
Results:	13/0				
		Ayes:	-	13	Anderson, Fogleman, Gibson, Guest, Hinojosa, Livingston, Montgomery, Offutt, Renaud, Sherman, Spellicy, Swann, Velvin
		Against:	-	0	
		Absent:	-	3	Hajdu, Rothenberger, Slade
		Vacancies:	-	0	

Commissioner Slade did not vote on this Item.

The Chair declared the motion approved by the Landmark Commission.

### ADJOURNMENT

After all business of the Landmark Commission had been considered, the Chair adjourned the meeting at 5:35p.m.

Elaine Hill  
 Drafted by:  
 Elaine Hill, Landmark Commission Coordinator  
 Office of Historic Preservation  
 Evelyn Montgomery

6/13/23  
 Date

Approved by:  
 Evelyn Montgomery, Chair  
 Landmark Commission

6/13/23  
 Date

**Signature:** Evelyn Montgomery  
Evelyn Montgomery (Jun 13, 2023 11:51 CDT)

**Email:** evelynindallas@gmail.com