



LANDMARK PRESERVATION COMMISSION VIRTUAL MEETING AGENDA

MONDAY, JANUARY 3, 2022 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-32 and Public Act 101-0640, the Winnetka Landmark Preservation Commission meeting on Monday, January 3, 2022, **will be held virtually**. The meeting **will be livestreamed via the Zoom platform**. In accordance, with Public Act 101-0640, at least one representative from the Village will be present at Village Hall 2nd Floor Conference Room at 510 Green Bay Road, Winnetka, IL, and **the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location**. Pursuant to the Executive Order issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first-come, first-served" basis.**

The public has the following two options **for virtually observing and participating during this virtual Landmark Preservation Commission meeting, including the ability to provide testimony or comments**. Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only)**. Call: 312-626-6799; when prompted enter the Webinar ID: 86030391234 (Please note there is no additional password or attendee ID required.)
- 2) **Livestream (both audio and video feed)**. Download the Zoom meetings app to your smart phone, tablet, or computer, and then join Webinar ID: 86030391234; Webinar Password: LPC010322

If you wish to **provide testimony or comments prior to the meeting**, you may provide them one of three ways:

- 1) By sending **an email** to planning@winnetka.org;
- 2) By sending **a letter** to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093, or
- 3) By leaving **a voice mail message** at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

Please be advised if, prior to the scheduled public hearing date, Governor Pritzker rescinds, or does not extend, his current disaster declaration allowing for remote meetings, the Village will be required to conduct public hearings in the traditional in-person format only, at Village Hall, 510 Green Bay Road, Winnetka Illinois in the Village Council Chambers. Please contact the Community Development Department at 847-716-3587 for confirmation of the meeting location.

All comments received prior to the posting of the agenda packet will be included in the agenda packet. All comments received after the agenda packet has been posted and received by 6:00 PM the day of the meeting will be read at the meeting by staff. Such public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3587.

**LANDMARK PRESERVATION COMMISSION REGULAR VIRTUAL MEETING AGENDA
MONDAY, JANUARY 3, 2022 - 7:00 PM**

AGENDA ITEMS

1. Call to Order.
2. Public Comment.
3. Approval of December 6, 2021, meeting minutes.
4. **Case No. 22-01-LPC – 239 Ridge Avenue:** Review of the demolition permit application submitted for the single-family residence at 239 Ridge Avenue.
5. **Case No. 22-02-LPC – 151 Meadow Lane:** Review of the demolition permit application submitted for the single-family residence at 151 Meadow Lane.
6. **Case No. 22-03-LPC – 830 Sheridan Road:** Advisory review of proposed alterations to 830 Sheridan Road, a locally designated landmark.
7. Other Business.
 - a. February 3, 2020, Meeting Minutes – Transcription Amendment
 - b. Building Permit Submission Information for 2021
 - c. February 7, 2022, Meeting – Quorum check.
 - d. Comprehensive Plan Update.
8. Adjournment.

Note: Public comment is permitted on all agenda items at the meeting.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041). **Also, in accordance with the CDC guidance, the Village is requiring everyone to wear a face covering upon entering any Village facility, including the Village Hall. If you are unable to safely wear a face covering due to a medical condition or disability, please contact the Village ADA Coordinator by 3:00 p.m. the date of the meeting to request reasonable accommodations.**

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**LANDMARK PRESERVATION COMMISSION
DECEMBER 6, 2021 MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Beth Ann Papoutsis
Joseph Stuart

Non-Voting Member Absent:

Bob Dearborn

Members Absent:

Laura Good
Paul Weaver

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:02 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comment.

No public comment was made at this time.

Approval of October 4, 2021 Minutes.

Chairman Coladarci asked if there were any comments or corrections to be made to the October 4, 2021 meeting minutes. No comments were made at this time. A motion was made and seconded to approval the October 4, 2021 meeting minutes. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Papoutsis, Stuart

NAYS: None

Case No. 21-29-LPC – 519 Elder Lane. Review of the demolition permit application submitted for the single family residence at 519 Elder Lane.

Mr. Marx identified the zoning classification and size for the property and noted the date of construction as 1912 with the home having subsequent additions. He stated the property is not listed on the Historic Properties Structures Listing or the National Register and the Historical Society indicated the property does not have historical or architectural significance. Mr. Marx then asked if there were any questions. He noted no comments were received from the public and additional materials were provided by the applicant.

Leo Birov stated the property was listed on the MLS and indicated it had become an eyesore which they purchased to tear down and build a new home. He referred to the home's photos and work done in 1964. Mr. Birov also referred to the right side which was completely changed. He then described the new home to be built and asked if there were any questions. Chairman Coladarci also asked if there were any questions.

The applicant stated the property has no historical significance and referred to the numerous times Mr. Birov has been before the Commission noting he has built several homes in the Village. He then stated Mr. Birov explained the issues with the home and asked for the Commission to proceed to approve the demolition permit. Ms. Papoutsis asked if the new home would have a similar footprint as the existing home. Mr. Birov explained the new home's orientation and referred to the surrounding homes. He then stated the home would have a traditional style which would respect the neighborhood. Ms. Papoutsis asked if the home would have a deep basement. Mr. Birov responded the basement would have a height of 9 feet 9 inches and then described the storm sewer system to be installed.

Chris asked what is the size of the new home and Mr. Birov responded the 2 story home would measure approximately 3,400 square feet including the garage. Chairman Coladarci asked what is the size of the current

1 home. Mr. Birov stated the new home would be 1,200 square feet larger than the existing home. He added it is a
2 double lot which would not be subdivided.

3
4 Chairman Coladarci asked if there were any other questions or a motion for an HAIS. Mr. Enck stated based on the
5 Historical Society's comments, he would make a motion to not require an HAIS. Chairman Coladarci read the
6 findings into the record. The motion seconded by Mr. Enck. A vote was taken and the motion unanimously passed,
7 4 to 0:

8 AYES: Coladarci, Enck, Papoutsis, Stuart

9 NAYS: None

10
11 **Case No. 21-27-LPC – 488 Elder Lane. Review of the demolition permit application submitted for the single**
12 **family residence at 488 Elder Lane.**

13 Mr. Marx identified the property's size, zoning classification and date of construction in 1938 with the home having
14 had a subsequent addition and alterations. He stated the property is not listed on the Illinois Historic Structures
15 Survey Listing or National Register and the Historical Society stated the property does not have architectural
16 significance but it may have historical significance given that was it previously owned by the Crown family of Royal
17 Crown Cola. Mr. Marx asked if there were any questions. Ms. Papoutsis asked if any comments were received from
18 the Crown family and Mr. Marx responded they have not.

19
20 Tim and Kim Junker introduced themselves to the Commission and stated they live next door to the subject
21 property. Mr. Junker stated they purchased the property from the owners which had been vacant over four years.
22 He stated no money was put into the home to maintain it and the home was offered to them as opposed to selling
23 to a developer. He stated they planned to demolish to home and would use it as an expansion of their property
24 following discussions with their architect. Chairman Coladarci asked Mr. Junker what is their timeline. Mr. Junker
25 responded they planned to close on the property by year-end and would tear down the home to minimize vacant
26 property liability and they plan to go through several months of planning designs for the property. He informed the
27 Commission they have only seen photos of the home and were told of the home's interior problems. Mr. Junker
28 noted only the outside of the home was maintained.

29
30 Chairman Coladarci stated lot consolidation could result in the opportunity to build a very large home. Mrs. Junker
31 informed the Commission they have no desire to build a large home and had discussions with Ms. Klaassen.
32 Chairman Coladarci informed the applicants the Commission's role is to help preserve the community. Mrs. Junker
33 stated they realize combining the lots would be a long process and they want the property to look as though it had
34 always been there. Mr. Junker noted their home was built in 2013 and they have no plans to tear it down.

35
36 Mr. Enck stated he was surprised by the demolition application due to the home's exterior condition and referred
37 to the small homes in the neighborhood. He stated a fenced in lot with a pool would change the neighborhood
38 character. Mrs. Junker clarified the property would appear as if it had always been there. Mr. Junker added the
39 massing would be lower than it would be if a developer built a new home. Mr. Enck stated if the home was listed
40 on the MLS, it would have provided an opportunity for someone to purchase it and referred to the number of
41 demolitions in the Village. Mrs. Junker stated the home has reached the end of its usefulness and referred to the
42 cost to renovate the home. Mr. Enck questioned if lots can be combined if one lot only has an accessory structure
43 and Mr. Marx explained instances where it is allowed.

44
45 Chairman Coladarci asked for a motion for an HAIS. Ms. Papoutsis commented on the previous owners and the fact
46 that the family did not express attachment to the home. Chairman Coladarci commented the Crown family
47 affiliation may not be significant enough to warrant an HAIS. Mrs. Junker reiterated the new home would have the
48 appearance of having been there a long time. Mr. Enck asked the applicants if they would consider deconstruction.
49 The applicants agreed to consider it.

50
51 Chairman Coladarci then asked for a motion and referred to the findings on page 2. Ms. Papoutsis moved to
52 approve the demolition request for 488 Elder Lane and the motion was seconded. A vote was taken and the
53 motion unanimously passed, 4 to 0:

1 AYES: Coladarci, Enck, Papoutsis, Stuart

2 NAYS: None

3
4 **Case No. 21-28-LPC – 246 Sheridan Road. Review of the demolition permit application submitted for the single**
5 **family residence at 246 Sheridan Road.**

6 Mr. Marx identified the property's location, zoning classification and date of construction as 1916 with minor
7 alterations and major renovation done in the 1990's. He stated the Historical Society stated the property does not
8 have architectural or historical significance and it is not included on the Illinois Historic Structures Survey or the
9 National Register. Mr. Marx noted no comments were received relating to the demolition and asked if there were
10 any questions. Chairman Coladarci asked if there is an underground garage and pool and Mr. Marx confirmed that
11 is correct.

12
13 Gary Burrow, BBA Architects, Kim Ronan, property owner, James Malapanes, the builder, introduced themselves to
14 the Commission. Mr. Malapanes stated they were surprised to find out the home's age and referred to the low
15 basement height. He stated at the time of the 1997 renovation, the garage was placed underneath the home. Mr.
16 Malapanes stated the new home would be similar to the "Home Alone" home and would conform to zoning and
17 be in the same location as the existing home and referred to the Mrs. Ronan's research on historic homes. Mr.
18 Malapanes referred to 701 Hibbard Road and the deconstruction which is almost completed. He stated they have
19 applied for a deconstruction permit prior to the new home's construction. Mrs. Ronan agreed they were surprised
20 at the home's age and plan for the new home to look similar to what is there.

21
22 Mr. Enck asked if they planned to retain the underground garage configuration and Mr. Malapanes stated they
23 would not and described it as unsightly. He described the planned terracing for the area as well as the grading
24 required with regard to water flow. Mr. Enck asked if the pool and pool house structure would remain and Mr.
25 Malapanes responded they would not.

26
27 Chairman Coladarci asked for a motion for an HAIS. Mr. Enck stated based on the Historical Society's
28 recommendations, an HAIS is not necessary. Mrs. Ronan stated there is nothing in the interior worth salvaging.
29 Chairman Coladarci then read the findings on page 2 into the record and asked for a motion to approve the
30 demolition for 246 Sheridan Road. Mr. Enck moved to approve the demolition request. Mr. Stuart seconded the
31 motion. A vote was taken and the motion unanimously passed, 4 to 0:

32 AYES: Coladarci, Enck, Papoutsis, Stuart

33 NAYS: None

34
35 **Case No. 21-23-LPC – 848 Tower Road. Review of the demolition permit application submitted for the single**
36 **family residence at 848 Tower Road.**

37 Mr. Marx stated the HAIS was performed by Guarino Historic Resources Documentation and referred to
38 Attachment B where he stated the Historical Society agreed with the findings of the home having local historical
39 but not architectural significance. He noted communications relating to the application were included as
40 attachments in the agenda report and asked if there were any questions.

41
42 Betsy and Barry Landes introduced themselves to the Commission. Jean Guarino provided a summary of the HAIS
43 report to the Commission. She began by commenting the home is not typical of arts and crafts style and described
44 elements of the home which take away from it noting there are better examples of arts and crafts style homes in
45 the Village. Ms. Guarino stated identified the architect as Arthur S. Coffin and referred to examples of industrial
46 work he has done. She also identified the home's various owners as well as characteristics of arts and crafts style
47 homes.

48
49 Mrs. Landes informed the Commission they considered the renovation's cost and discovered it would be just as
50 expensive as new construction and described elements of the home which could not be converted into livable
51 space. Mr. Enck asked the applicants what would be built in its place and Mrs. Landes described the new, smaller
52 home which would have a similar feel to the existing home and would fit in with the neighborhood. The applicants
53 also referred to the home's interior elements which they would attempt to salvage with deconstruction.

1
2 Mr. Enck asked Ms. Guarino how many arts and crafts homes are in the Village and Ms. Guarino responded the
3 results are from the Winshield survey. Mr. Enck also asked if this home is the last Arthur Coffin home and Ms.
4 Guarino responded it is his last verified home. Chairman Coladarci referred to page 76 of the report and fence
5 which was removed. Mr. Landes informed the Commission they have been the home's longest owners.
6

7 Chairman Coladarci then described the report as outstanding and read findings from page nos. 2 and 3 into the
8 record. He asked for a motion as to whether the HAIS is complete. Mr. Enck asked if there were photos of the
9 home's interior and the applicants agreed to provide them. Ms. Papoutsis then moved to state the HAIS for 848
10 Tower Road is complete. Mr. Stuart seconded the motion. A vote was taken and the motion unanimously passed,
11 4 to 0:

12 AYES: Coladarci, Mr. Enck, Papoutsis, Stuart

13 NAYS: None
14

15 Mr. Enck then questioned how the evaluation of neighborhood impact was determined that demolition would not
16 result in a negative impact. Ms. Guarino responded that conclusion was reached by comparing the home to others
17 in a two block range and referred to the diversity of the homes' styles, massing, dates, etc.
18

19 Chairman Coladarci then asked for a motion and read findings from page nos. 2 and 3 into the record and for the
20 demolition to proceed without delay. Mr. Enck stated the home has architectural significance based on the
21 report's findings and demolition would have a significant impact to the neighborhood and commended the
22 applicants for considering renovation prior to demolition. Mr. Enck then moved to approve the demolition request
23 for 848 Tower Road without delay. Ms. Papoutsis seconded the motion. A vote was taken and the motion
24 unanimously passed, 4 to 0:

25 NAYS: None
26

27 **Other Business.**

28 a. January 3, 2022 Meeting – Quorum Check.

29 The Commission Members discussed their availability.
30

31 b. Comprehensive Plan Update.

32 Ms. Papoutsis asked if comments she made on page nos. 4 and 5 in the February 3, 2020 minutes relating to the
33 Comprehensive Plan discussion be stricken. Mr. Marx stated the correction can be included as an agenda item at
34 the next meeting for an amendment to be made to the minutes.
35

36 Mr. Marx then informed the Commission no new construction plans have been submitted for 82 Essex and the
37 Commission Members discussed the property's status. Mr. Marx then advised the Commission as to the status of
38 possible upcoming demolition permits.
39

40 **Adjournment:**

41 A motion to adjourn was made by Ms. Papoutsis and seconded by Mr. Stuart. A vote was taken and the motion
42 unanimously passed, 4 to 0:

43 AYES: Coladarci, Enck, Papoutsis, Stuart

44 NAYS: None
45

46 The meeting adjourned at 8:46 p.m.
47

48 Respectfully submitted,
49

50 Antionette Johnson
51 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: DECEMBER 28, 2021
SUBJECT: 239 RIDGE AVENUE - DEMOLITION PERMIT (CASE NO. 22-01-LPC)

INTRODUCTION	
Meeting Date	January 3, 2022
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay.
Property Address	239 Ridge Avenue (See Attachment A – Aerial Map)
Property Owner	Glenn Kohlmeyer
Application Submitted by	Orchard Glen Homes, LLC, Contract Purchaser
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	As of the date of this memo, staff has not received any comments from the public regarding this application.
PROPERTY DESCRIPTION	
Size	0.22 acres
Location	East side of Ridge Avenue between Mount Pleasant Street and Sunset Road
Improvements	Single-family residence with attached garage
Zoning	R-5 Single Family Residential
Surrounding Zoning	R-5 Single Family Residential to the north, east, and south R-4 Single Family Residential to the west
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	Circa late-1890's, according to WHS research. The original date of construction is not available in Village records.
Additional Construction Activity	1929 - Build one-story garage, 1966 - Remodel single family residence, 1981 – Construct attached utility room and garage addition to single family residence, 1984 – Construct a wood deck to single-family residence
Illinois Historic Structure Survey Listing	No

Winnetka Historical Society (WHS)	The WHS research indicates that the property does not have historical or architectural significance. See attached report from the WHS provided in Attachment C for details.
NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes on Same Block (either side of the right-of-way block face and/or along the alley)	None.
Director’s 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	None

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

On March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant homes. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant home for a longer period of time as follows:

1. For a demolition permit submitted **prior to March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date a complete application was submitted.
2. For a demolition permit submitted **after March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the home the applicant wishes to demolish.

This application was submitted and considered complete on December 3, 2021. Should the LPC request an HAIS for the subject property at the January 3rd Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the home is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from January 3, 2022.

The adopted amendments also provide a 20% maximum building size bonus to any single-family home that the Commission finds to be historic or architecturally significant provided the home is not demolished or altered in a manner that destroys the home’s significance.

COMMISSION REVIEW

The Commission may consider one of the following two motions (1) Historical Architectural Impact Study Required or (2) Building and/or Property is Not Historic or Architecturally Significant.

Historical Architectural Impact Study Required

The Commission finds that based upon (1) the preliminary property history study, (2) the Winnetka Historical Society comments, and (3) other information, comments, or evidence received by the LPC during its preliminary review **that the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit.** The Commission reached its conclusion based upon the property meeting the following criteria: **[The Commission must note which of the following criteria is met]**

1. **The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit;**

2. ~~The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;~~ **(Subject Property is not a landmark)**
3. ~~The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation;~~ and **(Subject Property is not on the state survey)**
4. ~~The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places.~~ **(Subject Property is not on National Register)**

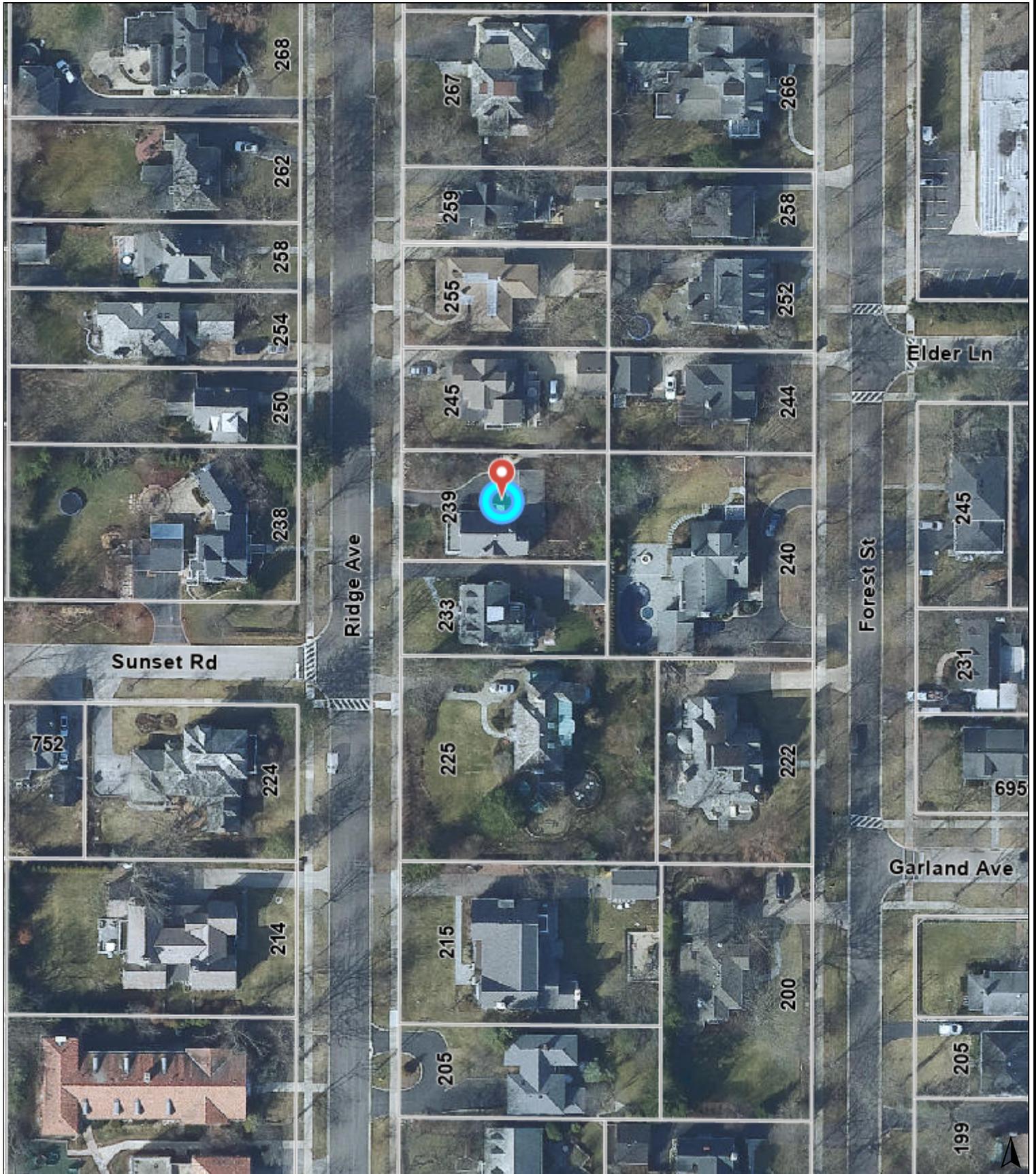
Building and/or Property Lacks Historic or Architectural Significance

The Commission has determined that in accordance with Section 15.52.040 of the Village Code that the building and/or property is not of sufficient historic or architectural merit to warrant a Historical Architectural Impact Study, and the demolition of the structure may proceed without delay.

ATTACHMENTS

- Attachment A: GIS Aerial Map
- Attachment B: Preliminary Property History Study
- Attachment C: Historical Society Research
- Attachment D: Application Materials

ATTACHMENT A



Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



**MEMORANDUM
VILLAGE OF WINNETKA**

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: DECEMBER 9, 2021
SUBJECT: CASE NO. 22-01: 239 RIDGE AVENUE

INTRODUCTION

On January 3, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage at 239 Ridge Avenue. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Thursday, December 23, 2021. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
5-27-1929	Build one-story garage	P.W. BradStreet	Not listed
3-4-1966	Remodel single family residence	Mr. and Mrs. W. Meyers	Not listed
9-23-1981	Construct attached utility room and garage addition to single family residence	Jim Davis	Not listed
5-29-1984	Construct a wood deck to a single family residence	Glen Kholmeir	Not listed

PLAT OF SURVEY

OF

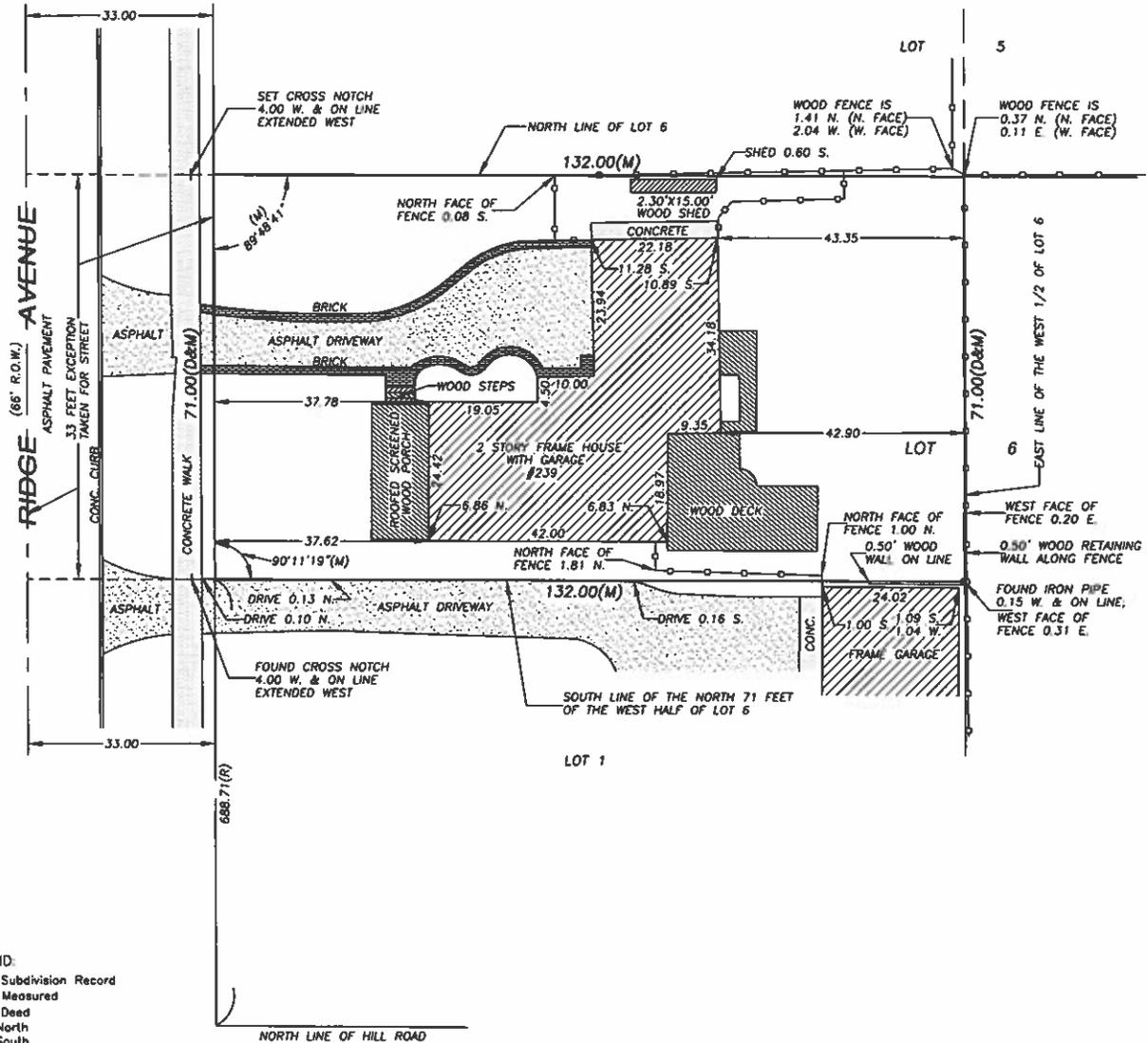
THE NORTH 71 FEET OF THE WEST HALF OF LOT 6 (EXCEPT THE WEST 33 FEET THEREOF TAKEN FOR STREET) IN BLOCK 2 IN JOHN C. GARLAND'S ADDITION TO WINNETKA, A SUBDIVISION OF NORTH 120 ACRES OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 05-21-300-019-0000

TOTAL LAND AREA: 9,372 SQ.FT.

COMMONLY KNOWN AS: 239 RIDGE AVENUE, WINNETKA, ILLINOIS 60093

SCALE: 1 INCH = 20 FEET



- LEGEND:**
- (R) = Subdivision Record
 - (M) = Measured
 - (D) = Dead
 - N. = North
 - S. = South
 - W. = West
 - E. = East
 - NW'y = Northwestern
 - NE'y = Northeastery
 - SW'y = Southwestery
 - SE'y = Southeastery
 - Conc. = Concrete
 - Wood Fence = ○—○
 - Chain Link Fence = x—x
 - Iron Fence = ○—○

ORDER NO.: 21-425
 ORDERED BY: ORCHARD GLEN HOMES

PREPARED BY:
GEODETIC SURVEY, LTD.
 PROFESSIONAL DESIGN FIRM NO. 184-004394
 CONSTRUCTION & LAND SURVEYORS
 200 WAUKEGAN ROAD, GLENVIEW, IL 60025
 TEL. (847) 904-7690, FAX (847) 904-7691
 info@gsurvey.net www.gslandsurveying.com

GENERAL NOTES:

- ACAD FILE WILL NOT BE RELEASED UNDER THIS CONTRACT.
- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

STATE OF ILLINOIS
 COUNTY OF COOK SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

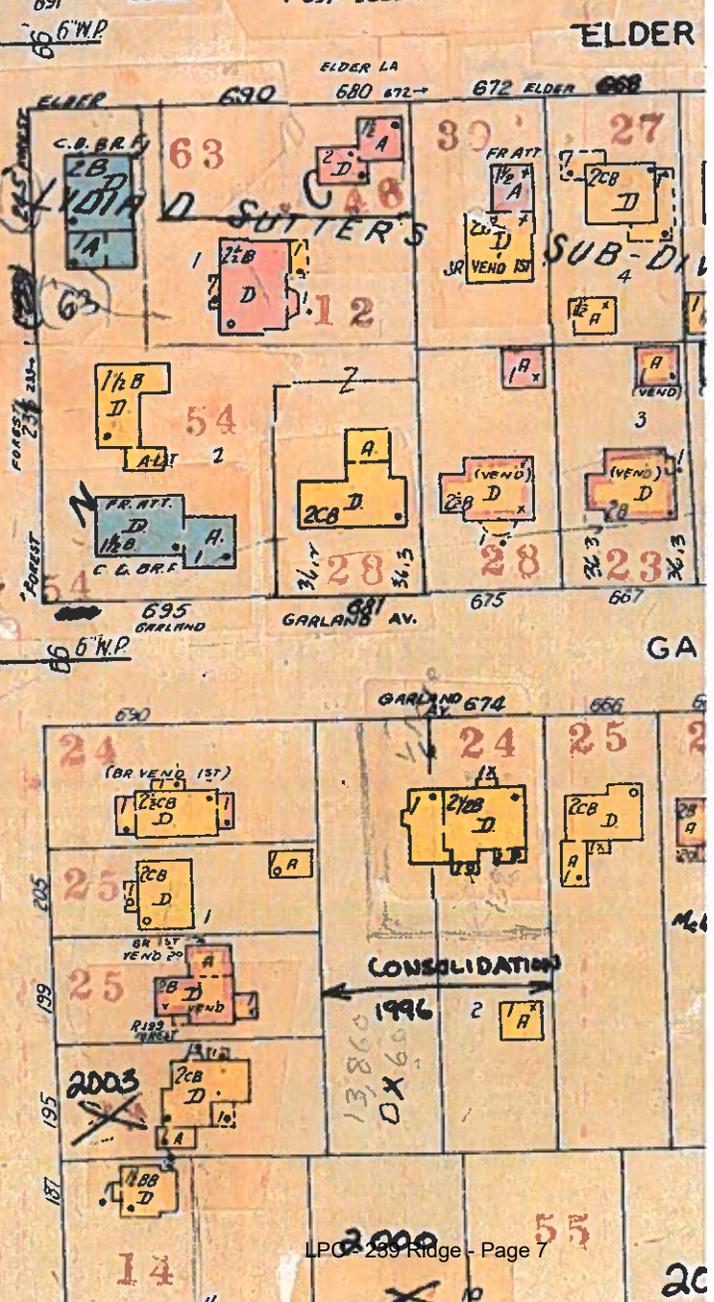
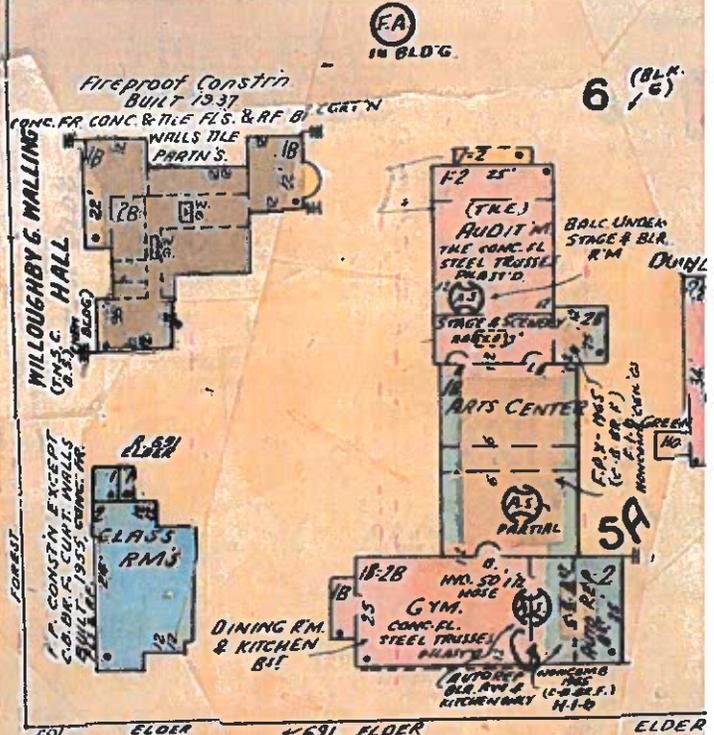
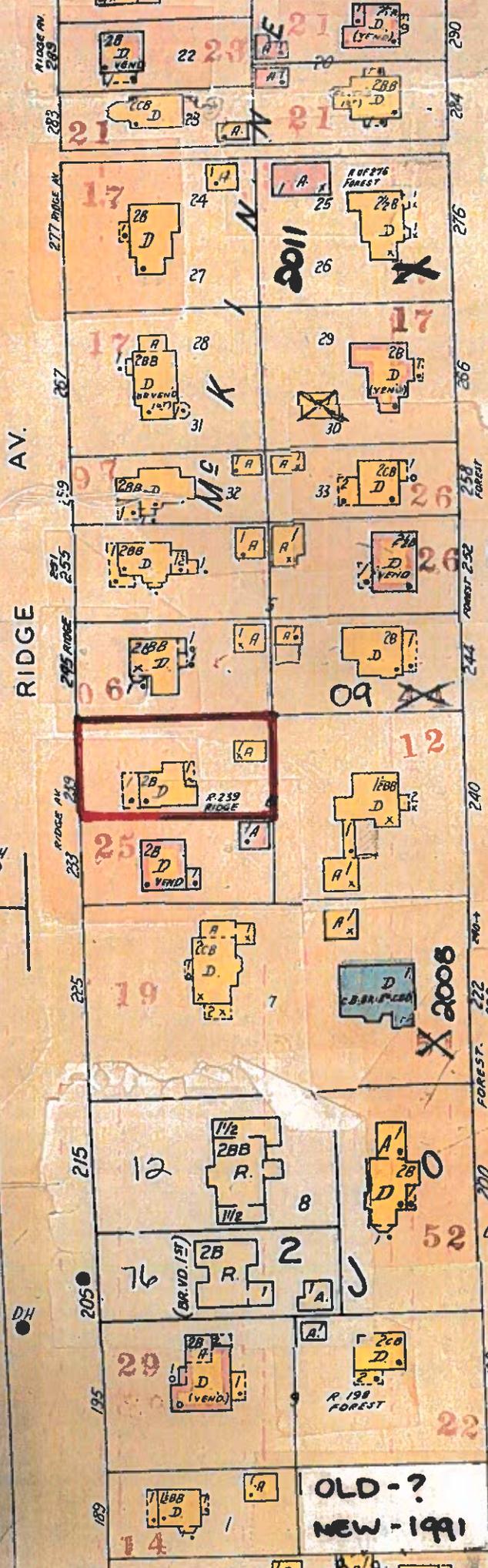
FIELD WORK COMPLETED: DECEMBER 13, 2021
 DATED THIS 15th DAY OF DECEMBER, 2021.

BY: *Thomas R. Krohn*
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 035-003000
 LICENSE EXPIRES 11/30/2022



09

109







ATTACHMENT C

PROPERTY RESEARCH COVERSHEET



Address: 239 Ridge

Construction Details:

Original construction date: c. 1890s¹
 Construction type: Frame
 Style: Early American Colonial

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Paul W. E., Julia, and Charlotte Wittstein ²	By 1904 – at least 1920 (not listed in the 1923 directory)	1904 directory ³ , 1920 directory	Paul Wittstein is listed as a wholesale jeweler in the directories.
Pearce (Percy) Wentworth and Elizabeth T. Bradstreet; Brownell and Margaret Bradstreet Possible renters/tenants: 1. Carl H. Rompel (1926) 2. Stuyvesant and Daisy Butler (1935) 3. Charles C. McKinney (1939)	By 1926 – 1966	Real estate listing slip, 1926 Winnetka land ownership records, 1926 directory, 1935 directory, 1939 directory, 1941 directory, 1965 directory, Bradstreet & Son advertisement, <i>Chicago Tribune</i> obituaries, <i>Winnetka Talk</i> obituaries	Percy and Brownell Bradstreet owned a local father/son real estate business.
Cynthia J. and Warren C. Meyers	1966 – 1979	Real estate listing slips, <i>Winnetka Talk</i> obituaries	
Jim Davis	Approx. 1980 – approx. 1983	Building permit application, real estate listing slip	

¹ The 1896 map of existing structures in Winnetka indicates that this house may have been built by 1896. Cook County records estimate that this house was built c. 1898.

² It is possible that the Bradstreets were the owners of the house when the Wittsteins lived there. The 1900 federal census lists Percy W. Bradstreet as a resident of New Trier Township (no address or street listed). In addition, the attached article in the *Chicago Tribune* shows that even though they were not listed in the 1900 or 1902 directories, the Bradstreets lived in Winnetka by 1902. Thus, it is possible that the Wittsteins rented the house from the Bradstreets.

³ The address in the 1904 directory is listed as “Ridge av opp Fourth.” Sunset, the street opposite from 239 Ridge, was previously named Fourth. In 1904, 239 Ridge was the only house on Ridge opposite from Fourth.

Glenn Kholmeyer	Approx. 1984 – present	Cook County Assessor records	
-----------------	---------------------------	---------------------------------	--

ARCHITECTS: No information available.

RESEARCH SOURCES USED: *Winnetka Talk*, Cook County Assessor records, Cook County Recorder records, historic phone books, WHS property files, WHS digital files, Ancestry.com, *Chicago Tribune*

Findings:

Our research does not indicate that this property has historical or architectural significance. While it has been owned and/or lived in by several long-term Winnetkans, such as local real estate professionals Pearce and Brownell Bradstreet, we did not find any information that warrants further research. In addition, while it is an attractive older home, we did not find any information about the architect, and did not find any information about noteworthy architectural elements.

Date of Research: 12/13/2021

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

THE VILLAGE OF WINNETKA

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT

Application is also made for a CERTIFICATE of OCCUPANCY and COMPLIANCE to be issued after the completion of the building

Winnetka, Illinois, 5-27 19 29

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 1 Story

and Basement

frame garage.

(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION Lot N. 75' of W 1/2 of Block

Subdivision

J. C. Garlands 239 Ridge

STREET and NUMBER

DIMENSIONS of BUILDING Front 14'-0" feet. Depth 20'-0" feet. Height 11'-0" feet

NUMBER of ROOMS

KIND of MATERIAL

frame 500.00

TOTAL COST

OWNER

P. W. Bradstreet

Address

Winnetka

ARCHITECT

Address

BUILDER

Address

CARPENTER

Address

MASON

Chas Burkitt & Co.

Address

SEWER BUILDER

Address

PLUMBER

Address

ELECTRICIAN

REMARKS

hereby agree to construct the above described building in accordance with the plat, building (I OR WE)

plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance and the Building Regulations of the Village Code and amendments thereto.

SIGNED

ADDRESS

Charles Burkitt & Co. E. M. Burkitt

Permit Issued

5-28 19 29

Permit Number

2284 757

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, February 18, 1966

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to remodel
Single Family Residence (work to be performed)

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	21	300	019
Vol. 103		Item 903	

STREET and NUMBER 239 Ridge

DIMENSIONS of BUILDING—Front no change feet. Depth no change feet. Height no change feet.

NUMBER of ROOMS no change

EST. CONST. COST \$5,000.00 KIND of MATERIAL Frame

OWNER Mr. & Mrs. W. Meyers Address Same as above Phone No.

ARCHITECT none Address

BUILDER Lynn Builder Inc. Address 1408 Sycamore Ln. 446-5334

CARPENTER Same as above Address Same as above

MASON F. Gunnarson Address 8250 Keeler Skokie OR3-2981

SEWER BUILDER none Address

PLUMBER Galatto Plbg. Co. KILLIAN, V.J. Address 9107 Waukegan Niles 966-5444

ELECTRICIAN Lid Electric Address 816 Waukegan Rd. Glenview PA4-4147

REMARKS

Date Job Completed

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

I We hereby certify that We the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

We hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued 3/4/66 by DH

SIGNED by: Geo FUGLEN

Building Permit Number 8118

ADDRESS 1408 Sycamore Ln

Occupancy Permit Number

Northbrook

C. B. No. 10430 ~~#7509~~ 17.50

PHONE NO. HI 6-5334

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, September 8, 1981

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct attached utility room

(work to be performed)

and garage addition to single family residence.

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	21	300	019
Vol.		ITEM	

STREET and NUMBER 239 Ridge Ave.

DIMENSIONS of BUILDING—Front feet. Depth feet. Height feet.

NUMBER of ROOMS

EST. CONST. COST \$8,000 KIND of MATERIAL PHONE NO.

OWNER Jim Davis Address 239 Ridge 446-7163

ARCHITECT Owner Address

BUILDER Chester Rogal Address 1143 Willow Rd. 446-0403

CARPENTER same Address

MASON Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN Frank Boudart Address 1831 Walnut, Wilmette 251-2634

REMARKS

Date Job Completed

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

I hereby certify that I am the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

I hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka, and hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued Sept. 23, 1981 by MLW

SIGNED By: Jim Davis Chester J. Rogal

Building Permit Number 10294

ADDRESS 239 Ridge Ave.

Occupancy Permit Number

Winnetka, Ill.

C. B. No. 85902

PHONE NO.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, May 14, 1984

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct a wood deck to a

(work to be performed)

single family residence.

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	21	300	019
Vol.		ITEM	

STREET and NUMBER 239 Ridge Ave.

DIMENSIONS of BUILDING—Front _____ feet. Depth _____ feet. Height _____ feet.

NUMBER of ROOMS _____

EST. CONST. COST \$1,500 KIND of MATERIAL Outdoor wood PHONE NO.

OWNER Kholmeir, Glen Address 239 Ridge Ave.

ARCHITECT _____ Address _____

BUILDER Chester Rogal Address 1143 Willow Rd. 446-0403

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS Recommend one-lot subdivision so property is a singular lot in a recorded subdivision.

Date Job Completed _____

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

I hereby certify that I am the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

I hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka, and I am hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued May 29, 1984 by HWB SIGNED BY Glen Kholmeir

Building Permit Number 10768 ADDRESS 239 Ridge Av.

Occupancy Permit Number _____ Winnetka, Ill. 60093

C. B. No. 101246 PHONE NO. _____

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Property Details

05-21-300-019-0000

239 RIDGE AVE • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	206
SQUARE FOOTAGE (LAND)	9,372
NEIGHBORHOOD	91
TAXCODE	23008
NEXT SCHEDULED REASSESSMENT	2022

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2021 Assessor Valuation	2020 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	\$605,920	\$605,920
TOTAL ASSESSED VALUE	\$60,592	\$60,592
LAND ASSESSED VALUE	\$18,744	\$18,744
BUILDING ASSESSED VALUE	\$41,848	\$41,848

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

Exemption Status

2020	Homeowner \$792.30 Senior Citizen \$633.84 Senior Freeze N/A
2019	Homeowner \$799.70 Senior Citizen \$639.76 Senior Freeze N/A
2018	Homeowner \$824.00 Senior Citizen \$659.20 Senior Freeze N/A
2017	Homeowner \$784.60 Senior Citizen \$627.68 Senior Freeze N/A
2016	Homeowner \$552.86 Senior Citizen \$394.90 Senior Freeze N/A

Exemption History

- 2019 **Homeowner, and Senior Citizen exemption was applied to the property this year.**
- 2018 **Homeowner, and Senior Citizen exemption was applied to the property this year.**
- 2017 **Homeowner, and Senior Citizen exemption was applied to the property this year.**
- 2016 **Homeowner, and Senior Citizen exemption was applied to the property this year.**

Characteristics

DESCRIPTION	Two or more story residence, over 62 years, 2,201 to 4,999 sq.ft.
RESIDENCE TYPE	Two Story
USE	Single Family
EXTERIOR CONSTRUCTION	Frame
FULL BATHS	2
HALF BATHS	1
BASEMENT ¹	Full and Unfinished
ATTIC	Full and Unfinished
CENTRAL AIR	Yes
NUMBER OF FIREPLACES	2
GARAGE SIZE/TYPE ²	2 car attached
AGE	123
BUILDING SQUARE FOOTAGE	2,412
ASSESSMENT PHASE	Assessor Valuation

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

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** Information may be available by submitting an FOIA Request

Appeal History

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2021	\$0 (2020)	Appeal work in progress	\$0	295459				- The result of a market analysis of your property as well as an analysis of comparable properties.
2020	\$65,861 (2019)	\$65,861	\$65,861	10127	AMY FLOYD	GLENN KOHLMAYER	Appeal Review Complete	Assessed Value Not Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.
2019	\$66,705 (2018)	\$65,861	\$65,861	22466	AMY FLOYD	GLENN KOHLMAYER	Appeal Review Complete	Assessed Value Not Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.
2018	\$66,705 (2017)	\$66,705	\$66,705	13166	AMY FLOYD	GLENN KOHLMAYER	Appeal Review Complete	- The result of a market analysis of your property as well as an analysis of comparable properties.

The Winnetka Historical Society

Excl. Agents	Address of House 239 Ridge, Winnetka	Size of Lot 71 x 132	Rooms 7-4	Baths 2	Porches 1	Price 16,000 18,000 <i>Firm</i>
---------------------	--	--------------------------------	---------------------	-------------------	---------------------	--

Situated between _____ **Fronts** _____ **ft. alley at** _____

How house may be seen _____ **When available** *May 1, 1943*

Garage 1 car **Living quarters** _____ **How heated** _____

State exactly how we came to have this listing _____ **Date** 8/30/42 **Listed by** LP

Owner Mrs. P. W. Bradstreet **Address** OP

Whom to notify regarding prospective purchaser _____ **Ph: Res.** Winn. 827 **Ofc.** _____

Tenant _____ **Address** _____ **Ph: Res.** _____ **Ofc.** _____

Abstract or Guaranty policy _____ **Lease expires** _____

Terms _____ **Taxes** _____

1st Mortgage _____ **Rate** _____ **Maturity** _____

Prepayment privileges _____ **Special Assessments** _____

2nd Mortgage _____ **Rate** _____ **Maturity** _____

Prepayment privileges _____

Restrictions _____

Insurance { **Fire** _____ **Tornado** _____

Construction White frame-remodeled **Roof** _____

Heating HA*HW oil **Hot water** _____

Remarks _____ **Lighting** _____ **Architect** _____ **Use** _____ **Height** _____ **Area** _____

Sign Privileges _____ **Zoning** _____ **Hardwood Floors** _____

Basement _____

1st floor Liv., Din., Kit., 1 bedroom, 1 bath, pch. **Stories** _____

2nd floor 3 bedrooms, 2 baths **In F.H. & C. Parish**

3rd floor _____

Not anxious to sell

J.A.P. ✓
W.A.S. ✓
H.L.H. ✓
L.C.L. ✓
A.V.M. ✓
R.L.P. ✓
J.L.W. ✓
C.B.T. ✓

6/29/44

Directions:

Address: 239 Ridge Avenue	Lot Size	71 x 132	\$ 42,500
City: Winnetka, Illinois <i>J- 8176R</i>	Rms.	9	2-24-66
Constr.: Frame	Bed.	4 plus	Sold
Style: Pure Winnetka	Baths	2 1/2	Davis
Roof: Asphalt Shingle	Heat Oil HA	Cost	
Built: Older	Garage 1 car	XXX-Det.	
Basmt.: Full	Year - Taxes	1964	Contract: Possible
1st	Porches	9'10" x 23'	LR 14 x 23.6
2nd	Elect: 200-110V		DR 12 x 16.6
3rd			K 11 x 12
Check:	School: Grade: Crow Island	JHS: Skokie	DEN 9 x 9.9
	Transp. RR. C&NW	Bus: #13	BR's 9 x 9.2
	Mortgage: Existing None	HS: New Trier East	2nd floor BRs
	City water, Sewer, Sanitary Sewer, Storm Sewer, Septic Tank (Cross out that not applying)	Other: Available:	10.1 x 12.2
	Remarks and any special conditions		11.2 x 12.6
	1/2 Block to Sts. Faith, Hope & Charity Church and School		9.2 x 11.2
	The owner reserves the right to reject any and all offers including asking price		11.9 x 21
Owner: _____	Bus. Phone: _____	Res. Phone: _____	Possession: Immediate
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.			Reason for Sale: _____
For office use only R	Realtor Office: NASH REALTY	Phone: HI 6-7180	Title: CT&T
10275	Sales Person: J. Wolfe	Home Phone: HI 6-3211	

Evanston, Ill. More Board of Realtors Listing Form 50M 7-64

Directions: South of Willow Rd., West of Green Bay Rd. *Spd-10-5-79 @ 149M*

Address: 239 RIDGE City: WINNETKA, ILL. 12771R	Lot Size 71 X 132	\$ 159,500
Constr: Frame exterior - just painted	Rms. 7+ Bed. 3 Baths 2½	Heat F.A. Oil Cost \$71/mo.
Style: Early American Colonial	Year - Taxes 1977	Garage 1 car -Det.
Roof: A.S. - 3 yrs. old Built: Older Faces: West No	Unincorporated Area: \$1765.36	Porches Front Screened
		Elect: 220V-110V

Basmt: Yes. Furnace has humidifier.

1st Living room w/fpl.; large dining room; den w/fpl.; modern wood cabinet kitchen w/dishwasher & large breakfast area; laundry room; powder room; front screened porch.

2nd: 3 BRS., 2 baths. (Paneled BR.-formerly 2 BRs.-could be reconverted)

3rd Bessler stairway to floored attic storage.

LR	20 X 14
DR	16.5 X 12
K	11 X 9.5
DEN	14 X 12
Bkfst.	9.5 X 9.5
BR's	21 X 13.5
	21 X 12
	12 X 11

School: Grade: Crow Island JHS: Washburne HS: New Trier East

Transp: RR. C&NWRR Bus: Green Bay Road Other: Faith, Hope

Mortgage: Existing Available:

Special Assessments \$ _____ for _____ Flood Hazard Insurance may be required by Lender.

City water, Sanitary Sewer, Storm Sewer,

Remarks and any special conditions: A warm and inviting home with charm is a perfect setting for antiques with its 10' ceilings. Walk to town, train, schools.

Excludes: antique fixtures in dining room, sconce in living room, up-stairs hall & breakfast room. Includes: tacked down carpeting.

Titleholder: Meyers, Warren C. Brokerage Fee: 6% unless purchaser

Phone: Cynthia J. defaults - 50/50 split

This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the Realtor is liable for errors. The listing may be changed without notice.

For office use only 082479 REALTOR® Office: Quinlan & Tyson, Winn. Phone: 446-4500

Sales Person: Ginny Furst Home Phone: 256-2567 --256-4565

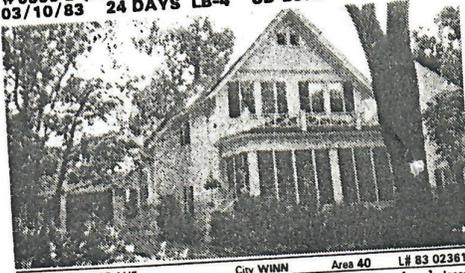
Multiple Listing Corporation
 9/16/65
 165.0
 North

TITLE COPY



The Winnetka Historical Society

#0399 L-\$215,000 S-\$198,000
03/10/83 24 DAYS LB-4 SB-2076



Addr 239 RIDGE AVE. City WINN Area 40 L# 83 02361
 Dr SOUTH OF WILLOW WEST OF GREEN BAY Zip 60093 I I Incorp
 Ltr 71X132 HI GAS,FA AC Gar 2.5 CAR Spa
 Rms 9 Br 4 Bth 2.5 Fpl 2 Bsm Y Pos TBA Tax 2343. Ho Ha
 Str 2 Sty VICTORIAN Ext WOOD Blt 0 C 3% 100/2.5
 UFFI Ins U Water MUNICIPAL Sewer SANITARY Sec

Fin
 Brokers Opinion EARLY CONNECTICUT ON ONE OF
 WINNETKA'S PRETTIEST STREETS. 2 BR'S

CAN BE CONVERTED TO LG MST W/BATH
 Brok BAIRD & WARNER, INC No 4 Ph 446-1904
 No 88 Ph 446-1136

Slsp JOAN CLARK Age 26-50 Roof ASPH SHNGL
 Rm L C D Approx Rm Size Cooling # 2

LR 1 20X14 FP FAM R,LR
 DR 1 16.5X12

Kit 1 11X9 Imprv
 MBR 2 21X12 B N Lot Desc LANDSCAPED

BR 2 12X11 Lot Size - 1/4 A
 BR 2 12X11 Faces WEST

BR 2 11X9.6 Title
 BKF 1 9X9.5 Bsm FULL

DEN 1 14X12 GS CROW ISLAND, FAITH HOPE
 UTI 1 8.9X13.7 JH WASHBURNE

HS NEW TRIER
 Trans NORTHWESTERN

Xtra Rms UTIL/LAUND,PORCH-ENCL,DEN/OFFICE,EAT-IN-KIT
 Appl DISPOSAL

Equip STRMS/SCRNS,AIR CLEANER,HUMIDIFIER
 Outer Town WINN Tax Yr. 1982

Info
 Brokers Opinion TO SEE IT IS TO LOVE IT. COMBINES CHARM

OF TRADITIONAL WITH CONVENIENCE OF
 CONTEMPORARY, LOVELY LIGHT AIRY ROOMS.

2 FIREPLACES, ATT. 2.5 CAR GARAGE.
 NEW UTILITY ON FIRST, NEW FA FURNACE.

Title Holder SEE BROKER
 Coordinates N 0 S 0 E 0 W 0

1904 directory

Witkosky Frank ss Ash 1st e Provident, iceman for Wessenberg,
 Winnetka
 Witkosky Mrs Rosa (widow) ss Ash 1st e Provident
 Wittstein Paul W E (Julia wife) es Ridge av opp 4th, jeweler
 (wholesale) 7th fl Masonic Temple
 Wood Ira C (Alice H wife) es Sheridan rd 1st n Willow tel 843,
 lawyer 913 Marquette Bldg, tel Central-819, Auto-2819
 Woollen Mrs F P ss Merrill nr Linden
 Woollen Mrs F P ss Merrill nr Linden

1920 directory

1048
 WINNETKA DIRECTORY
 Witkowsky Frank r 922 Ash
 Witkowsky Rosa Mrs r 922 Ash
 Witt Henry (Minnie) N W Ry r 946 Spruce
 Wittstein P W E Mrs r 239 Ridge av tel 633-M
 Wolf G D (Mozelle M) r 526 Willow tel 499
 Wolf R J (Mary) tinner r 882 Willow

1926 directory

ve., EVANSTO
 040 Hohn Carl r 1036 Ash.....Winnetka-2557
 437 Rohrbach E Ernest Rev r 910 Elm...Winnetka-1342
 607 Rohrig Kate r 1069 Chatfld rd.....Winnetka-2596
 051 Rome J W r 1113 Gage.....Winnetka-1085
 022 Rempel Carl H r 239 Ridge av.....Winnetka-688-W
 025 Rooney W S r 1050 Elm.....Winnetka-1282
 013 Roos John H r 491 Hawthorn lane.....Winnetka-547-J
 042 Root Frank M r 470 Sunset rd.....Winnetka-1585
 00 Rorick C P r 526 Linden av.....Winnetka-713
 11 Rorick C P & Co rl est 536 Linden.....Winnetka-2398
 Rose J L r 1050 Gage.....Winnetka-382

1935 directory

Butler Arth A (Evangeline) ins (Chgo)
 h425 Sunset rd
 " Burton student r454 Cedar
 " Fred (Louetta) hsemn 735 Sheridan
 rd
 " Gerald M (Josephine; 3) real est
 (Chgo) h1030 Sheridan rd
 " John W (Bessie G; 2) prod mgr
 (Chgo) h340 Sheridan rd
 " Louetta Mrs maid 735 Sheridan rd
 " Mary S Mrs h454 Cedar
 " Melburn student r40 Locust rd
 " Rush C (Isabel) lawyer (Chgo) h40
 Locust rd
 " Sally E r340 Sheridan rd
 " Stuyvesant (Daisy B; 2) clk (Chgo)
 h239 Ridge av

1939 directory

2254 Laird Robt S Ⓞ
 233Δ Fowle Frank F Ⓞ
 238Δ Brittain Alf jr Ⓞ
 239Δ McKinney Chas C
 245Δ Crowder Gilbert
 250Δ Edwards K E Mrs
 255Δ Probst R Dale M Ⓞ

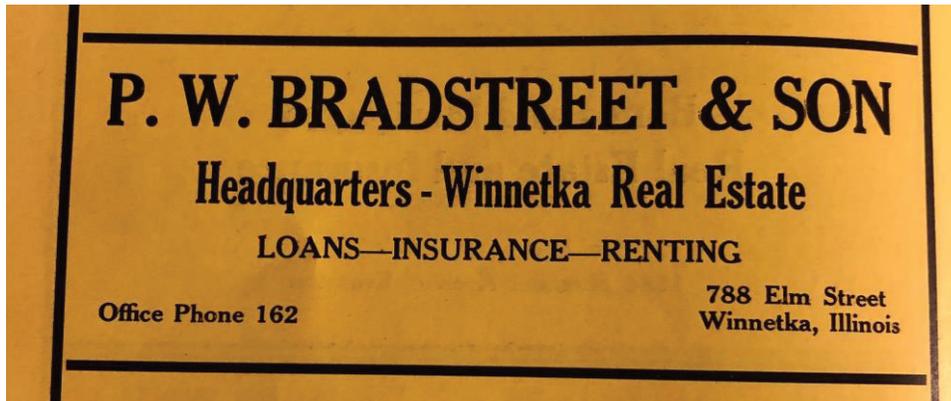
1941 directory

Bradley Chas W r 174 Chestnut
 Bradshaw R W r 436 Maple av. Winnetka-2219
 Bradstreet Brownell T r 239 Ridge av. . Winnetka-827
 Bradstreet P W Mrs r 239 Ridge av. . . . Winnetka-827
 Bradway E E r 545 Ash. Winnetka-1898

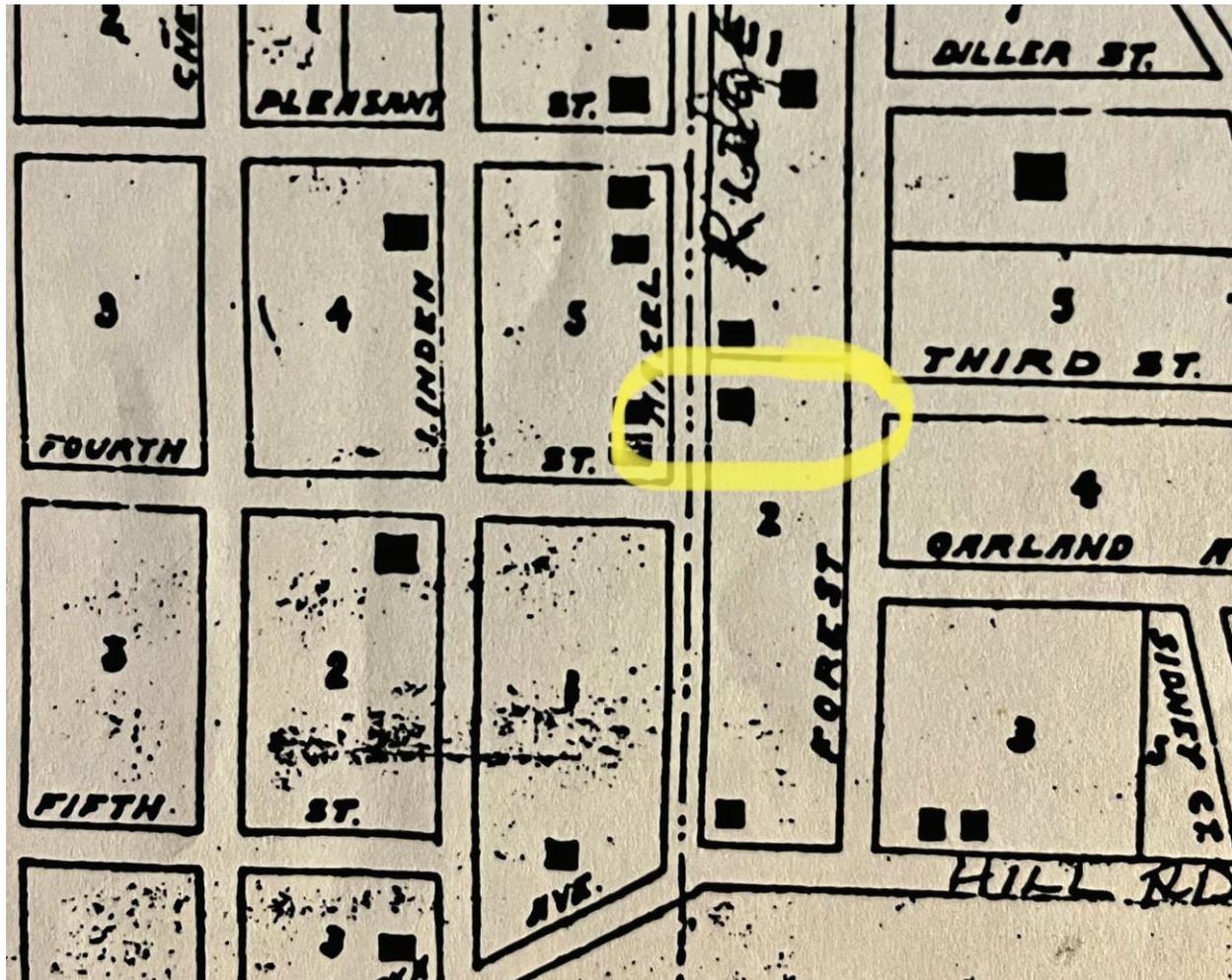
1965 directory

Bradshaw Sheila 1941 Highlnd Wilmet-----AL 6-2122
 Bradshaw Wm G 1634 Cumberlnd Pk Rdg----823-7207
 Bradstreet Brownell T 475 Cedar Winetka-Hllcrst 6-3876
 Bradstreet Brownell T Jr
 2312 Ash Northbrk-CRstwd 2-2376
 Bradstreet P W Mrs 239 Ridge Winetka-Hllcrst 6-0827
 Bradt A Gordon consltnt 1604 Chgo Evnstn---864-5799
 res 606 Mich Evnstn-----UN 4-5795
 Bradt Andrew G 454 Margate Derfld----WIIndsr 5-0454
 Bradt Gordon E 828 Ashlnd Av Wilmet-----251-8668

1927 advertisement



1896 map of existing structures in Winnetka



Elizabeth T. Bradstreet

Mrs. Elizabeth Tompkins Bradstreet, 89, of Magnus Farm in Arlington Heights, a former Winnetka resident, died Mar. 27 in Arlington Heights.

Mrs. Bradstreet was the wife of the late Pearce W. Bradstreet. She is survived by a son, Brownell T. of Green Valley, Ariz., and a grandson, Brownell T. Jr. of Palm Springs Cal.

Funeral services were held Mar. 29 in the Little Chapel of Winnetka Congregational Church. Burial was in Memorial Park, Skokie.

Goldie M. Hubbard

Goldie M. Hubbard, 84, of Wilmette, died Oct. 16 at the Evanston Convalescent Center. Mrs. Hubbard was a resident of 2148 Chestnut Av.

Born in Norway, Mich., she also had resided in Marquette, Mich.

She is survived by a son, John K. of Lake Oswago, Ore.; a daughter, Mrs. Howard Butler, 2148 Chestnut Av., Wilmette; four grandchildren; and two great-grandchildren.

A private family service was held, with burial in Marquette.

John W. Magnuson

John W. Magnuson, 68, formerly of Wilmette, died Oct. 12 in Mountain Home, Ark. He was a former resident of 1732 Highland Av.

A graduate of the U. S. Military Academy at West Point and Northwestern University, he was a veteran of World War II. Prior to the war he was fuel service engineer for the 5th Army. In 1946 and 1947, he served as area auditor for the Manila District in the Philippines.

He also served as acting postmaster for Wilmette, a position from which he retired in 1965.

He is survived by his widow, Winifred; two sons, John W. Jr. of Evanston and 1st Lt. Robert M. of Champaign; and two grandsons.

Cynthia C. Meyers

Cynthia Clarke Meyers, 19, of 239 Ridge Av., Winnetka, died Oct. 17 at St. Luke's-Presbyterian Hospital, Chicago. Services

were Oct. 20 at the Church of the Holy Comforter, Kenilworth, with private burial.

Miss Meyers leaves her parents, Mr. and Mrs. Warren J. Meyers, and a brother, Warren, all at home; and grandparents, Mr. and Mrs. Joseph C. Houston.

Gertrude Steffens

Gertrude Steffens of Wilmette, a long-time resident of the community, died Oct. 21 in Skokie Valley Hospital. Mrs. Steffens, 2147 Wilmette Av., was 84.

Born in Chicago, she was a charter member of the St. Joseph Mothers' Club, and a member of St. Mary's Altar and Rosary Society. She was a Gold Star Mother.

Mrs. Steffens is survived by two children, Jerome, and Germaine Roffolo, both of Wilmette; three brothers, John, Peter, and Frank; and three sisters, Eleanor Kelly, Josephine Caraher, and Marie Thompson.

Funeral services were held Oct. 25 at St. Joseph Church, with burial in St. Joseph Cemetery in Wilmette.

Grace M. Stirton

Mrs. Grace M. Stirton, 88, of 600 Sheridan Rd., Winnetka, died Oct. 19 at the McGaw Infirmary of the Presbyterian Home, Evanston. Services were Friday at Scott Funeral Home, Wilmette, with burial at Memorial Park Cemetery, Skokie.

Mrs. Stirton is survived by three daughters, Mrs. Allen Center of Winnetka, Mrs. S. B. Howard of San Mateo, Cal., and Mrs. S. V. Beckwith of San Francisco; one sister; and six grandchildren.

Winnetka Talk, October 17, 2000

Warren J. Meyers, Sr.

Former Northfield resident Warren J. Meyers Sr., 80, died Aug. 7 in Naperville.

He was a member of the MIT Alumni Association and a member of the Delta Kappa Epsilon. During World War II he served as a lieutenant in the U.S. Navy.

He was preceded in death by his wife, Cynthia Meyers; and a brother, Robert J.

Survivors include a son, Warren J. Meyers Jr. of Naperville; and a brother, Philip G. Meyers of Port Edwards, Wis.

A memorial service was held Aug. 11 at the Church of the Holy Comforter.

Memorial Donations may be made to Mother Butler Discretionary Fund, at the Church of the Holy Comforter, 222 Kenilworth Ave. Kenilworth IL 60043.

Brownell Bradstreets

A graveside service for long-time Winnetka resident Brownell Tomkins Bradstreets is scheduled for 10 a.m. today at Memorial Park Cemetery, 9900 Gross Point Road, Skokie. Mr. Bradstreets died July 29 in Norfolk, Neb. at the age of 92.

Mr. Bradstreets, who was born in Evanston, had lived in Winnetka for 88 years before moving to Nebraska four years ago. His parents were Pearce and Elizabeth Bradstreets, and his family donated the land for Winnetka's Village Hall.

Mr. Bradstreets was a graduate of Cornell University. He
(Continued on page 24)

Continued from page 22

was a mortgage investor with Northwestern Mutual Life Insurance for 30 years. He then followed his father's footsteps into the real estate business.

After the death of his first wife, the former Margaret Orde, he married Elizabeth Brower Rath of Waterloo, Iowa.

In addition to his wife, he is survived by his daughter-in-law, Lois Bradstreets of Palm Desert, Calif.; four grandchildren and 12 great-grandchildren; a stepdaughter and her husband, Elizabeth and Fred Kirschner of Norfolk; five step-grandchildren; and nine step-grandchildren. His son, Brownell Tomkins Bradstreets Jr., died before him.

1929 Winnetka land ownership index

OWNERSHIP INDEX							
- to -							
SECTION 1 TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE 3rd P. M.							
PAGE 67							
Line No.	LOCATION	IMP.	SIZE	DESCRIPTION	OWNER AND ADDRESS	Line No.	
1				JOHN C. GARLAND'S ADEN. to Winnetka, being a Subdn. of	1120 acs. of the SW $\frac{1}{4}$ Sec. 21-42-13.	1	
2				McKinney's Subdn. of	SUBLOT BLK LOT 1	2	
3	RIDGE AVENUE			and	(1 to 4 2)	3	
4	305	R	140x132	(ExN16') W132' 19-	" Percy W. Bradstreet & wf Elizabeth(j) 788 ElmSt., Winn.	4	
5	315	2FrR	86x132	N16' W132' Lt 19 & all	18 " " Roswell B. Mason & wf Janet (j) 326 Ridge Ave., Winn.	5	
6			15x132	S15'	15 " " " "	6	
7			35x132	(ExS15')	15 " " Ira J. Wilson & wf Anna (j) O P	7	
8	325	2FrR	50x132		14 " " " "	8	
9	331	2FrR	"		11 " " Elizabeth L. Ullman O P	9	
10	335	2 $\frac{1}{2}$ FrR	"		10 " " " "	10	
11	341	2FrR	"		7 " " Heber H. Smith & wf Helen W (j) O P	11	
12			"		6 " " " "	12	
13	351	2StuR	"		3 " " Mildred M. Bartlett O P	13	
14	355	2FrR	"	SECor 720 Willow St.	2 " " Etta P. Washburn 720 Willow St., Winn.	14	
15			2x132	S2'	32 " " Ellen R. Brackett 255 Ridge Ave., Winn.	15	
16					2 " " " "	16	
17	255	2FrR	33x132	W $\frac{1}{2}$ (ExW33')	5 " " Ellen L. Brackett O P	17	
18	245	1 $\frac{1}{2}$ FrR	"	SW $\frac{1}{4}$ (ExW33')	5 " " Atta K. Sanford & hus Wm. J (j) O P	18	
19	FOREST STREET 252			NE $\frac{1}{4}$ (ExE33')	5 " " Thos. F. McNally O P	19	
20	244	2 $\frac{1}{2}$ StuR	"	SE $\frac{1}{4}$	5 " " Thos. G. Windes & wf Bertha S(j) O P	20	
21	240	1 $\frac{1}{2}$ FrR	132x132	E $\frac{1}{2}$	6 " " David F. Noble & wf (j) O P	21	
22	RIDGE AVENUE 239	1 $\frac{1}{2}$ FrR	71x132	(ExSt) N71' W $\frac{1}{2}$	6 " " Percy W. P. Bradstreet & wf Eliz (j) O P	22	
23	233	2VenR	61x132	(ExSt) S61' W $\frac{1}{2}$	6 " " Frank Towle & wf Edna C (j) O P	23	
24	227	FrR	132x264	& 220 Forest Ave. (ExSt)	7 " " Robert S. Laird O P	24	
25	215	2 $\frac{1}{2}$ Cemts	"	& " (ExSt)	8 " " Martin & Margaret B Lindsey (j) O P	25	
26			32x264	(ExSt)&(ExS100')	9 " " " "	26	
27	195		100x132	(ExSt)S100' W $\frac{1}{2}$	9 " " Margaret K. Burrows % Robt. 825 Locust St., Winn.	27	
28	FOREST STREET 198	2FrR	50x132	(ExSt)N50' S100' E $\frac{1}{2}$	9 " " Carroll H. Thomas & wf Muriel(j)	28	
29			"	") S50' E $\frac{1}{2}$	9 " " " "	29	
30				M.K. Meyers Subdivision of	(10 11)	30	
31	188	1 $\frac{1}{2}$ FrR	60.3x132		2 " " Victor Carlson O P	31	
32	182	"	60.52 x 100	E100'	3 " " Dain Deven Fuller O P	32	
33	176	"	60.4x132		6 " " Alexander Irvine & wf O P	33	
34	180	2 $\frac{1}{2}$ FrR	50x132	NWCor 707 Hill Rd.	7 " " Alice M. Whitaker % W. R. O P	34	
35	HILL ROAD		62 1/8x160.4		8 " " Francis K. Cooke & wf Amelia M (j) 347 Forest Av. Winn.	35	
36		1 $\frac{1}{2}$ FrR	"	NECor 173 Ridge Ave. W $\frac{1}{2}$ Lts 5 &	8 " " E. Homer Ellis & wf (j)	36	
37	RIDGE AVENUE				" " " "	37	
38	187	1 $\frac{1}{2}$ FrR	60.52 x 132		4 " " Chas. & Eliz. M. Schwartz (j) O P	38	
39			60.52 x 32	(ExE100')	3 " " " "	39	
40	189	1 $\frac{1}{2}$ FrR	60.3x132		1 " " Saml. T. Burke & wf Mabelle S (j) O P	40	
41					" " " "	41	

OBITUARIES

J. Robert Bryden

Services for J. Robert Bryden, 44, of 2743 Shannon rd., Northbrook, an insurance executive, will be held at 10 a. m. Monday in United Methodist church, Cherry lane and Western avenue, Northbrook. Mr. Bryden died Thursday in Skokie Valley Community hospital, Skokie. He was assistant vice president of the Continental National American Insurance Group, 310 S. Michigan av. Surviving are his widow, Gloria; two sons, John and Steven; a daughter, Barbara; his father, John H. Bryden; and a sister.

Mrs. Elizabeth T. Bradstreet

Services for Mrs. Elizabeth T. Bradstreet, 89, formerly of Winnetka, will be held at 9.30 a. m. today in Winnetka Congregational church, 725 Pine st., Winnetka. Mrs. Bradstreet was the widow of Pearce W. Bradstreet, founder of P. W. Bradstreet & Son Real Estate company, Winnetka. She died Thursday in Magnus Farms nursing home, Arlington Heights. Surviving are her son, Brownell, and a grandson.

Calman Golberg

Services for Calman Golberg, 77, of 2411 Balmoral av., will be held at 11 a. m. Monday in the chapel at 3019 Peterson av. Mr. Golberg died Thursday in Skokie Valley Community hospital, Skokie. He was the owner of the former hobby wholesale company at 5127 N. Damen av. Surviving are his widow, Sarah; two daughters, Mrs. Ethel Granik and Mrs. Florence Utay; four grandchildren; and a brother.

Louis Martens

Louis Martens, 73, of Fort Lauderdale, Fla., a former Chicago plastering contractor, died yesterday in Fort Lauderdale. He came to Chicago in 1907, and moved to Fort Lauderdale eight years ago. Surviving are his widow, Margaret; two daughters, Mrs. Blanche McClane and Mrs. Violet McClaine; two sisters, three grandsons, and a great granddaughter. Services will be held Monday in Fort Lauderdale.

John F. Rice

Mass for John F. Rice, 54, of 2666 E. 73d st., who died Thursday, will be said at 11:30 a. m. today in St. Philip Neri Catholic church, 72d street and Merrill avenue. Mr. Rice was president of the Rice Boiler and Tank company, 426 W. Pershing rd., and past commodore of the Jackson Park Yacht club. Surviving are his widow, Lucille; a son, John; and two daughters, Jean and Carol.

Mrs. Lawrence Lyons

Mrs. Mary Ann Lyons, 40, the wife of Comdr. Lawrence Lyons of the auto theft division, died yesterday in Holy Cross hospital. Mrs. Lyons, who lived at 6536 S. Keating av., is also survived by three daughters, Linda, Cynthia and Mary Catherine; a son, Lawrence Jr.; and a brother. Mass will be said at 9:30 a. m. Monday in St. Mary Star of the Sea Catholic church, 6435 S. Kilbourn av.

Sam Elcon

Sam Elcon, 67, of 1940 Hood st., died yesterday in Edgewater hospital. Mr. Elcon was a salesman for J. E. Auto Supply company, 2211 State st. Survivors include his widow, Rose; a daughter, Mrs. Rita Glisker; two grandchildren; a sister; and two brothers. Services will be held at 11 a. m. Monday in the chapel at 6130 N. California av.

Louis Braverman

Louis Braverman, 65, of 6527 N. Seeley av., died yesterday in his home. He was an executive buyer with Platt's manufacturing and wholesale company for 45 years before the company's liquidation in 1962. He was a member of the board of directors of Congregation B'nai Zion Temple of Rogers Park, 1447 Prait blvd. Mr. Braverman leaves his widow, Fannie; two daughters, Mrs. Audrey Vishny and Mrs. Donna Flake; three brothers, one sister, and four grandchildren. Services will be held at 10 a. m. Monday in the chapel at 1300 Devon av.

Bert D. Burley

Services for Bert D. Burley, 81, of Lena, Stephenson county, a druggist on the south side here for many years, will be held at 2 p. m. tomorrow in the chapel at 208 Main st., Lena. A retired major in the Illinois national guard, and an amateur pilot, Mr. Burley was one of the organizers of the guard's 108th observation squadron. Mr. Burley died Thursday. He is survived by a daughter, Mrs. Lilyun Peterson; his mother, Mrs. Mary Burley; two grandchildren, and a brother.

Mrs. Ann McKeown

Mrs. Ann McKeown, 63, of 9721 Keeler av., Oak Lawn, died yesterday in Little Company of Mary hospital, Evergreen Park. She was the widow of Walter H. McKeown, who was a realtor with the Evergreen Park Realty company. Surviving are a daughter, Mrs. Shirley Ann Gruessen; a son, Walter J.; three sisters and four brothers. Mass will be said at 10:30 a. m. Monday in Most Holy Redeemer Catholic church, 9536 Millard st., Evergreen Park.

Hyman Nassnikoff

Hyman Nassnikoff, 6540 N. Richmond st., died yesterday in Edgewater hospital. Mr. Nassnikoff retired in 1959 as owner of the valet service shop in the Whitehall hotel, 105 E. Delaware pl. He is survived by his widow, Sylvia; three daughters, Mrs. Mildred Schiff, Mrs. Evelyn Spira and Mrs. Zelma Schwartz; three grandchildren, three great-grandchildren, and a brother. Services will be held at 10 a. m. Monday in the chapel at 6130 N. California av.

Mrs. Harold J. Kelley

Mrs. Elaine Louise Kelley, 34, of 1309 Eastwood dr., Northbrook, died yesterday in St. Francis hospital, Evanston. She was the wife of Harold J. Kelley, president of the Harold R. Kelley company, food brokerage firm at 5715 Lincoln av. Also surviving are three children, Susan, Melissa, and Christopher, and her mother, Mrs. Donna Pieper. Mass will be said at 10 a. m. Monday in St. Norbert's Catholic church, 1309 Walters av., Northbrook.

WINNETKA PEOPLE TO GIVE A TOUR AROUND THE WORLD.

**Entertainment Will Be on Oct. 9 and One
Thousand Invitations Have Been
Issued—Those Taking Part.**

The "Tour Around the World," to be given at Winnetka on Thursday, Oct. 9, will be an elaborate affair, 1,000 invitations having been issued. It will begin in the afternoon at 4 and will continue until 10 p. m.

All trains will be met and guests from out of town will be taken to the "Boston station," at the residence of Mrs. George H. Leslie, where the tour will begin. The tickets will entitle the holders to free transportation throughout the tour, and also admit to all the features, including refreshments, in the various countries.

The Boston station will be in charge of the following committee: Mrs. George H. Leslie, Miss Grace Leslie, Miss Helen Stewart, Mr. George Kelly, Mr. Vernon Cassard, and Dr. Phillip S. Doane.

Steamers will leave every half hour for Germany, the residence of Mrs. Otto C. Butz, where the committee in charge includes Mrs. E. P. Welles, Mrs. W. K. Kroschell, Mrs. C. Gibson, Mrs. Webster, Mrs. Klotz, Mrs. Morton, and Miss R. Smith.

After a German supper the guests will journey to France, the residence of Mrs. Douglas Smith. The committee in charge there will be Mrs. Merritt Starr and Mrs. C. N. Prouty, and Miss Lowden, Miss Parker, and Miss McConnell.

The next country visited will be Japan, the residence of Mrs. W. C. Boyden. Here a Japanese bazaar will be a feature. The booths will be in charge of Mrs. Frederick Copeland, Mrs. W. A. Otis, Mrs. Charles Coffin, Mrs. H. K. Tenney, and Mrs. M. D. Hull. The tea garden will be in charge of Mrs. Lowell Copeland, assisted by Mrs. John May, Miss Howland, Miss Copeland, and Miss King.

The fifth country is Scotland, the residence of Mrs. Jesse B. Alton, where the committee in charge will be Mrs. Wharton Plummer, Mrs. William Baxter, Mrs. Hardman, Mrs. Thompson, Miss Susie Windes, and Miss Lillian Gibson.

The journey will end at Washington, the residence of Mrs. William M. Hoyt, where colonial dames will welcome the travelers at a colonial tea. There will be music and supper served. Mrs. Hoyt will be assisted by Mrs. Otto von Bachellet, Mrs. C. C. Arnold, Mrs. Samuel Insull, Mrs. Charles Thorne, Miss Landon, Mrs. Percy Bradstreet, and Mrs. Morse.

Village of Winnetka
DEMOLITION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 239 Ridge Avenue, Winnetka, IL

Parcel Identification Number(s) (PIN): 05-21-300-019-0000

Description of all structures to be demolished: House with attached garage

Current Property Owner Information

Legal Name: Glenn Kohlmeier

Applicant Information

Legal Name: Orchard Glen Homes, LLC

Primary Contact: Glenn Kohlmeier

Address: [REDACTED]

City, State, Zip: Chicago, IL 60093
312.259.5200

Phone No. _____

Email: [REDACTED]

Date owner acquired property: _____

Primary Contact: Tom Corbett

Address: 1939 Waukegan Road, Sute 210

City, State, Zip: Glenview, IL 60025

Phone No. 847-508-5611

Email: tomcorbett@orchardglenhomes.com

Applicant's relationship to current property owner: Purchaser
(As previously noted, if contract purchaser, attach copy of executed purchase agreement)

Demolition Contractor Information *(if known, otherwise indicate "not known at this time")*

Legal Name: not known at this time

Address: _____

City, State, ZIP: _____

Phone No: _____

Email: _____

Village of Winnetka
DEMOLITION APPLICATION

Property Maintenance Requirements

During processing of the demolition permit, the owner and contractor must maintain the property in accordance with the Village Property Maintenance Code to avoid generation of nuisances. Accordingly, the following minimum requirements shall be adhered to:

- Grass shall be mowed and maintained at a height not to exceed 8 inches.
- Garbage, yard waste, miscellaneous rubbish, mail, and debris shall be removed from the property and not allowed to accumulate.
- Building(s) shall be secured (doors and windows in working order, closed and locked).
- No demolition or removal of building components may commence until the demolition permit has been issued. Commencement of demolition prior to issuance of permit will result in a Stop Work Order and double permit fees for all subsequent permits
- Approved tree fencing protections must be installed as directed by Village Forester prior to commencement of demolition. Lack of tree fencing will result in Stop Work Order and fines.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Winnetka that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property for purposes of conducting any inspections that may be necessary in connection with this application.
2. I (We) have carefully read this application, the applicable sections of the Winnetka Municipal Code and fully understand the applicable terms and provisions.
3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.
4. I/We hereby agree to demolish the above structure or portion thereof, in accordance with the information submitted herewith and in strict compliance with all provisions of the Building Code and other related ordinances and regulations of the Village of Winnetka, and I/We hereby consent to inspection of the work during demolition and to the responsibility of maintaining the subject site and adjacent public and private properties in a good, safe and clean condition, including but not limited to the "Property Maintenance Requirements" listed in the previous section.
5. I (We), in accordance with the requirements of the Annual Fee Resolution and the Winnetka Village Code agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Signature of Applicant: _____ Date 12-3-21

Print Name & Title: Orchard Glen Homes, LLC by: Tom Corbett, Its Manager

Signatures of Property Owner(s): _____ Date 12/3/2021

Print Name & Title: Glenn Kohmeyer (Owner) Property Address: 239 Ridge Avenue Winnetka, IL 60093

****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

**Proposed Demolition & Construction Schedule
239 Ridge Avenue, Winnetka, IL**

1. 04/1/2022 to 04/7/2022: Demolition
2. 04/8/2022 to 05/8/2022: Excavation & Concrete Work
3. 05/9/2022 to 10/11/2022: Exterior Construction
4. 06/12/2022 to 11/1/2022: Interior Construction
5. 10/15/2022 to 11/30/2022: Exterior landscaping & grading; Driveway
6. Completion: 12/15/2022



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: DECEMBER 28, 2021
SUBJECT: 151 MEADOW LANE - DEMOLITION PERMIT (CASE NO. 22-02-LPC)

INTRODUCTION	
Meeting Date	January 3, 2022
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay.
Property Address	151 Meadow Lane (See Attachment A – Aerial Map)
Property Owner	151 ML LLC
Application Submitted by	H. Gary Frank, on behalf of property owner
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	As of the date of this memo, staff has not received any comments from the public regarding this application.
PROPERTY DESCRIPTION	
Size	2.53 acres
Location	East side of Meadow Lane cull-du-sac, north of Hill road
Improvements	Single-family residence with attached garage
Zoning	R-2 Single Family Residential
Surrounding Zoning	R-2 Single Family Residential
PROPERTY HISTORY	
	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	1930
Additional Construction Activity	1930 – Build two-story masonry residence and attached garage, 1937 – Alter interior of 2½-story brick single family dwelling, 1980 – Construct alterations and additions to residence
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	The WHS research indicates that the property has architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
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Other Permits for New Single-Family Homes on Same Block (either side of the right-of-way block face and/or along the alley)	None.
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	None

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

On March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant homes. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant home for a longer period of time as follows:

1. For a demolition permit submitted **prior to March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date a complete application was submitted.
2. For a demolition permit submitted **after March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the home the applicant wishes to demolish.

This application was submitted and considered complete on December 6, 2021. Should the LPC request an HAIS for the subject property at the January 3rd Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the home is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from January 3, 2022.

The adopted amendments also provide a 20% maximum building size bonus to any single-family home that the Commission finds to be historic or architecturally significant provided the home is not demolished or altered in a manner that destroys the home's significance.

COMMISSION REVIEW

The Commission may consider one of the following two motions (1) Historical Architectural Impact Study Required or (2) Building and/or Property is Not Historic or Architecturally Significant.

Historical Architectural Impact Study Required

The Commission finds that based upon (1) the preliminary property history study, (2) the Winnetka Historical Society comments, and (3) other information, comments, or evidence received by the LPC during its preliminary review **that the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit.** The Commission reached its conclusion based upon the property meeting the following criteria: **[The Commission must note which of the following criteria is met]**

1. **The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit;**
2. ~~The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;~~ **(Subject Property is not a landmark)**
3. ~~The property or structures have been included in the most recent Illinois Historic~~

~~Structure Survey conducted under the auspices of the Illinois Department of Conservation; and~~ **(Subject Property is not on the state survey)**

- ~~4. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places.~~ **(Subject Property is not on National Register)**

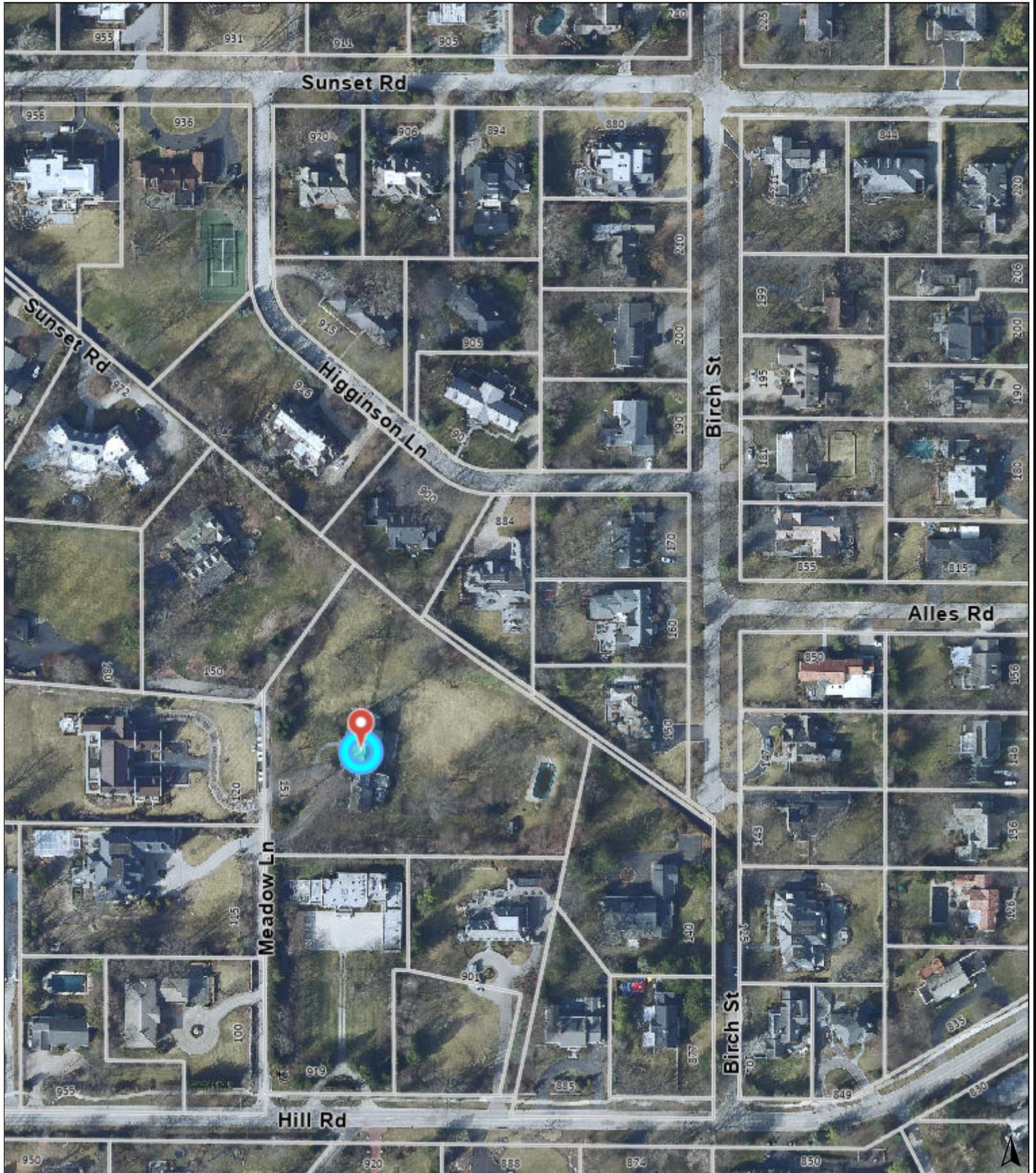
Building and/or Property Lacks Historic or Architectural Significance

The Commission has determined that in accordance with Section 15.52.040 of the Village Code that the building and/or property is not of sufficient historic or architectural merit to warrant a Historical Architectural Impact Study, and the demolition of the structure may proceed without delay.

ATTACHMENTS

- Attachment A: GIS Aerial Map
- Attachment B: Preliminary Property History Study
- Attachment C: Historical Society Research
- Attachment D: Application Materials

ATTACHMENT A



Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



**MEMORANDUM
VILLAGE OF WINNETKA**

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: DECEMBER 9, 2021
SUBJECT: CASE NO. 22-02: 151 MEADOW LANE

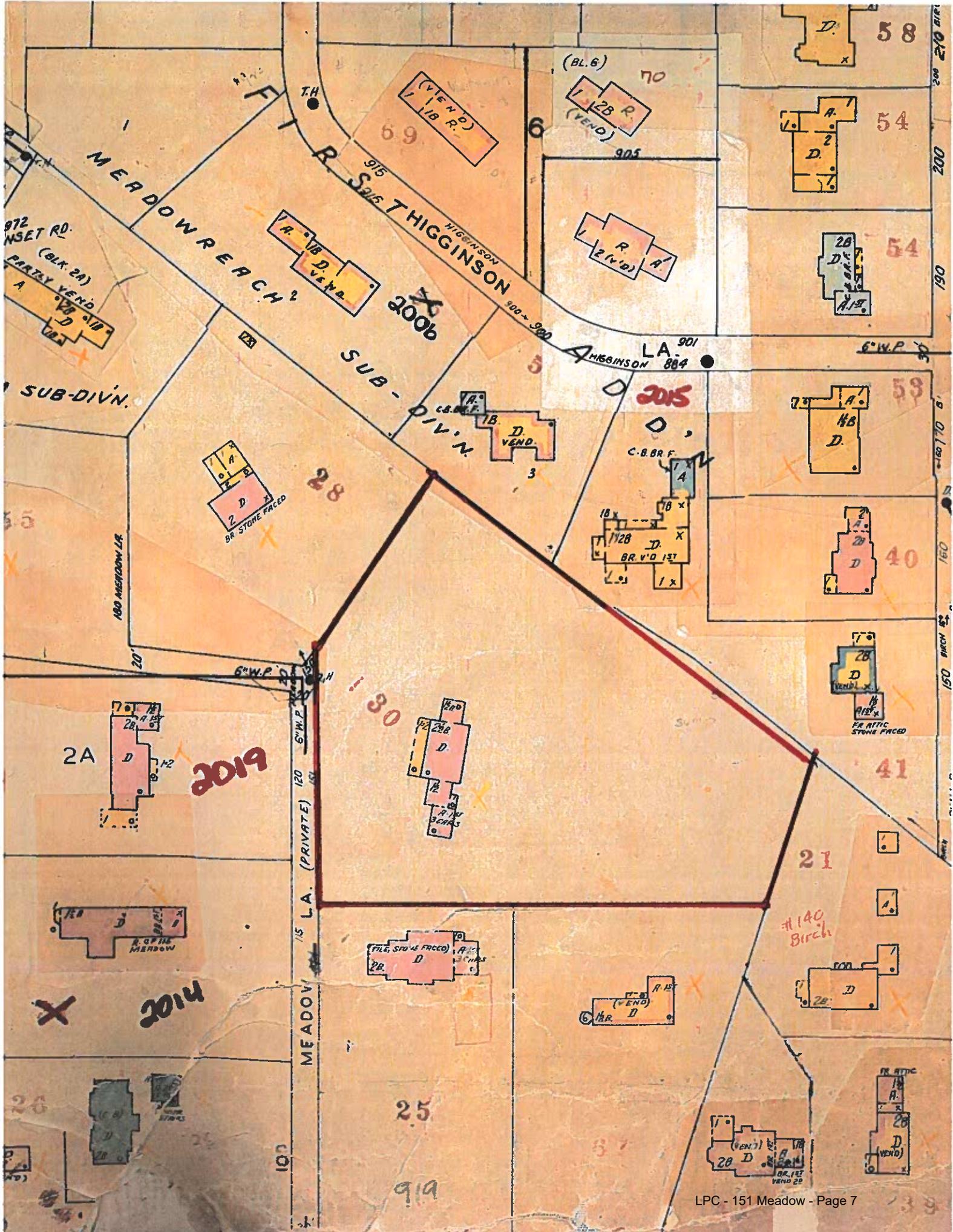
INTRODUCTION

On January 3, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage at 151 Meadow Lane. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Thursday, December 23, 2021. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
3-7-1930	Build one story masonry residence and attached garage	Simner T. McCall	Chester Walcott
2-6-1937	Alter interior of 2½ story brick single family dwelling	R.C. Ingersoll	Frederic B. Schmidt
5-16-1980	Construct the alterations and additions to residence	William J. Griffin, Jr.	Francis R. Stanton







S



PROPERTY RESEARCH COVERSHEET



Address: 151 Meadow Lane

Construction Details:

Original construction date: 1930

Construction type: Brick

Style: Colonial

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Sumner T. McCall	1930 – approx. 1934	1933 directory, 1935 directory, <i>Chicago Tribune</i> article, WWI draft registration card	McCall was the president of a successful steel manufacturing company and was the son of a former governor of Massachusetts.
Roy C. and Lulu Hinchcliff Ingersoll	Approx. 1937 – approx. 1973	Building permit application, 1969 directory, <i>Chicago Tribune</i> article and obituary	Roy Ingersoll was chairman and president of Borg-Warner Corporation. He was president of the Salvation Army Association of Chicago and co-founder of the Chicago chapter of the American Cancer Society.
Rosemary and William J. Griffin, Jr.	Approx. 1973 – 2021	1977 directory, Cook County Assessor records, <i>Chicago Tribune</i> obituary	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Chester Walcott	1930 – build one story masonry residence and attached garage	<i>Chicago Tribune</i> obituary, <i>Winnetka Talk</i> obituary, <i>Who's Who in Chicago</i> (1931)
Frederic Becker Schmidt	1937 – alter interior of 2.5 story brick single family dwelling	Register of Former Students, Massachusetts Institute of Technology, 1912

Francis R. Stanton	1980 – construct the alterations and additions to residents	<i>Chicago Tribune</i> obituary
--------------------	---	---------------------------------

RESEARCH SOURCES USED: *Winnetka Talk*, Cook County Assessor records, Cook County Recorder records, historic phone books, WHS property files, WHS digital files, Ancestry.com, *Chicago Tribune*, *Who’s Who in Chicago* (1931), internet search

Findings:

Our research indicates that this property maintains architectural significance as a design by prominent local architect Chester Howe Walcott. Walcott designed several notable buildings in the Chicagoland area, both during his partnerships with Arthur Brown (1910-1916) and Edwin Clark (1919-1924) and on his own. His notable designs include the YMCA buildings in Evanston and Kenosha, WI, St. Chrysostom’s Church and Parish House in Chicago, the Lincoln Park Aquarium (with Clark), and Lake Forest Academy. In Winnetka, he designed the homes at 520 Oak (with Clark), 1066 Oak, 722 Prospect, and 480 Rosewood (with Clark), to name a few. He was a Winnetka resident for many years.

In addition, this property has been home to several accomplished Winnetkans, including Sumner T. McCall, a wealthy steel manufacturer, and Roy Ingersoll. Ingersoll served as both chairman and president of the Borg-Warner Corporation, a multi-national automotive supplier. He also served as president of the Salvation Army Association of Chicago and was a co-founder of the Chicago chapter of the American Cancer Society.

Date of Research: 12/15/2021

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Mar. 27 1930

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a Masonry Residence & Attached Garage 3 Story
and Basement 3ca
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION — LOT _____, Block _____
Subdivision Pt. of S 1/2 SW 1/4 SE 1/4 Sec 20-42-13

STREET and NUMBER 151 Meadow Lane (Powale)

DIMENSIONS of BUILDING — Front 125 feet. Depth 36 feet. Height _____ feet

NUMBER of ROOMS 15

KIND of MATERIAL Masonry

OWNER Sumner T McCall Address 1022 Sheridan, Evanston

TOTAL COST 65000

ARCHITECT Chester Halcott Address _____

BUILDER A. L. Jackson Co. Address _____

CARPENTER " Address _____

MASON " Address _____

SEWER BUILDER _____ Address _____

PLUMBER David Park Address _____

ELECTRICIAN not let

REMARKS _____

Application is also made for a **Certificate of Occupancy and Compliance** to be issued after the completion of the building.

_____ hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued 3-7 1930

Permit Number 3779

Fee 1184

SIGNED Sumner T. McCall

ADDRESS by A. L. Jackson
LPC-151 Meadow - Page 12

THE VILLAGE OF WINNETKA
Department of Public Works
APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, FEB. 6, 1937

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to ALTER INTERIOR of a 2 1/2 STORY
and Basement BRICK SINGLE FAMILY DWELLING.

(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION—LOT _____, Block _____

Subdivision PART OF S 1/2 SW 1/4 SE 1/4 SEC 20 T 42 N. R 13 E. S 22 PM.

STREET and NUMBER 151 MEADOW LANE

DIMENSIONS of BUILDING—Front _____ feet. Depth _____ feet. Height _____ feet

NUMBER of ROOMS INTERIOR ALTERATIONS OF RECREATION ROOM

KIND of MATERIAL FRAME

OWNER R. C. INGERSOLL Address 151 MEADOW LANE

TOTAL COST \$3,700

ARCHITECT FREDERIC B. ISCHMIDT Address 939 MAPLE AVE., EVANSTON

BUILDER A. L. JACKSON CO. Address 161 E. ERIE CHICAGO

CARPENTER " Address _____

MASON " Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

Application is also made for a Certificate of Occupancy and Compliance to be issued after the completion of the building.

I hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued FEB. 6, 1937

Building Permit Number 4433

Occupancy Permit Number _____

SIGNED R. C. Ingersoll

ADDRESS A. L. Jackson Co.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 25 April 1980

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct the Alterations and Additions
to residence (Single family residence)

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

SEE ATTACHED PLAT OF SURVEY

REAL ESTATE INDEX NUMBER			
05	20	407	009
Vol. 101		ITEM	

STREET and NUMBER 151 Meadow Lane

DIMENSIONS of BUILDING—Front 20 feet. Depth 20 feet. Height 14 feet.

NUMBER of ROOMS One (1)

EST. CONST. COST \$60,000 KIND of MATERIAL Brick veneer on frame PHONE NO.

OWNER William J. Griffin, JR Address 151 Meadow Lane 446-6082

ARCHITECT Francis R. Stanton Address 4849 Golf Rd., Skokie 673-1910

BUILDER Bert M. Williams Co., Inc. Address 810 Queens Ln., Glenview 729-1650

CARPENTER " " " " " " " " " "

MASON Wahlgren & Son Inc. Address 4237 Bobolink Ter., Skokie 676-9325

SEWER BUILDER _____ Address _____

PLUMBER Mueller Plumbing Co. Address 1805 Waukegan Rd., Glenview 724-4642

ELECTRICIAN Lemke Electric Address 156 S. Wille Ave., Wheeling 537-0368

REMARKS This alteration covers the remodeling of the present Kitchen and the addition of a Breakfast Room. AND GREENHOUSE

Date Job Completed _____

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

I hereby certify that I am the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

I hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka, and I hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued May 16, 1980 by HWB

SIGNED William J. Griffin, JR

Building Permit Number 10100

ADDRESS 151 Meadow Lane

Occupancy Permit Number _____

Winnetka, IL 60093

C. B. No. 75669

PHONE NO. 446-6082

temporary no images test. User does not want to print images.

Property Details

05-20-407-009-0000

151 MEADOW LN • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	209
SQUARE FOOTAGE (LAND)	108,900
NEIGHBORHOOD	80
TAXCODE	23008
NEXT SCHEDULED REASSESSMENT	2022

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2021 Assessor Valuation	2020 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	\$2,411,500	\$2,411,500
TOTAL ASSESSED VALUE	\$241,150	\$241,150
LAND ASSESSED VALUE	\$185,130	\$185,130
BUILDING ASSESSED VALUE	\$56,020	\$56,020

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

Exemption Status

2020	Homeowner \$792.30
	Senior Citizen \$633.84
	Senior Freeze N/A
2019	Homeowner \$799.70
	Senior Citizen \$639.76
	Senior Freeze N/A
2018	Homeowner \$824.00
	Senior Citizen \$659.20
	Senior Freeze N/A
2017	Homeowner \$784.60
	Senior Citizen \$627.68
	Senior Freeze N/A
2016	Homeowner \$552.86
	Senior Citizen \$394.90
	Senior Freeze N/A

Exemption History

- 2019 **Homeowner, and Senior Citizen exemption was applied to the property this year.**
- 2018 **Homeowner, and Senior Citizen exemption was applied to the property this year.**
- 2017 **Homeowner, and Senior Citizen exemption was applied to the property this year.**
- 2016 **Homeowner, and Senior Citizen exemption was applied to the property this year.**

Characteristics

DESCRIPTION	Two or more story residence, any age, 5,000 sq.ft. & over
RESIDENCE TYPE	Two Story
USE	Single Family
EXTERIOR CONSTRUCTION	Masonry
FULL BATHS	6
HALF BATHS	1
BASEMENT ¹	Partial and Unfinished
ATTIC	Partial and Unfinished
CENTRAL AIR	No
NUMBER OF FIREPLACES	3
GARAGE SIZE/TYPE ²	3 car attached
AGE	91
BUILDING SQUARE FOOTAGE	6,131
ASSESSMENT PHASE	Assessor Valuation

¹ Excluded from building square footage, except apartment

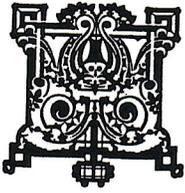
² Excluded from building square footage

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

Appeal History

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2019	\$289,000 (2018)	\$303,221	\$303,221	26762	FREDERICK R DEMPSEY	ROSEMARY M GRIFFIN	Appeal Review Complete	Assessed Value Not Adjusted - This result is based on consideration of submitted appraisal and also an analysis of comparable properties.
2016	\$260,000 (2015)	\$318,367	\$318,367	12229	ROSEMARY M GRIFFIN	FREDERICK R DEMPSEY	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.
2013	\$350,367 (2012)	\$300,900	\$330,575	39964	FREDERICK R DEMPSEY---		Appeal Review Complete	Assessed Value Adjusted - This is a result of a market analysis of your property as well as an analysis of comparable properties.
2010	\$424,343 (2009)	\$416,029	\$420,591	3920	LAW OFFICE OF FREDERICK R. DEMPSEY	WILLIAM J GRIFFIN JR	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.



Neighborhood Character
Address: 120 Meadow Lane

Address	Architectural Style	Date of construction	Architect/ original owner	No of stories	Exterior material	Rating
100 Meadow Lane (old address: 933 Hill)	Spanish Colonial Revival	1926	Hill, E. J., architect/ Built for Janus Randolph	2	Stucco	C
115 Meadow Lane	Dutch Colonial Revival	1927	Seyfarth, Robert, architect/ Built for Paul G. Chase	2	Brick	S
120 Meadow Lane	Georgian Revival	1928	Walcott, Russell, architect/ Built for W. Ogden Coleman	2 ½	Brick	S
180 Meadow Lane	Ranch	1956	Buderus, Brooks, architect/ Built for Daniel D. Peterson	1	Brick	NC
150 Meadow Lane	Colonial Revival	1928	Schmidt, Frederick B., architect/ Built for Everett R. Cook	2 ½	Stone	S
151 Meadow Lane	Classical Revival	1930	Walcott, Chester, architect/ Built for Sumner T. McCall	2 ½	Brick	S
919 Hill Road (old address: 111 Meadow Lane)	Art Deco	1925, remodeled 1990-91	Shopbell, Clifford, architect/ Built for George F. Gonsalves	2	Stucco	S

The ratings used above assess the architectural distinction of each building on the block that 120 Meadow Lane is located on, as well as the block across the street. The meaning of the ratings is as follows:

S = Significant as an individual structure. Is at least 50 years old and possesses architectural distinction in one of the following: embodies the distinguishing characteristics of an architectural style; is the work of a master architect or builder; has significant craftsmanship; is a fine example of a vernacular type with a high level of historic integrity.

C = Contributing to a historic district. Is a historic building at least 50 years old with the characteristic stylistic design and details of its period.

NC = Non-contributing to a historic district. Is less than 50 years old; or is a historic building more than 50 years old with such poor integrity that it is no longer recognizable as historic.

FOUNDED 1855

BAIRD & WARNER

INC.

EVANSTON, ILL.

522 DAVIS STREET

GREENLEAF 1855
HOLLYCOURT 1855

MORTGAGE INVESTMENTS
PROPERTY MANAGEMENT
APPRAISALS
INSURANCE
REAL ESTATE

October 14, 1932

Smart & Golee, Inc.
1564 Sherman Avenue
Evanston, Illinois

Gentlemen: Attention, Mr. H. L. Hultman

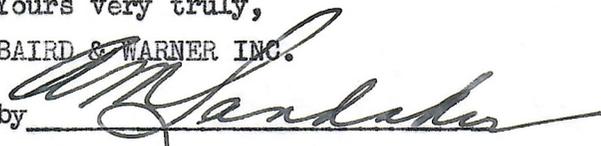
Below please find information in connection with residential property of Mr. Sumner T. McCall at 151 Meadow Lane, Winnetka.

The house constructed of white brick of Southern Colonial design located on two and one-half acres of ground all very nicely landscaped. The first floor of it contains reception hall, living room, solarium, library, dining room, kitchen, breakfast room and lavatory and toilet; second floor, five master or family bedrooms with four baths and three servant rooms and one bath. There is a three car attached garage with chauffeur's quarters above. The house is heated by a vapor system with oil burner. The water for domestic use is heated the year around by the same plant. The first mortgage is \$35,000 due in August, 1935, interest $5\frac{1}{2}\%$, without prepayments. The asking price is \$145,000.

I also am glad to give you brief information on Mr. Thomas H. McInnerney's property located in the Indian Hill Club grounds, Winnetka. There are four acres, all wonderfully landscaped. The home is a two story Italian villa of ten rooms and five baths. In order to appreciate the fineness and luxuriousness of this home it must be seen and I will not attempt to describe it. In addition to the home there is a two story garage with chauffeur's quarters, also another two story seven room home for caretaker. The property is clear, and while an investment of \$500,000 is claimed the present asking price is \$350,000.

If either of your clients are interested in the bear descriptions of these properties, I will be glad to make appointments for inspection.

Yours very truly,
BAIRD & WARNER INC.

by 

AML:MMR

Winnetha

HOUSE FOR SALE

Location	151 Meadow Lane			Date	8/3/36
Price	210,000			Lot	2 1/2
Construction	Tan Brick - Vermont Col. White Sides				
Rooms	11	Sun Rm.	✓	Slp. Pch.	
Bedrooms	8	1st	2nd 5	3rd	Lib. ✓ Brkft. Rm. ✓
Baths	5	1st	2nd 4	3rd	Lavatory
Heat	McIlvaine oil burning			Taxes	34-1,200
Garage	3-car ramp			When Build	1930
Mortgage:	1st	35,000 - 5%	1932	2nd	had. 28,000
Owner	McCall Home				
Address	Dunlop & Tabor St. Full Corner				
Remarks	Chester Walcott - arch. (over)				

Directions:

Address: 151 Meadow Lane

City: Winnetka

Constr: Brick

Style: Colonial

Roof: Slate

Built:

778

Faces: West

Lot Size Approx. 2 1/2 acres

Rms.	Bed.	Baths	Heat	HW-Gas
13	5-3	4 1/2-1	Cost	

~~\$ 295,000.00~~

Sold
220,000
Nash 6/73
Contract:

Year - Taxes
Approx.
\$7,800

Porches

Garage 3

Att. Det.

Elect: 220V-110V

Basmt: Yes--Recreation room with fireplace

1st Living room with fpl. pine paneled library with fpl., dining room with fpl., sun room or den with fpl., kitchen, butler's pantry and breakfast room; powder room.

2nd: Five twin family bedrooms, one with fpl., 4 family baths, plus 3rd 3 servants room and bath.

LR 22 x 33
DR 18 x 20
K
DEN 13 x 17.6
Sunrm. 18 x 18
BR's 14.6 x 20
17.6 x 18
14 x 15
13 x 14
12 x 20
plus 3 maids room

Check: School: Grade: Crow Island JHS: Skokie-Washburne HS: New Trier East
Transp: RR. C&N.W. Bus: Green Bay Rd. Other: Faith, Hope & Charity Available:

Mortgage: Existing
City water, ~~W.M.~~ Sanitary Sewer, Storm Sewer, ~~Septic Tank~~

Special Assessments \$ _____ for _____

Remarks and any special conditions: Outstanding house for large family in one of Winnetka's finest areas. Ideal setting on quiet dead end street. Walking distance to Faith, Hope and Charity. Stairway to Floored Attic.

Possession: To be arranged

Reason for Sale:

Apartment

Title

Titleholder: C.T.&T Co. as Trustee

BROKERAGE FEE: 6% \$50,000-5% balance

This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the Realtor is liable for errors. The listing may be changed without notice.

For office use only
012673
Realtor Office: Goelzer and Wilde
Sales Person: Larry Goelzer

Phone: 446-5544
Home Phone: 295-2446







C. H. WALCOTT, 64, LAKE FOREST ARCHITECT, DIES

Services for Chester Howe Walcott, 64, Lake Forest architect who designed St. Chrysostom's church at 1424 Dearborn pkwy., will be held at 2 p. m. tomorrow in his home at 770 N. Sheridan rd., Lake Forest. Mr. Walcott died Saturday night.

A graduate of Princeton university, he maintained Chicago offices from 1912 until 1942, when he instituted a war time class in architecture at Lake Forest academy. At the close of the war he reopened an office in Lake Forest. A member of the American Institute of Architects, he specialized in residences but also designed a number of Y. M. C. A. buildings, including those in Evanston and in Kenosha. At the time of his death he was working on plans for buildings on the new Lake Forest academy grounds west of Lake Forest.

Surviving are his widow, Julie; two daughters, Mrs. Julie Gallagher of Hubbard Woods, and Mrs. Helen McKenzie of Birmingham, Mich., and three grandchildren.

1933 directory

netka av
 McCall Anne r151 Meadow la
 " Charlotte r151 Meadow la
 " Esther r151 Meadow la
 " Kendrick W hsemn 815 Mt Pleasant
 " Margt r151 Meadow la
 " Siiri A cook 815 Mt Pleasant
 " Sumner T (Charlotte G) h151 Mead-
 ow la

1935 directory

**MEADOW LANE—From Hill
 rd north, 2 west of Chest-
 nut**
 115 Chase Paul
 120 Coleman W Ogden
 150 Cook Everett R
 151 Vacant

1969 directory

Ingenito Donald R 2620 Laurel Wil256-3127
 Ingersoll Dorothea Smith Mrs
 455 Lindn Win HI 6-7549
 Ingersoll Robt C Jr 127 Centrl Pk Wil .. 256-2921
 Ingersoll Robt S 10 Indian HI Win HI 6-4675
 Ingersoll Roy C 151 Meadow Ln Win .. HI 6-1601
 Ingle Harry J

1977 directory

Griffin Walter E 1011 Sheridn Rd G835-4569
 Griffin Wm J 1420 Sheridn Wil251-4626
 Griffin Wm J Jr 151 Meadow Ln Win446-6082
 Griffith Bertram S 917 Vernon G835-0276
 Griffith Dean L 1111 Locust WilAL 1-8394
 Griffith John L 205 Warwk Rd KAL 1-6970

WALCOTT, Chester Howe, architect; b. Chicago, Ill., Feb. 2, 1883; s. Chester Pratt and Martha Cook (Howe) Walcott; grad. high sch., Evanston, Ill., 1901; B.S., Princeton, 1905; studied in Paris and Italy; m. Julie Cummins, of Winnetka, Ill., June 27, 1912; children—Helen Cummins, Julie Cummins. Began practice in Chicago with firm of Brown & Walcott, 1911; practiced under own name, 1916-19; mem. Clark & Walcott, 1919-24; in own name since 1924; has specialized in residences, chs. and clubs. Principal works: St. Chrysostom's Ch. and parish bldgs.; Lincoln Park Aquarium (with Edwin H. Clark); Christopher House (with Arthur Brown—all of Chicago. Mem. Am. Inst. Architects (dir. Chicago Chapter). Republican. Clubs: Indian Hill, Cliff Dwellers', Harvard-Yale-Princeton (Chicago); University Cottage Club of Princeton. Home: Winnetka, Ill. Office: 435 N. Michigan Av., Chicago.

CHESTER HOWE WALCOTT

Chester Howe Walcott, 64, of Lake Forest died Saturday, October 25, at Lake Forest hospital. Mr. Walcott, who was graduated from Princeton university, was an architect.

He specialized in residences but also designed a number of Y.M.C.A. buildings, including those in Evanston and in Kenosha. At the time of his death he was working on plans for buildings on the new Lake Forest academy grounds west of Lake Forest.

He is survived by his widow, Mrs. Julie Walcott; two daughters, Mrs. Julie Gallagher of Hubbard Woods, and Mrs. Helen McKenzie of Birmingham, Mich.; and three grandchildren.

Services were held at his home in Lake Forest Tuesday, October 28.

Sumner T. McCall WWI draft registration

REGISTRATION CARD 2461

Serial No. **3881** ORDER ~~2410~~

1. *Summer* *Thompson* *McCall*
(Last name) (Middle name) (Last name)

2. PERMANENT HOME ADDRESS:
1027 Sheridan Rd Evanston Cook Ill.
(No.) (Street or R. F. D. No.) (City or town) (County) (State)

Age in Years **36** Date of Birth **May 30 1882**
(Month) (Day) (Year)

RACE

White	Negro	Oriental	Indian	
5	6	7	8	9
<input checked="" type="checkbox"/>				

U. S. CITIZEN **ALIEN**

Native Born	Naturalized	Citizen by Father's Naturalization Before Registrant's Majority	Declarant	Non-declarant
10	11	12	13	14
<input checked="" type="checkbox"/>				

15. If not a citizen of the U. S., of what nation are you a citizen or subject?

16. PRESENT OCCUPATION: **Vice Pres.** 17. EMPLOYER'S NAME: **Ames Manufacturing Steel Co**

18. PLACE OF EMPLOYMENT OR BUSINESS:
1850 Wabash St. Chicago Cook Ill.
(No.) (Street or R. F. D. No.) (City or town) (County) (State)

19. NEAREST RELATIVE: **Charlotte G. McCall (wife)**
 Address: **1027 Sheridan Rd. Evanston Ill.**
(Street or R. F. D. No.) (City or town) (County) (State)

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE

Sum T. McCall
(Registrant's signature or mark) (OVER)

M. G. O. Form NO. 1 (1914) 63-6171

Register of Former Students, Massachusetts Institute of Technology, 1912

- Schmid, Richard Gustav, IV, 1884-86.** Ol Huehl & Schmid, 163 Randolph St., Chicago, Ill.
- Schmidt, Albert F., 1879-80.**
- Schmidt, A(lbert) G(eorge) A(nton), II, '00.** President, The National Equipment Company, 412-13 Monadnock Block, Chicago, Ill.
- Schmidt, Caspar A(nthony), A.B., III, '03.** Engineer, with the Empire Zinc Co., Denver, Colo., Apartado 214, Monterey, Nuevo Leon, Mexico.
- Schmidt, Frederic B(ecker), IV, '08.** Architectural Draughtsman, Marshal & Fox, 919 First National Bank Building, Chicago, Ill.
- Schmidt, Hermann C(harles), VI, '10.** 501 East Grace St., Richmond, Va.
- Schmidt, H(erman) H(enry), I, 1895-98.** Chief Engineer, Bureau of Highways, Borough of Brooklyn Municipal Building, Brooklyn, N.Y.

EVANSTONIAN TO SHARE \$200,000 M'CALL ESTATE

Sumner T. McCall, 1022 Sheridan road, Evanston, was named one of five beneficiaries of a \$200,000 trust left by his mother, the late Mrs. Ella E. T. McCall of Boston, according to Boston dispatches last night. Mrs. McCall was the widow of Samuel W. McCall, former governor of Massachusetts. In her will she divided her estate equally between five children. In addition to Mr. McCall, the beneficiaries were Mrs. Katherine McCall Rudolph, Galesburg, Ill.; Mrs. Ruth McCall Hughes, Haverford, Pa.; Henry McCall, Primeville, Ore.; and Mrs. Margaret McCall Chappellee, New Haven, Conn.

LPC - 151 Meadow - Page 29

Death Notice: WILLIAM JOSEPH GRIFFIN JR.

Publication info: Chicago Tribune ; Chicago, Ill. [Chicago, Ill]. 10 July 2013: 7.

[ProQuest document link](#)

ABSTRACT

A third generation member of the Chicago Board of Trade, Bill was elected to serve on its board of directors from 1976 to 1978.

FULL TEXT

William Joseph Griffin, Jr. of Winnetka, IL entered eternal life July 7, 2013.

Loving husband of Rosemary McCarron Griffin.

Loving father of William Joseph Griffin, III (Laura), Shannon Mary Griffin Spencer (Patrick), and John Thaddeus Griffin (Mary). Loving grandfather of Madeline, Margaret and William Griffin; Catherine, Genevieve, Nicholas and Charlotte Spencer; and Duncan, Simon, Alessandra and Emily Griffin.

Loving brother of Hollis Joseph Griffin (Ginger) and Roger Sullivan Griffin (Sherryl). Preceded in death by his mother Mary Sullivan Griffin and father William Joseph Griffin.

Bill was a graduate of North Shore Country Day School, New Trier High School and Yale University.

A third generation member of the Chicago Board of Trade, Bill was elected to serve on its board of directors from 1976 to 1978.

Visitation 10:00am Thursday July 11 at Saints Faith, Hope and Charity, 191 Linden Ave, Winnetka, IL 60093 with Mass of Christian burial to follow at 11:00am.

In lieu of flowers, memorials may be made to Mission Society of St. Philip, Inc., 15451 Eagle Tavern Lane, Centreville, VA, 20120.

Info: 847/675-1990 or www.donnellanfuneral.com.

Sign Guestbook at chicagotribune.com/obituaries

This is a paid death notice.

DETAILS

Subject:	Christianity
Publication title:	Chicago Tribune; Chicago, Ill.
Pages:	7
Publication year:	2013

Publication date:	Jul 10, 2013
Section:	Business
Publisher:	Tribune Publishing Company, LLC
Place of publication:	Chicago, Ill.
Country of publication:	United States, Chicago, Ill.
Publication subject:	General Interest Periodicals--United States
ISSN:	10856706
Source type:	Newspaper
Language of publication:	English
Document type:	Obituary
ProQuest document ID:	1398988860
Document URL:	https://www.proquest.com/newspapers/death-notice-william-joseph-griffin-jr/docview/1398988860/se-2?accountid=4495
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Last updated:	2017-11-20
Database:	Chicago Tribune

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R. C. INGERSOLL DIES; HEADED BORG-WARNER

Leader in Business, Civic Affairs

Roy C. Ingersoll, 81, the honorary chairman of the board of the Borg-Warner corporation, died yesterday in his home at 151 Meadow lane, Winnetka.

Mr. Ingersoll, a leader in the Chicago business community, underwent throat surgery about four months ago and had been at home for the last several weeks.

At the age of 12, Mr. Ingersoll went to work as a machine operator in the Galesburg Coulter-Disc company, a large manufacturer of farm implement discs, which his father had founded in 1884.

Consolidated Firms

Mr. Ingersoll was named general manager of the firm in 1908, and was named presi-



Roy C. Ingersoll

dent in 1927. A year later, he consolidated the company with the newly formed Borg-Warner corporation.

He was elected a Borg-Warner director and president of the Ingersoll subsidiary, later a division. In 1936, he was elected a corporate vice president and was named president and chief executive officer in 1950.

Mr. Ingersoll was named chairman of the board and president in 1955, and stepped down as president a year later. He remained as chairman of the board until he retired in 1961, when he was given the title of honorary chairman of the board.

Civic Activities Told

Mr. Ingersoll formerly was president of the Salvation Army Association of Chicago and was a founder and co-chairman of the Chicago chapter of the American Cancer society, which he also served as a national director.

He also was a director of the Freedoms Foundation of Valley Forge, Pa., a member of the national board of directors of Boys Clubs of America, and a senior member of the National Industrial Conference board. Mr. Ingersoll also served as a trustee of the United States council of the International Chamber of Commerce.

In Chicago, he had served as chairman and director of the Better Government association, as a director of the Civic federation, as a member of the advisory boards of the Chicago Youth commission and the Northwestern university school of business.

Mr. Ingersoll served 12 years as a trustee of Knox college, in Galesburg, where he received his degree in 1908.

He leaves his widow, the former Lulu Hincheliff; two sons, James H. and Robert S., who succeeded him as chairman of the board of Borg-Warner; and two daughters, Mrs. Jane Hardy and Mrs. Barbara McClintock.

Roy C. Ingersoll, Half Century in Industry, Still Looking Ahead

BY WILLIAM CLARK

It's fun to talk with Roy C. Ingersoll.

Our excuse this time was that Mr. Ingersoll had just observed his 50th anniversary with Borg-Warner corporation and its predecessors, one of the latter being the Ingersoll family farm implement parts business which became the fifth corporate addition to the vast enterprise that is Borg-Warner corporation. Ingersoll, of course, is Borg-Warner's chairman.

On this occasion [Friday morning, to be exact] Ingersoll sat in his tastefully modernistic office on the 21st floor of the new Borg-Warner building at Michigan avenue and Adams street and displayed more enthusiasm about looking ahead than looking back. He was congratulated upon being a 73 year old who had just completed his 50th year in business, and was told he looked more like a 50 year old who might be celebrating the 23d anniversary of something or other.

Won't Inhale Praise

Ingersoll said thanks very much, he was glad to listen to that sort of stuff—but he wouldn't inhale any of it.

What, he was asked, have been the big changes in the techniques of operating a major manufacturing company in the last 50 years. The training of foremen and the developments in selling methods, he replied.

"Foremen are the real contact between management and plant employes," said Ingersoll. "The relationship between foremen and the men under them at the turn of

the century generally was unsatisfactory. Now foremen are trained to handle almost any type of problem or grievance."

Selling? Well, the typical salesman of 50 years ago was a cigar smoking story teller who knew little of the technical side of the business he represented. Today there is the technically trained sales engineer who can talk engineering about component parts with manufacturer customers



Photo of recent painting of Roy C. Ingersoll, chairman of Borg-Warner corporation, which hangs in company's executive offices in new Borg-Warner building at Michigan avenue and Adams street.

or instruct distributors and retailers in selling and servicing consumer products for householders.

Research a Milestone

Ingersoll also suggested that the establishment of research as an essential corporate function be listed among the last half century's most important developments. Borg-Warner, whose divisional products range from steel thru

[Continued on Page 9, col. 2]

Story, Opinions of Roy C. Ingersoll

[Continued from Page 7, col. 4]

automobile parts to Norge appliances, has individual plant research laboratories employing from 10 to 200 persons each in addition to a big central research facility.

What are the big problems facing industry? Most of them come under the general heading of education, Ingersoll said.

"First, employees — and stockholders and the general public, too—must learn that a healthy profit is necessary to their own well being and to the growth of the country," he said.

"There must be profit to attract venture capital, to support research, to support growth."

Offset Cost Inflation

New machinery developed thru research is about the only way to offset terrific inflation in costs, he asserted. That thought suggested another major problem—that posed by antiquated depreciation allowances.

"I know of some machines that cost \$1,600 20 years ago but cost \$86,000 to replace now," he said. "The law permits us to set aside, bit by bit, \$1,600 to replace that machine, but because of inflation the amount isn't anywhere near enough. We need a higher depreciation rate,

something that recognizes inflation."

The problem of educating all segments of industry to the end that labor and management will work together more effectively to meet increasingly strong competition from abroad bothers Ingersoll quite a bit.

"When the American working man understands things, he thinks right," said Ingersoll.

Competition for Power

"What worries me is the terrible competition among labor leaders for position and power. Unions spend hundreds of times as much for political purposes as corporate managements, and the money spent is tax free money."

Ingersoll was born in Sandoval [Marion county], Ill. He was exposed to hard work early in the plant owned by his father. At a tender age he became, briefly, the manager of a barrel factory. One customer bought a lot of barrels when he was fresh out of money to pay for them. Young Ingersoll took apples instead, brought them to Chicago, and sold them thru the old South Water street market. That was his first Chicago business experience.

Later he returned to Chicago to visit a friend before enrolling at the University of Illinois. A spell with typhoid during which he set a fever record for Wesley Memorial hospital, prevented his entering the university that fall to study—but he went down later and got a job as assistant to the business manager.

Tale of the Mouse

Still later, as a student at Knox college in

was sitting in class behind a lovely and demure young lady named Miss Lulu Hinchcliff. Suddenly she leaped up, shaking her voluminous skirts wildly. A mouse fell to the floor.

"I killed the mouse and married the girl," Ingersoll reported, and that's what he did. Earlier this month Mr. and Mrs. Ingersoll entertained the Knox class of '08 at its 50th reunion.

Ingersoll also remembers the advice given him by a 96 year old banker he knew decades ago downstate—"Don't cry over spilt milk; hunt another cow." This has helped him maintain a degree of objectivity under occasionally difficult circumstances.

Long Range View

For example, Borg-Warner feels the impact of competition from imported steel bars and other foreign made items. Nevertheless, Ingersoll favors the proposed five year extension of the reciprocal trade agreements because he believes that, in the long run, they will generate more business than would be saved by high tariffs on imports.

The mantle of chief executive at Borg-Warner recently descended to Robert S. Ingersoll, Roy's son and the company's president. The elder Ingersoll insists he is going to be less active in the business now, but "less active" seems remarkably inaccurate as a description of anything about this vigorous, peripatetic, warm hearted industrialist. How would he describe his own outlook on things?

"I try to be an optimist with my eyes open."

With a "best wishes!" let's

leave it at that.

STANTON



Francis R. Stanton, 84, of Winnetka, Feb. 24, husband of Louise, nee Parsons; father of Suzanne, William P. (Barbara), Campbell E. (Susan) and Francis S.; grandfather of Nicholas, Zachary, Alexander, Aleta, Corey and Katharine. Services private. Family will receive friends in their home Thursday, March 2, 4 to 7 p.m. In lieu of flowers, memorial contributions may be made to the North Shore Country Day School, 310 Greenbay Rd., Winnetka IL 60093 or the Hospice of the North Shore, 2821 Central St., Evanston IL 60201. Arrangements by **N. H. Scott & Hebblethwaite Funeral Home**, Glenview. Info, 708-998-1020

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. DR2001-1308

Property Information

Site Address: 151 Meadow

Parcel Identification Number(s) (PIN): 05-20-407-009-0000

Description of all structures to be demolished: 2 1/2 Story home with attached garage

Current Property Owner Information

Legal Name: 151 ML LLC

Primary Contact: Jared Smith

Address: [REDACTED]

City, State, Zip: Chicago, IL 60614

Phone No. 630-880-4637

Email: [REDACTED]

Date owner acquired property: 12/02/2021

Applicant Information

Legal Name: H.Gary Frank Architects

Primary Contact: Gary Frank

Address: 523 Chestnut

City, State, Zip: Winnetka, IL 60093

Phone No. 847-421-4212

Email: gary@hgaryfrankarchitects.com

Applicant's relationship to current LLC property owner: Architect

(As previously noted, if contract purchaser, attach copy of executed purchase agreement)

Demolition Contractor Information *(if known, otherwise indicate "not known at this time")*

Legal Name: TBD

Address: _____

City, State, ZIP: _____

Phone No: _____

Email: _____



Property Maintenance Requirements

During processing of the demolition permit, the owner and contractor must maintain the property in accordance with the Village Property Maintenance Code to avoid generation of nuisances. Accordingly, the following minimum requirements shall be adhered to:

- Grass shall be mowed and maintained at a height not to exceed 8 inches.
- Garbage, yard waste, miscellaneous rubbish, mail, and debris shall be removed from the property and not allowed to accumulate.
- Building(s) shall be secured (doors and windows in working order, closed and locked).
- No demolition or removal of building components may commence until the demolition permit has been issued. Commencement of demolition prior to issuance of permit will result in a Stop Work Order and double permit fees for all subsequent permits
- Approved tree fencing protections must be installed as directed by Village Forester prior to commencement of demolition. Lack of tree fencing will result in Stop Work Order and fines.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Winnetka that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property for purposes of conducting any inspections that may be necessary in connection with this application.
2. I (We) have carefully read this application, the applicable sections of the Winnetka Municipal Code and fully understand the applicable terms and provisions.
3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.
4. I/We hereby agree to demolish the above structure or portion thereof, in accordance with the information submitted herewith and in strict compliance with all provisions of the Building Code and other related ordinances and regulations of the Village of Winnetka, and I/We hereby consent to inspection of the work during demolition and to the responsibility of maintaining the subject site and adjacent public and private properties in a good, safe and clean condition, including but not limited to the "Property Maintenance Requirements" listed in the previous section.
5. I (We), in accordance with the requirements of the Annual Fee Resolution and the Winnetka Village Code agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Signature of Applicant: _____ Date: 12/03/2021

Print Name & Title: H. Gary Frank Architects

Signatures of Property Owner(s): _____ Date: 12/03/2021

Print Name & Title: Jacqui Smith Property Address: 151 Meadow

**If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.

H. Gary Frank | Architects

New Homes

Renovations

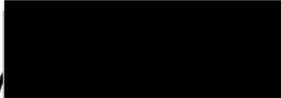
Additions

Historic Preservation

Village of Winnetka

151 Demolition Schedule

We are proposing to begin demolition September 1, 2022
Completion April 30, 2024



Gary Frank
H. Gary Frank Architects

523 Chestnut Street
Winnetka IL 60093
O 847 501 4212
www.hgaryfrankarchitects.com
gary@hgaryfrankarchitects.com



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER MARX, ASSOCIATE PLANNER
DATE: DECEMBER 28, 2021
SUBJECT: 830 SHERIDAN ROAD - ALTERATIONS TO LOCAL LANDMARK (CASE NO. 22-03-LPC)

INTRODUCTION

On January 3, 2022, the Landmark Preservation Commission (LPC) is scheduled to consider a request from Brad McLane (the "Applicant"), for an advisory review of exterior alterations to the property commonly known as 830 Sheridan Road (the "Subject Property").

PROPOSED PLAN

The Applicant has provided a written narrative along with descriptions, photos, product specifications, and a site plan that detail the proposed alteration to the existing residence on the Subject Property.-The Applicant is proposing to install a series of solar panels on several areas of the building roof's surface. The southwestern corner of the building would receive 16 solar panels installed on the roof area. There would also be ten panels installed on the flatter portion of the northern facing roof area over the third-floor sleeping porch. The Applicant states that the solar panel installation, along with other internal building improvements, would help the heating and cooling costs for an old structure that suffers from poor insulation. The Applicant also states that the panel installations would be in locations that are minimally visible from the public right-of-way. The proposed alteration complies with Zoning Ordinance requirements for single family home structures.



Figure 1 – Subject Property – South and East building facades



Figure 2 – Subject Property – South building façade facing northwest

COMMISSION REVIEW

Exterior alterations of designated landmarks are subject to an advisory review by the LPC. The criteria to consider when conducting an advisory review of alterations are as follows:

1. General Standards:

- a. Conformance with the Zoning Ordinance;
- b. Reasonable effort shall be made to use the building, structure, object or site for its originally intended purpose or to provide a compatible use which requires minimal alteration, relocation or demolition;
- c. The distinguishing original qualities or character of a building, structure, object or site should not be destroyed. The alteration, relocation or demolition of any historic material or distinctive architectural feature should be avoided except when necessary to assure an economically viable use of the property;
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site should usually be maintained and preserved;
- e. Deteriorated architectural features should whenever possible be repaired rather than replaced. If replacement is necessary, the new material should match as closely as practicable the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, where possible, should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings, structures, objects or sites;
- f. The surface cleaning of buildings, structures, objects or sites should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the architectural or historic features and building material shall be discouraged.
- g. New buildings and structures and the alterations and relocation of existing buildings or

structures shall not be discouraged when such work does not destroy significant historical or architectural features and is compatible with the size, scale, color, material and character of the property or neighborhood.

- h. Alterations, relocations and demolitions which do not affect any significant exterior architectural or historic features of the building, structure, object or site as viewed from a private street, a courtyard open to the public or a public street, place or way should generally be permitted;
 - i. Demolition of a designated landmark shall be discouraged if the building, structure or property, as the case may be, is economically viable and can yield reasonable return in its present condition or can be made economically viable and yield reasonable return after completion of appropriate alteration, relocation, renovation or restoration work.
2. Design Guidelines:
- a. Height. The height of any proposed alteration should be compatible with the architectural style and character of the designated landmark.
 - b. Proportions of Windows and Doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the designated landmark.
 - c. Roof Shape. The design of the roof should be compatible with the architectural style and character of the designated landmark.
 - d. Scale. The scale of the structure should be compatible with the architectural style and character of the designated landmark.
 - e. Directional Expression. The dominant horizontal or vertical expression of the facades should be compatible with the original architectural style or character of the designated landmark.
 - f. Architectural Details. Materials, textures, colors and architectural details should be compatible with the original architectural style or character of the designated landmark.
 - g. Appurtenances. Appurtenances including, but not limited to, signs, fences, accessory buildings or structures, permeable and impermeable surfaces should be compatible with the original architectural style or character of the designated landmark.
 - h. Other. In addition to the foregoing, the Commission may consider the Secretary of the Interior's Standards for Rehabilitation Guidelines for Rehabilitating Historic Buildings.

FINDINGS

The LPC shall determine whether the proposed alterations will be appropriate or not appropriate to the preservation of the Subject Property. Considering the alteration, does the LPC find that the Subject Property continues to meet the criteria for designation as a locally designated landmark?

If the LPC determines that the proposed alteration is inappropriate, it shall make recommendations to the Applicant concerning changes, if any, in the proposed alteration which would cause the LPC to reconsider its determination and shall confer with the Applicant.

ATTACHMENTS

Attachment A: Description and visuals of alterations provided by Applicant

ATTACHMENT A

From: [REDACTED]
To: [Christopher Marx](#)
Cc: [REDACTED]
Subject: RE: Winnetka Landmark Preservation Committee Query
Date: Wednesday, December 15, 2021 6:36:00 PM
Attachments: [Certasun Proposal for Brad McLane.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chris: Thanks for your guidance. Two roof photos attached that show where two of the three sets of solar panels would be affixed (the third set of panels would go on the north facing shed roof which is not visible from anywhere except heaven).

To the Landmark Preservation Committee:

830 Sheridan Road (aka "The Lloyd House", aka "[The Wayside](#)", aka my house) is a nationally registered landmark. You know its 140 year history better than I do. It was very well built, relying on eight fireplaces (and as many chimneys) to keep the house warm (plus four gas burning furnaces). We are looking at ways to more economically manage the house so that it is not out of reach for prospective buyers. We are looking at additional insulation, air or geothermal heat pumps, and solar. The latter would alter the roof of the house.

We are asking you to consider and approve the accompanying Certasun proposal to install 26 SunPower Equinox panels to three roof sections as shown in the proposal. This would annually generate close to 10,000 kWh and reduce our demand on the Winnetka power grid by 1/3 (our annual consumption now exceeds 33,000 kWh per year).

- Ten panels would be installed on the relatively flat shed roof on the third floor (sleeping porch). This roof line is not visible from the street and faces north (thus not part of the Landmark easement based on my reading).
- 13 panels would be installed on the back of the house (over the kitchen area) on a south facing roof. See attached photo.
- 3 panels would be installed on the SW roof (also over the kitchen area). See attached photo.

We do not believe this adversely effects the façade of the house. The roof sections are not overtly visible from the street. Further, we think this is the right thing to do for this house, Winnetka, and the environment and would appreciate your approval.

Thank you for your consideration.

Best regards,
Brad McLane



Ten panels would be installed on the relatively flat shed roof on the third floor

3 panels would be installed on the SW roof (also over the kitchen area)

13 panels would be installed on the back of the house (over the kitchen area) on a south facing roof



830 Sheridan South Facing Roof Viewed from Sidewalk



830 Sheridan Southwest Facing Roof Viewed from Sidewalk

Certasun Solar Proposal for Brad McLane



Prepared for:

Brad McLane
830 Sheridan Road
Winnetka, IL 60093

Prepared by:

Paul Doughty
Certasun LLC
paul@certasun.com
(773) 320-5119

Prepared on:

December 13, 2021



Only the Best for Your Home

Certasun is the Midwest's premier home solar company:

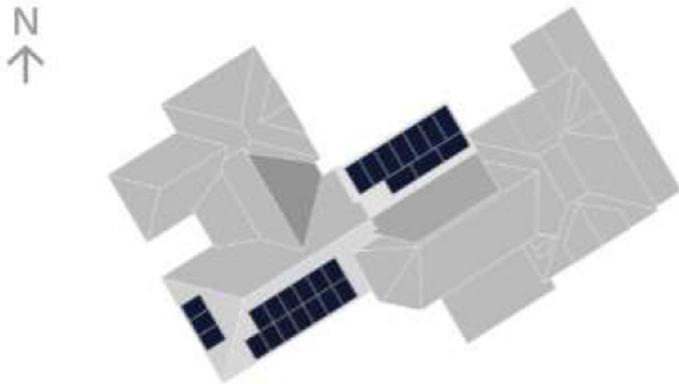
Best Installation + Best Equipment = Best Results



Proposed Design

SunPower Equinox® System for the McLane Residence

The only all-in-one, complete home solar system. From solar cell to software, the SunPower Equinox® system generates more power, is more reliable, and looks better than conventional home solar power systems.



SYSTEM SIZE



10.40
kWp (DC)

26
Panels

COMPONENTS



SOLAR PANELS

A Series 400
Watts



MOUNTING SYSTEM

InvisiMount®



MONITORING SYSTEM

mySunPower™

ELECTRICITY



USAGE (EST.)

31,745 kWh/year

YEAR 1 PRODUCTION (EST.)

10,175 kWh

Signature

Date

I approve this solar power design and hardware. I understand panel placement may vary based on electrical and structural design factors.

SUNPOWER®

SUNPOWER SOLAR PROPOSAL • Certasun LLC • Prepared for Brad McLane • Dec 13, 2021

2



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LANDMARK PRESERVATION COMMISSION
FEBRUARY 3, 2020 MEETING MINUTES

Members Present: Louise Holland, Chairperson
Chris Enck
Laura Good
Beth Ann Papoutsis
Joseph Stewart
Paul Weaver

Non-Voting Member Present: Jack Coladarci

Members Absent: Katie Comstock

Village Staff: David Schoon, Director of Community Development
Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

Call to Order:

Chairperson Holland called the meeting to order at 7:01 p.m.

Public Comment

Chairperson Holland asked if there was any public comment on items not on the agenda. No comments were made at this time.

Approval of January 6, 2020 Meeting Minutes

Chairperson Holland asked for a motion to adopt the January 6, 2020 meeting minutes. Ms. Papoutsis moved to adopt the January 6, 2020 meeting minutes. Chairperson Holland then asked if there were any comments or corrections. No comments were made at this time. Mr. Enck seconded the motion. A vote was taken and the motion passed by unanimous voice vote.

Case No. 20-04: 761 Lincoln Avenue: Preliminary review of the application for demolition of the single family residence at 761 Lincoln Avenue.

Jon Kogan of Highgate Builders introduced himself to the Commission. Chairperson Holland asked if they planned to demolish the home and replace it with another single family residence. Mr. Kogan confirmed that is correct. Chairperson Holland stated the date of when the home was built may be 1922 as well a new garage. Mr. Kogan responded he did not know the age of the current home. Ms. Papoutsis asked what would be the style of the new home. Mr. Kogan stated it would be a red brick Georgian style home and would be very traditional. Ms. Papoutsis asked if it would have a deep basement. Mr. Kogan confirmed it would have a regular 9-foot basement.

Chairperson Holland stated the Historical Society comments state the home was built in 1906 and several remodels occurred. Mr. Coladarci arrived at the meeting at this time.

Mr. Enck asked if the new home is for a client. Mr. Kogan confirmed that is correct and stated they have been working with them for a long time. Chairperson Holland asked what the condition of the existing home is. Mr. Kogan responded it is in bad shape and has asbestos and old mechanical systems. He stated they are going to do deconstruction and reuse the materials and donate them to charity. Ms.

1 Papoutsis questioned the asbestos removal. Mr. Kogan informed the Commission they would hire a
2 certified asbestos removal company.

3
4 Chairperson Holland referred to the statement by Vicki Granacki who had surveyed the block years ago
5 for an HAIS on a different property and rated 761 Lincoln as an historic building which is at least 50 years
6 old and referred to the characteristics and stylistic design of its period. She then stated the research did
7 not indicate historical or architectural significance and asked if there were any comments from the
8 audience. Ms. Good arrived at the meeting at this time.

9
10 Mr. Weaver stated the home appears to be in okay shape from the outside and asked if they considered
11 trying to rehab it. Mr. Kogan responded they did not consider rehabbing the home and the applicants
12 want modern amenities and style of a new home. Chairperson Holland asked if the home has a lower
13 level garage. Mr. Kogan confirmed that is correct and noted the new home would have an above ground
14 garage. Mr. Coladarci asked how much bigger the new home would be. Mr. Kogan stated it would be
15 3,000 square feet for the first floor footprint and a total of 4,600 square feet above grade which
16 included the garage. Mr. Coladarci asked what the size of the current home is and Mr. Kogan responded
17 it is about the same.

18
19 Chairperson Holland asked if there were any other comments. Mr. Enck asked if the home was listed on
20 the MLS. Mr. Kogan confirmed that is correct. He stated for homes in that shape, a majority are torn
21 down.

22
23 Chairperson Holland asked if there were any other comments or a motion to grant the demolition
24 application for 761 Lincoln Avenue. A motion was made by Mr. Enck and seconded by Ms. Papoutsis. A
25 vote was taken and the motion unanimously passed.

26
27 AYES: Enck, Good, Holland, Papoutsis, Stewart, Weaver

28 NAYS: None

29 NON-VOTING: Coladarci

30
31 **Case No. 20-05: 429 Sheridan Road: Preliminary review of the demolition application for 429 Sheridan**
32 **Road.**

33 Patrick Boilini of Boilini Company introduced himself to the Commission and stated with regard to the
34 plans for the home, it is vacant and in disrepair. He stated the plan is to remove the home and landscape
35 the property beautifully with a garden to add to the value of 419 Sheridan noting that owner owns both
36 properties. Mr. Boilini stated they have been through meetings with the Village Council on the
37 consolidation and it was approved.

38
39 Chairperson Holland asked if there were any comments from the audience. No comments were made at
40 this time. She asked Mr. Boilini to elaborate on the plans for the consolidated parcel. Mr. Boilini
41 responded the home is close on both lots lines and they are only adding fountains to hide the backyard
42 pool area and elaborate garden connecting to 419 Sheridan and to mirror the existing garden. He then
43 stated the existing swimming pool, terrace and landscaping would be redone to enhance the property.
44 Mr. Boilini also stated the pergola and outdoor seating area would be facing the lake and it would be
45 mostly grass, perennials and annuals which would be added as the season changes with the flowers
46 being changed several times a year. He stated it would be one spectacular garden to enhance 419
47 Sheridan Road.

48

1 Chairperson Holland referred to the letter received from the north neighbors. Mr. Boilini stated that
2 property would be greatly enhanced by the project and would improve the light, air and the ability to
3 absorb water. Chairperson Holland asked if there were any other questions.
4

5 Mr. Enck asked if the driveway would remain and Mr. Boilini confirmed that is correct. He noted it would
6 be granite pavers to match 419 Sheridan, he noted the existing driveway at 429 Sheridan is blacktop.
7 Mr. Enck asked if it is for service use and Mr. Boilini confirmed it would be used for landscape trucks
8 instead of blocking Sheridan Road for pool service, etc. Ms. Good referred to the relationship between
9 this property and the main home. Chairperson Holland asked if there were any other comments. No
10 additional comments were made at this time. She then asked for a motion.
11

12 Mr. Weaver made a motion to approve the demolition application for 429 Sheridan Road. Ms. Papoutsis
13 seconded the motion. A vote was taken and the motion unanimously passed.
14

15 AYES: Enck, Good, Holland, Papoutsis, Stewart, Weaver
16 NAYS: None
17 NON-VOTING: Coladarci
18

19 **Case No. 19-29-SD: 419 Sheridan Road: Advisory review of the alteration to a designated landmark.**

20 Chairperson Holland stated the home is landmarked and there would be no change to the home but
21 there would be changes to the side yards which were already approved by the ZBA and the Village
22 Council. She also stated the Plan Commission approved the consolidation and confirmed there would be
23 no changes to the landmark. Mr. Boilini confirmed that is correct.
24

25 Chairperson Holland asked if there were any questions. She also stated there would be no review of the
26 alterations since no work is being done on the home and the only effort is being made to provide a
27 beautiful spot next door and save the very large maple tree. Mr. Boilini confirmed that is correct.
28 Chairperson Holland stated it is in great condition and more efforts would be made to save the tree
29 during the demolition of 429 Sheridan. She also referred to the topography. Mr. Boilini stated the root
30 system would be enhanced since there is currently pavement over it. He also informed the Commission
31 Mariani Landscaping and the arborist would be putting in a lung system and putting in a different pipe
32 and different soil root system which would allow the tree to breathe better. Muneer Satter agreed it is a
33 big beautiful tree.
34

35 Chairperson Holland asked if there were any other comments. No comments were made at this time.
36 She then asked for a motion.
37

38 Ms. Papoutsis moved to approve the alterations to 419 Sheridan Road. The motion was seconded by Mr.
39 Enck. A vote was taken and the motion unanimously passed.
40

41 AYES: Enck, Good, Holland, Papoutsis, Stewart, Weaver
42 NAYS: None
43 NON-VOTING: Coladarci
44

45 **Winnetka Futures 2040 Plan Discussion.**

46 Mr. Schoon stated the Village is in the process of updating its Comprehensive Plan and hired The Lakota
47 Group to assist in that effort. Lakota is looking for ideas regarding historic preservation to incorporate
48 into the Comprehensive Plan from the Commission . He then turned it over to The Lakota Group.

1
2 Becky Hurley, Siraj Asfahani, and Doug Kaarre of the The Lakota Group introduced themselves to the
3 Commission.
4

5 Ms. Hurley stated this would be more of a focus group than a presentation. She stated they have begun
6 a three part process with the goal of finalizing the plan in the spring of 2021 which is also the 100 year
7 anniversary of the Edward Bennett Plan. Ms. Hurley explained the three part process of preparing the
8 plan: (1) analyzing material and community engagement (focus groups, Jefferson Dinners, interviews,
9 community open house, etc.), (2) visioning goals and objectives; and (3) plan development. Ms. Hurley
10 stated they planned to wrap up the process by April 2021.
11

12 Ms. Hurley then stated they would be working hard to reach out to all kinds of voices who were not
13 invited before. She also stated for all of the Boards, they would not be inviting them to the focus groups
14 but would come to each Board and Commission to hear their thoughts.
15

16 Mr. Asfahani stated they compiled a set of questions which are more of a conversation starter for
17 tonight and would like to hear the thoughts of the Commission and touch on different points of
18 preservation. He stated the first question is to understand how the community perceives historic
19 preservation and its sentiment toward it. Chairperson Holland responded there is a long history and it
20 started in 1997 when the landmark preservation ordinance was adopted by the Village Council which
21 resulted in 6 or 7 years of property rights back and forth. She then stated in her opinion with regard to
22 historic preservation, she commented it ebbs and flows and they are at a point where people are
23 concerned about the loss of the ambiance of the community.
24

25 Mr. Weaver stated since it started in the 1980's, the face of Winnetka and streetscape of the
26 neighborhoods has changed radically. He stated with regard to the caucus 2019 survey results, there
27 were questions about historic preservation and they are seeing what happened over the last 20 to 30
28 years. Mr. Weaver reiterated the Village is changing radically and the Commission Members put
29 together a spreadsheet comparing our historic preservation efforts to other communities. He then
30 stated the standards make it easier to construct new homes here than in other communities.
31

32 Mr. Enck stated he lives on the west side of the Village and he could see three different teardowns from
33 his home and described it as a disconcerting change. He then stated there are so many demolitions
34 happening and developers target smaller bungalow homes which if rehabbed might be desirable for
35 young families coming in the Village. Mr. Enck stated they also talked about if all of those homes are
36 gone, it would have a big impact on the community and for families that cannot afford to live here, he
37 questioned what would happen to the schools and the Village would then become an aging population
38 for older, more established people. Mr. Enck stated the amount of demolitions seemed rapid and there
39 have been 4 or 5 demolition applications in one meeting and that is a lot for a Village of 12,000 people.
40 He stated the Commission discussed one statistic that they have heard and that is since the 1987
41 ordinance was adopted , 1/4 or 1/3 of the housing stock has been torn down and replaced. Mr. Marx
42 noted since 2000, there have been almost 700 demolition applications processed and that vast majority
43 of those permits were issued a new home permit.
44

45 Mr. Coladarci asked Chairperson Holland if the ordinance was passed to counter the move toward
46 teardowns and Chairperson Holland responded the ordinance was created for positive reasons and in
47 the mid 1990's, there was a magazine article written entitled "Torn on Teardowns" with the last line
48 reading: "If Winnetka does not care about its history, why should anyone else." She described their

1 ordinance as very weak and there may have been 700 teardowns prior to 2000. Mr. Coladarci stated it
2 may have been based on the value of properties and in the 1990's, property values skyrocketed in the
3 Village.

4
5 Chairperson Holland stated from the Plan Commission conversations, the Village is missing small homes
6 and referred to those who want to retire to those types of homes. She described it as fair game by
7 builders and stated it could be a win-win situation as to how to satisfy everyone and keep the history of
8 the Village.

9
10 Ms. Hurley stated a question was asked if the purpose of the preservation ordinance was to curb the
11 high rate of teardowns in the 1990's. She then stated as they think about the Comprehensive Plan, there
12 was introductory language which talked about teardowns and the existing plan was responsive to the
13 high rate of teardowns. Chairperson Holland stated Mr. Enck bought their home from the original family.
14 Mr. Enck stated the family put easements on the home to protect it which made it more affordable for
15 them. Chairperson Holland stated that is why they suggested having discounted permit fees for
16 renovations and they hear it is too expensive to remodel. She also stated in the sheet of information,
17 they are providing a list of resources which can be made available. Chairperson Holland also stated they
18 should look at the fee structure and in the early 2000's, demolition fees went up in the hope of curbing
19 demolition but that did not work and they are still dealing with that.

20
21 Mr. Asfahani stated the Commission mentioned the ordinance is weak and property owners do not
22 know who to call. He stated that all of those sound like barriers to preservation and asked the
23 Commission what they see as other barriers to preservation. Ms. Good responded a lot of it is education
24 based and misunderstanding in terms of what it means to landmark a home and what historic districts
25 do to villages. She stated people think it is scary but research showed it enhanced market value. Ms.
26 Good stated there are a lot of myths which need busting. She also stated when the issue of property
27 rights comes up; it is a two sided issue. Ms. Good stated on one hand you move into an area for a
28 certain ambiance and feeling. She then stated she has lived in the Village for 14 years and moved here
29 because of the Village aesthetic and in that time span the Village has been stripped of a lot of what she
30 came here for. Ms. Good described the property rights issue as a double edged sword and they have
31 seen landmarks on Sheridan Road which have had histories of homes being built next to landmarks only
32 to have one of the homes destroyed and a large home built which dwarfs the beautiful homes of the
33 area and questioned what about that person's property rights. Ms. Good also informed the consultants
34 they have had several people come to meetings to voice their opinion and ask how they can help keep
35 the Village from being destroyed. She then stated words and the 60 day delay are all they have and they
36 can look for something more that other communities have.

37
38 Mr. Coladarci stated a problem is the affordable housing issue and the demographic compression of the
39 Village into a small, rich young category whose children attend the schools and then leave. He also
40 referred to the tax hit they take during that time period and then leave as soon as they can and their
41 concerns only last as long as they are in town. He described it as a major problem in terms of trying to
42 move forward the idea of landmark preservation and referred to tonight's application where the owners
43 clearly gave no thought to trying to fix the home. Mr. Coladarci then stated people see land they can
44 afford to buy and build a home here. He also stated he was born in the Village and there are two homes
45 left on his side of Cherry Street which date before the 1980's and stated he does not recognize the
46 street where he grew up. Mr. Coladarci stated for the money involved and property rights, people move
47 in and pay a lot for a home and want to get a lot of money out of their property when they leave and
48 any infringement on that right would run up against the same fight from the 1980's.

1 Chairperson Holland talked about the state property tax freeze program and three recent landmark
2 designations. The program is for 12 years Chairperson Holland stated the last time it was looked at it
3 was in 2009 and \$1.31 was the impact of the program on each existing home in the community. Ms.
4 Hurley referred to it being similar to the Tudor iconic building. Chairperson Holland stated according to
5 Edwin Bennett, this is what the entire retail section of town should look like. She also stated on her
6 block, there is one new home among other very old homes and it has been going on four years with the
7 new home not being sold.

8
9 Ms. Hurley asked about the residents' perspectives on preservation and property rights and the
10 demographic compression and new or multi-decade perspectives and whether any of that is changing.
11 She also asked if the younger families now are interested in unique pieces of property. Chairperson
12 Holland responded some are and referred to the home next door to her which was about to be sold. She
13 then stated a neighbor in the area put it on Facebook to save the home. She then stated a family on
14 Prospect purchased and restored the home. Chairperson Holland also stated Ms. Comstock spent a lot
15 and time effort on restoring a home on Prospect.

16
17 Mr. Weaver stated it is hard for the Commission to measure that and in certain neighborhoods a
18 developer can completely change the character of the neighborhood. He then referred to the smaller
19 homes on Hoyt Lane where a giant home is being built which he described as the beginning of the end
20 for that area which would completely change the neighborhood. Mr. Weaver indicated the other homes
21 may then go down. He also referred to a subdivision of five homes where a big home was built. Mr.
22 Weaver then stated the neighbors cannot do anything and they are hurt by development.

23
24 Chairperson Holland stated that is why they look at what other communities do and they need tools
25 they can use. She noted Lake Forest has a two year long delay and a residential design review
26 committee. Chairperson Holland stated all they are asking for are mild changes to the ordinance which
27 would give them more teeth.

28
29 Mr. Coladarci informed the Commission his mother lives on Essex and moved there in 1963 and over the
30 last 20 to 25 years, there have been no children on that street. He then stated the Graces' home sat for
31 a long time and they did inside rehab work. Mr. Coladarci then stated the Johnson home sat forever and
32 was finally sold and was considered to be a crappy home. He stated it was sold to a young couple from
33 the city which had children and there was no talk of tearing it down. Mr. Coladarci then stated after
34 people heard them being so enthusiastic about the Village from that family, he stated there is a market.
35 He described the situation as stereotypical of why people move to Winnetka. Mr. Coladarci stated it was
36 not a landmark quality home and that is the counter to a money-driven developer building spec homes.
37 He indicated people are willing to save old homes and noted his home is over 100 years old. He then
38 stated you can see the conflict between those who like old homes and those wanting to tear down and
39 build.

40
41 Mr. Weaver stated there is a different mindset between a builder and those building a dream home and
42 residents who want do something different versus a developer maxing out the square footage and
43 building a home with a giant basement with the home being good for 30 years. He stated they have
44 several developers who are resetting the look of Winnetka. Mr. Enck stated they also hear of people
45 who lived in their homes 40 or 50 years without updating it and when they pass away, the children
46 inherit the home and developers come to them with a cash offer and the home not being put on the
47 market. He then stated those might have been homes a young family or someone with vision could buy
48 and put work in it.

1
2 Ms. Good stated as it relates to young families being interested, she stated they absolutely are and
3 called them connoisseur buyers. She then stated it comes back to education and young people know
4 and love architectural homes. Ms. Good also stated they have seen rare, modern homes torn down and
5 referred to the home at the corner of Prospect. She then stated if her client had known about it, they
6 would have bought it and the homes go fast to developers. Ms. Good stated with regard to the history
7 and those who recycle, the more you know about art and architecture, the more you want to acquire
8 those properties she described as trophy homes. She stated it is easier to restore a home which was
9 untouched for 50 years rather than a home with additions, etc. Ms. Good stated some people are purists
10 and can see the original kitchen and love old cabinets.

11
12 Mr. Stewart stated they were that buyer 20 years ago and bought their home from the original owner.
13 He agreed there are people who appreciate that and they spent years restoring their home slowly. Mr.
14 Stewart stated he has seen the street change completely and there are so many teardowns. He
15 informed the Commission he moved to Winnetka not only for the schools but for the character of the
16 Village which is going away. Mr. Stewart also stated people are building gigantic homes on small
17 footprints and questioned how they can control that.

18
19 Ms. Papoutsis stated zoning is a huge issue and referred to tract mansions built by developers who
20 approach owners to buy their homes as is and not list them. She then stated that is the exact situation
21 with the home next door to her and when the home went on the market, people wanted to make an
22 offer but it never happened. Ms. Papoutsis noted the developer approached the son at that time and
23 the neighbors were sick about it. She stated the question is what they can do and agreed the ordinance
24 had no teeth.

25
26 Mr. Coladarci stated neighbors do not want restrictions and if they are asked to create historic districts,
27 they do not want that. Ms. Papoutsis stated zoning allowed building lot line to lot line and stated the
28 home next door to her is right against their driveway. She also stated zoning makes it difficult to live
29 next to a new home. Ms. Papoutsis then stated they hear a lot of times that millennials want to move
30 into a home and not want to do anything but they want the amenities of a modern home and deep
31 basements. She stated they now have flooding and while people think about conveniences, she would
32 say to appreciate the character and old homes.

33
34 Mr. Asfahani stated as they see other communities, follow-up on education is needed. He then stated
35 when the Commission is speaking toward education; he asked what are the current efforts the
36 Commission to taking to educate the community about preservation.

37
38 Chairperson Holland referred to the landmark brochure from months ago which used to be a Xerox
39 sheet. She also stated they try to celebrate landmarks by having a trolley tour in the spring which is
40 always sold out noting there were two trolleys last year which showed the landmarks in the community.
41 Chairperson Holland stated the next step is to host a landmark event with the realtors and noted three
42 of the suggestions on the list are for the Village to do discount permit fees and increase the time delay
43 for demolition and to publish and highlight properties. She noted there are now four more landmarks to
44 be added to the list and they want to create a historic preservation plan and go to the architects in the
45 community who people can go to for moldings, banisters, etc. with the vision to restore homes.

46
47 Ms. Hurley asked which educational efforts mentioned are done by the Historical Society, the
48 Commission or the Village. Chairperson Holland responded the Historical Society co-sponsored the

1 trolley tours. She informed the consultants the Commission goes to the Village when they think it is
2 necessary and described the list as necessary as well as having proof of what other communities have
3 done.

4
5 Ms. Papoutsis stated the list of what other communities have done was compiled months ago and the
6 study was done in the fall. She indicated there could be additional landmarks which are not listed on the
7 sheet. Mr. Asfahani stated that would be a comprehensive chart which shows how the Village compares
8 to neighboring communities and asked the Commission what they felt are barriers to the ordinance.
9 Chairperson Holland responded for a builder, if they increased the time delay to one year for teardown
10 historic homes. She referred to the caucus who got feedback and people want an effort made to keep
11 historic homes. Chairperson Holland reiterated there is not much understanding of what a landmarked
12 home is and that landmarking needs to be explained to people including identifying what districts. She
13 added there are many ways throughout the Plan to add the beauty of historic preservation and what it
14 does to the community and stated when the homes are gone, they are gone.

15
16 Ms. Hurley asked what the community would think as opposed to builders being mad. Mr. Coladarci
17 stated there are plenty of people who are in the situation of a home bought at a price of \$37,000 which
18 is now worth \$1 million and a lot of value being retained in the property. He referred to a home that
19 doubled in value can be used as the owner's piggy bank or for college. Mr. Coladarci then stated for
20 builders, they buy low, sell high and walk away with the buyer in five years being left with a crumbling
21 home.

22
23 Ms. Hurley asked if there is a rule requiring substantive construction. Mr. Coladarci responded they
24 cannot do much on preservation on the Commission, but they can make things more difficult for
25 builders and questioned whether the demolition permits should not have more information on them
26 such as not putting down the relationship between the applicant and seller. He indicated it is harder to
27 tell from the paperwork whether a spec home would be built. He suggested increasing the burden on
28 the application process and to create friction for those going through the process which can be a small
29 power of the Commission to try to discourage bad behavior.

30
31 Chairperson Holland referred to the Hoyt Lane home where there was consternation about tearing it
32 down and putting in a modern home with the owner not being here at the LPC meeting. She stated
33 many times, there is a requirement that the owner be here and referred to the neighbors who were
34 upset. Chairperson Holland stated the architect came in and that was it. She stated they are a small
35 community and while that worked, it did not change what was built but the attitude was about what the
36 teardown did to the home on the lake and to the one lane street. Chairperson Holland suggested on
37 Preservation Day, they invite builders and realtors who can see and hear the talks given by famous
38 restoration architects.

39
40 Mr. Kaarre agreed they can require things like contacting the next door neighbors and there are other
41 ways to add additional notification requirements as the educational aspect. He then asked if a landmark
42 is only designated if the owner requests it, and Chairperson Holland confirmed that is correct. Mr.
43 Kaarre then asked what are they hearing from the owners who want to landmark a home, why and their
44 reasons for doing it, as well as why are they then seeing demolition applications for them later and
45 asked is it because of the change of ownership. Chairperson Holland stated they have not seen a request
46 for landmark status followed by a demolition request. She then stated people are not aware and think
47 landmark status protects a home in perpetuity. Chairperson Holland then referred to one instance
48 where an owner thought no one could tear down an important structure and the home was torn down.

1 She then referred to the 1175 Whitebridge homeowner who spent a great deal money restoring the
2 front façade of the home and used bricks from the same vintage from Milwaukee but it did not save the
3 home. Chairperson Holland stated it also happened at 735 Sheridan Road and they have to draw a fine
4 line and the only thing they can do is keep talking. Mr. Weaver stated owners want attached garages, a
5 mudroom, etc.

6
7 Mr. Kaarre stated the idea behind landmark status is for people who want to preserve their homes but it
8 does not. He then asked if any demolition coming to the Commission is during a change of ownership,
9 and the Commission members confirmed that is correct. Chairperson Holland referred to the caucus
10 questionnaire which incorrectly stated a landmark property is protected forever and noted the only way
11 to protect a home is with an easement on the deed. She reiterated they have to explain and have a
12 preservation day for buyers, realtors, etc.

13
14 Mr. Kaarre stated for people interested in preserving homes, he asked if they considered certified
15 landmarks. Chairperson Holland stated the ordinance did allow them, and they had one they had to
16 decertify on Pine Tree Lane. Mr. Kaarre then stated the process is in there for the certification of a
17 landmark but only the owner can request it and they are required to follow the Commission's
18 recommendations. He then stated it is almost like an in perpetuity preservation and a future owner can
19 request decertification.

20
21 Mr. Asfahani stated aside from Mr. Enck's home, he asked if they see a lot of preservation easements.
22 Chairperson Holland referred to the Lloyd home on Sheridan Road and the Adler home on Burr. She
23 then stated the easement problem is that it had to be held by Landmarks Illinois. Mr. Enck stated his
24 easements are held by the National Trust. Ms. Good stated there are a lot of Frank Lloyd Wright homes
25 with an easement and there are stigmas along with it. She reiterated they have to educate buyers that
26 there are tax benefits for easements and encouragement for those in that situation. Ms. Good then
27 stated many times, builders tell them the same story that they love the home and want to save it but it
28 is beyond repair and it is cost prohibitive to fix. Ms. Good stated the Commission realizes it is a
29 cosmetics issue and they tossed the idea round for builders to come in with an architect and what they
30 would like to see is an ordinance which would give the Commission the opportunity to say to come back
31 with the Village's own restoration architect and verify whether the home is salvageable or not.

32
33 Mr. Enck stated that is why the point was brought up when the HAIS is prepared, if the clock for the
34 delay ends and it is a wasted opportunity where other communities require a sit down with the owner
35 and make them talk about how they looked at alternatives. He stated the Commission issuing a delay is
36 only a ticking clock but the applicant is required to do an HAIS. Chairperson Holland informed the
37 consultants if the Commission did not approve the HAIS, the demolition permit is not granted. The
38 clock starts on the 60-day demolition delay when the HAIS. She stated during that time, no one ever
39 comes back. Mr. Enck suggested making it harder for developers. Ms. Good stated with an educated
40 professional representing the Village, they would not just take their word for it. Mr. Coladarci stated the
41 Commission did have the power to say an application is incomplete and they want to understand the
42 relationship of what they are trying to do although they cannot ask certain questions.

43
44 Ms. Hurley stated that is a question for the Village to think about. She then referred to traffic impact
45 studies where an applicant or expert says one thing and a Village expert says something else which may
46 be an opportunity. Mr. Coladarci stated they want them to tell them what is wrong with the property
47 and they can come in with the paperwork asking to see the assessment of the furnace example. He
48 stated rather than saying they are making efforts for repair, the Commission wants to see a summary of

1 the home's condition by an inspector and prove they have met the standards. Mr. Coladarci stated the
2 standards are just words and you can hear the irritation with the builder when the Commission asks
3 questions.
4

5 Ms. Papoutsis then stated the Hoyt Lane home could have a big glass structure next to the homes which
6 have been there a long time and commented it would be great if they could get some kind of review
7 with the ZBA and incorporate them into the historic preservation plan. Chairperson Holland stated with
8 regard to residential design review, they would run into a problem and added President Rintz was the
9 chairman of such a previous effort that did not move forward.
10

11 Mr. Kaarre stated for the information requests the Commission is talking about, those require updating
12 the ordinance to include more requirements for information or guidelines to go with the ordinance. Mr.
13 Coladarci stated the Commission can determine what information it would like as part of the demolition
14 application process and demand that the applicants provide the necessary documentation, such as
15 condition of the home. Mr. Coladarci added that is why they have to fight the builder and make them
16 work harder to get what they want. He added the amount of demolitions would slow if they sense
17 hostility toward what the builder is trying to accomplish.
18

19 Chairperson Holland stated there were six applications where the neighbors were up in arms and they
20 did not know them. She referred to their suggestion to require a "For Sale" sign put up so the neighbors
21 know there is an application for demolition, and the Village attorney at that time stated that would not
22 be legal.
23

24 Mr. Schoon stated as he listened to the discussion, he asked if there is a difference between an historical
25 or architecturally significant home and an old home and the Commission Members agreed there is. Ms.
26 Good identified those old homes are contributing structures and the Commission is most concerned that
27 a significant home meets a certain amount of criteria. She noted the definition of an historic home is 50
28 years or older and there are homes that fit that criteria which are not significant but contribute to the
29 ambiance and the Commission has to pick and choose their battles which she commented is a whole
30 other discussion as to what do about contributing structures. Mr. Enck stated they are important issues
31 in different ways.
32

33 Mr. Coladarci referred to higher friction and making it more difficult to demolish a home and if a home is
34 more than 50 years old or historically or architecturally significant, to make it difficult and to change
35 attitudes about teardowns in Winnetka. He added while it may not be a great home, if it is fixed, it
36 would be a small place for those downsizing or a new family.
37

38 Mr. Enck stated in connection with what they saw in neighboring communities, personally he did not
39 want to be the community where it is easiest for developers to make money and what they are is what
40 the information on the chart shows which is it is easy for them to do.
41

42 Ms. Papoutsis agreed with Mr. Enck's comments and referred to the situation at the last meeting where
43 the applicant stated they bought an historic home and would tear it down even if they are required to
44 get an HAIS. She stated the applicant said the agent said the property was listed as land. Ms. Papoutsis
45 then stated it makes sense if it was listed as land and questioned should it be red flagged if it is up for
46 demolition and the applicant be required to have an HAIS and go through the process with the hope it is
47 more stringent. She suggested they work better with the real estate community and stated the applicant
48 did not know it was an architecturally significant home.

1
2 Mr. Kaarre stated the discussion ties back to creating historic districts and the main goal of a
3 preservation plan is to identify future landmarks and districts and the way to do that is to conduct a
4 survey of the properties. He referred to whether a greater level of care is needed to identify what those
5 properties are which can be done through a survey and to tie requirements to those properties.
6 Chairperson Holland responded they did that in 1987 before the ordinance was drafted and an
7 architectural historian was hired who drove through the Village and told the Village Council if there were
8 enough homes to qualify. She stated 300 homes were surveyed and 150 people who found their homes
9 were identified stated they had no right to identify them and that gave rise to opposition to the effort.
10 Chairperson Holland agreed a survey is needed and they have to find a way to do it with the permission
11 of the property owner.

12
13 Mr. Coladarci questioned if any historic preservation ordinance was created in the last 20 years or if it
14 would be an increased burden on homeowners. Mr. Weaver stated the surrounding suburbs are
15 adjusting them all the time. Ms. Papoutsis referred to Highland Park and Evanston. Ms. Good stated
16 Highland Park had a situation where they did not need the owner's permission for landmark designation
17 and people were not for that and they took that away from Highland Park and stated there must have
18 been community backlash.

19
20 Mr. Kaarre stated a designation and survey are two different things and there are a number of
21 differences because the community has changed since 1987. Ms. Good stated in 2010, the Art Institute
22 had students do a survey. Chairperson Holland stated along with the Historical Society, they identified
23 every home in the Village during the summer and looked at the Historical Society files. She then stated
24 the effort fell apart and they did almost the whole downtown area in 3 to 4 years and from Hibbard to
25 the Lake and from Elm to Oak. Chairperson Holland noted Patty Van Cleave managed the project.

26
27 Ms. Good stated what the Commission heard is when there is a demolition and it is for a home built by
28 an architect where they do not know how many there are by a certain architect since they do not have a
29 survey. She then stated while the information would be nice to have, a survey would open a can of
30 worms. Ms. Hurley stated she heard they did not leap into something, but for it to be incremental and
31 education makes sense and the way to get at it is through a basic survey. She also stated they should
32 look at the number of homes torn down since they decided not to have a survey since 1987. Mr. Enck
33 stated a survey would be helpful if having the benefits for people who have an historic home to have
34 lower permit prices for instance. Mr. Enck then stated they rely on the Historical Society's research
35 which helps and the Commission did not want to be too subjective. He noted there are other
36 communities which have surveys like Wilmette and Lake Forest.

37
38 Ms. Hurley stated with regard to teardowns, they have to tie into the idea of sustainability and there are
39 a lot of materials which go to the dump and they have to think about historic preservation through that
40 lens. Ms. Good stated there are environmental concerns as well. She then referred to giant mansions
41 being built after tearing down a 1920's home which has asbestos in the basement. She stated they are
42 supposed to follow guidelines and they do not know if they do and they can make that an issue. Ms.
43 Papoutsis cited such a situation near home.

44
45 Mr. Coladarci stated they should require a plan and how it is going to deal with the environmental
46 aspects of the teardown such as how much of it is reused, does it have value, etc. for the neighbors'
47 concerns. He then stated while the Village required that anyway, they should see that before demolition
48 to protect the neighbors from damage being done to the neighborhood.

1 Mr. Asfahani thanked the Commission for their comments and asked if the Commission had any final
2 thoughts or suggestions for them to share them through Mr. Schoon. Ms. Hurley informed the
3 Commission the website has a comment section and to include their email addresses for updates. She
4 also asked that they spread the word.

5
6 Ms. Good stated from an educational standpoint, she referred to the trolley tours and preservation
7 awards and there is only so much more they can do. She referred to the ongoing series of Winnetka and
8 Northfield libraries monthly discussions relating to restoring and researching old homes and it should be
9 ongoing with different people contributing. Ms. Good then stated it can be done in conjunction with
10 other things such as preservation week, architectural week or a month celebration. She also stated
11 schools have architectural programs and they should expand that. Ms. Good informed the Commission
12 the Book Stall has books out during that month and suggested writing in the neighborhood papers all
13 year long. She stated websites can put up information such as prairie homes in Winnetka, etc. and they
14 never fully explored the possibilities of what can be done for education in the community.

15
16 Ms. Papoutsis commented it would be worthwhile to get local publications to publish information about
17 the benefits of preserving versus tearing down a home. She stated they can discuss the issues with
18 landmarking and what the tax situation is as well as the benefit and that people misunderstood the
19 issue. Ms. Papoutsis stated that is why neighbors do not support landmarking and they think the tax
20 benefit would be detrimental to the rest of the community.

21
22 ns. Mr. Enck stated sustainability should factor into historic homes and all aspects of the community. He
23 then referred to other communities and Milwaukee which have requirements for certain structures and
24 the need for deconstruction as opposed to demolition which would divert materials from the landfill.

25
26 Mr. Coladarci stated it is mostly a matter of the need for more money from the bank to do that. He also
27 stated lower permit fees may not make a difference, but the time and effort to get it done may and the
28 extra cost or savings would not modify the behavior that much. Mr. Coladarci then stated they should
29 lean toward the process to make it more difficult as opposed to trying to create financial incentives
30 which are drivers. Mr. Coladarci then stated if an application is not done right according to the
31 ordinance, the applicant would have to come back with the right requirements and it should be
32 legitimate for the Commission and would not be overly burdensome on those spending a million on a
33 project.

34 35 **New Business**

36 Chairperson Holland stated they would be giving out the landmark preservation awards on February 18,
37 2020 and referred to the time it takes for the plaques to be made. She encouraged the Commission
38 Members to attend and stated she would give a copy of the list to the Village trustees and speak about
39 what the Commission needed to create the ambiance they want to have. Chairperson Holland then
40 stated it has been hard to get in touch with President Rintz and they want to make their position known
41 at the Village Council meeting.

42
43 Chairperson Holland then referred to the Council liaison reports and Mr. Coladarci stated he gave a little
44 bit of information to the Village Council but no one else was doing it and it is not helping. Chairperson
45 Holland stated they would inform the Village Council that the Commission met with The Lakota Group
46 and had a good conversation. Mr. Coladarci confirmed he would do that at the next Village Council
47 meeting.

48

1 Mr. Enck informed the Commission multiple people reached out to him with regard to the 82 Essex
2 home which was designed by Walter Burley Griffin and he has a photo of what the home originally
3 looked like. He noted it was remodeled by Barry Bern and was one of the first reinforced cast in place
4 homes in the country. Mr. Enck then stated it was published a lot in magazines and Landmarks Illinois
5 has it on their radar. He also stated the home has not been updated and was listed for sale for a long
6 time. Mr. Enck noted it is off the market now, but was relisted as land. He stated in terms of what they
7 can do, it is the rare instance of the Commission not being reactive and it is an architecturally significant
8 home and was the model home used by Griffin as the floor plan when the capital of Australia was
9 designed. Mr. Enck then stated it had the same problem they always see such as the kitchen having
10 issues, weird layout, etc. and it would be too expensive for a young family who would need to put
11 money in it. He then stated while they do not know the solution, it may be coming before the
12 Commission.

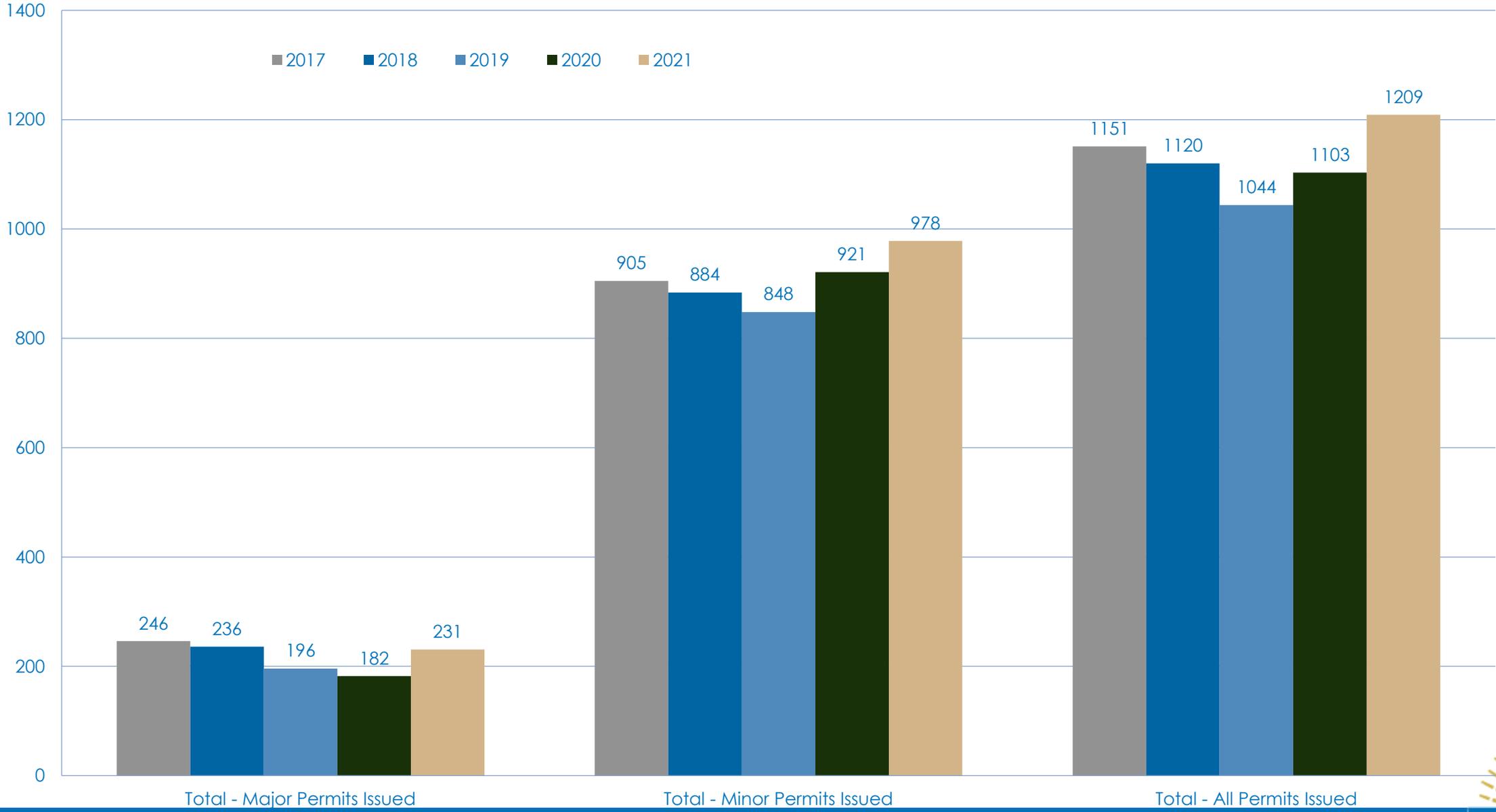
13
14 Chairperson Holland asked if there were any other questions or new business. No additional comment
15 was made at this time.

16
17 **Next meeting – March 2, 2020 – Quorum check.**
18 The Commission members did not discuss the quorum for the next meeting.

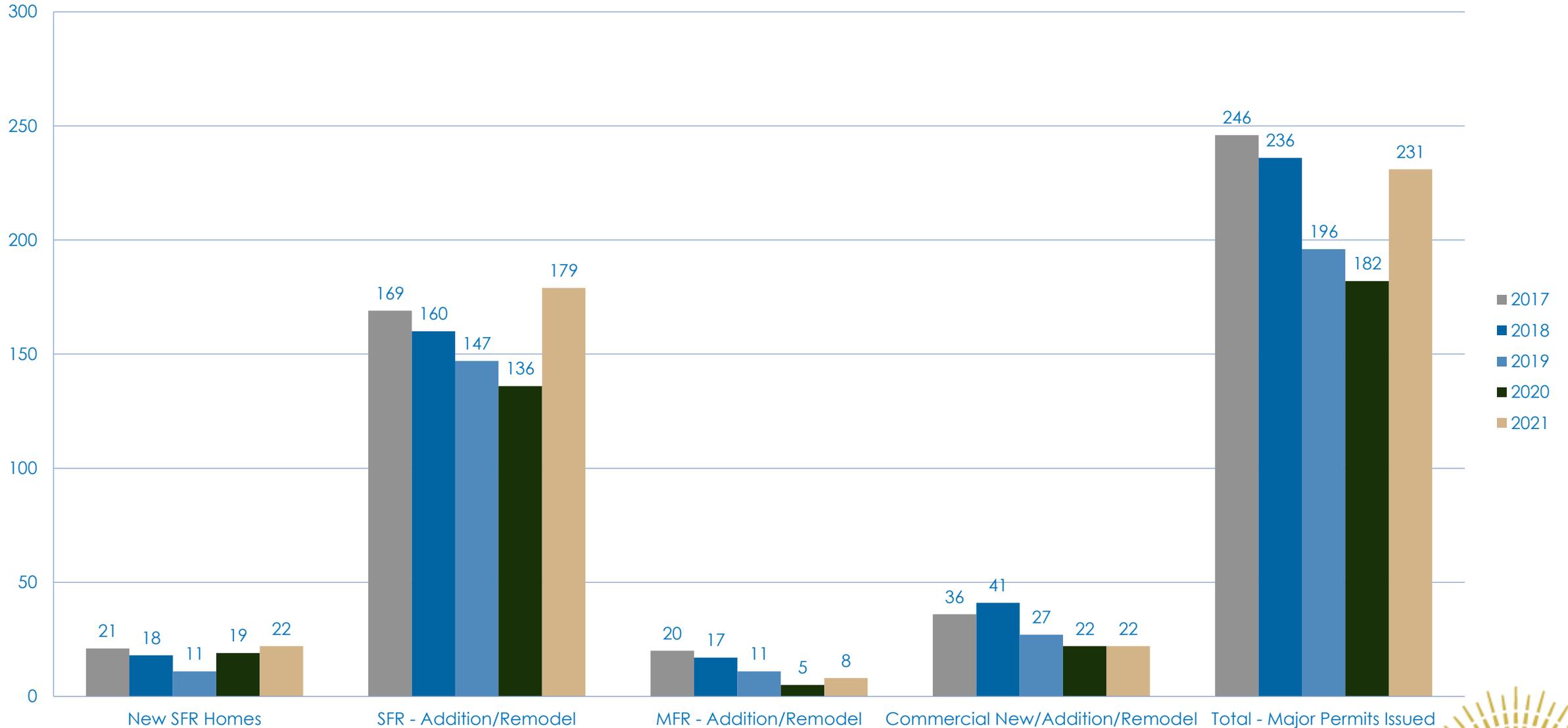
19
20 **ADJOURNMENT:**
21 The meeting adjourned at 9:08 p.m.

22
23 Respectfully submitted,
24
25 Antionette Johnson
26 Recording Secretary

Total Major & Minor Permits Through November



Major Building Permits Issued Through November by Year



Key: SFR – Single Family Residential; MFR – Multi-Family Residential



Minor Permits Issued Through November by Year

