



LANDMARK PRESERVATION COMMISSION VIRTUAL MEETING AGENDA MONDAY, FEBRUARY 7, 2022 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2022-01 and Section 7(e) of the Illinois Open Meetings Act, the Winnetka Landmark Preservation Commission meeting on Monday, February 7, 2022, **will be held virtually**. The meeting **will be livestreamed via the Zoom platform**. At least one representative from the Village will be present at Village Hall, in compliance with Section 7(e) of the Illinois Open Meetings Act, 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**. Due to the need to maintain social distancing, the opportunity to view the virtual meeting at Village Hall is available on a "first-come, first-served" basis.

The public has two options for observing and participating in this virtual Landmark Preservation Commission meeting, including the ability to provide oral comments during the meeting. Persons wishing to participate during the virtual meeting 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: 820 2770 1679 (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: 820 2770 1679; Webinar Password: LPC020722

To facilitate an efficient meeting, public comments submitted in advance are encourage. **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.

Public comments should contain the following information:

- In the subject line – "Landmark Preservation Commission Meeting Public Comment"
- Name
- Address (optional)
- Phone (optional)
- Organization or agency representing, if applicable
- General comment or comment on topic of specific agenda item number

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, at the appropriate time during the meeting. General comments for matters not on the agenda will be read under the Public Comment agenda item. Comments specific to a particular agenda item will be read during the discussion of that agenda item. The Village will attempt to have comments received after the meeting has started read at the end of the meeting. Public comment is limited to 200 words or less. All emails received will be acknowledged either during or after the meeting, depending on when they are received.

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

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.

AGENDA ITEMS

1. Call to Order.
2. Public Comment.
3. Approval of January 3, 2022, meeting minutes.
4. **Case No. 22-04-LPC – 655 Lincoln Avenue:** Review of the demolition permit application submitted for the single-family residence at 655 Lincoln Avenue.
5. **Case No. 22-05-LPC – 455 Linden Street:** Review of the demolition permit application submitted for the multi-family residence at 455 Linden Street.
6. Other Business.
 - a. February 3, 2020, Meeting Minutes – Transcription Amendment
 - b. March 7, 2022, Meeting – Quorum check.
 - c. Comprehensive Plan Update.
7. 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
JANUARY 3, 2022 MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Laura Good
Beth Ann Papoutsis
Joseph Stuart

Non-Voting Member Present:

Bob Dearborn

Members Absent:

Paul Weaver

Village Staff:

David Schoon, Director of Community Development
Kristin Kazenas, Assistant Village Manager
Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:06 p.m. and read the Oral Declaration into the record.

Public Comment

Ms. Kazenas confirmed there was no public comment to be made at this time.

Approval of December 6, 2021 Meeting Minutes.

Chairman Coladarci asked if there were any comments or corrections or for a motion to approve the December 6, 2021 meeting minutes. Ms. Papoutsis clarified the comment on page 2, line nos. 16 and 17 relating to the Crown family. A motion to approve the December 6, 2021 minutes, as amended was made by Mr. Enck and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Good, Papoutsis, Stuart
NAYS: None
NON-VOTING: Dearborn

Case No. 22-01-LPC – 239 Ridge Avenue: Review of the demolition permit application submitted for the single family residence at 239 Ridge Avenue.

Mr. Marx identified the contract purchaser and the property's location, zoning classification and size. He stated the Historical Society indicated the property may have been built in the 1890's and referred to subsequent alterations made to the property. Mr. Marx stated the property is not listed on the Illinois Historic Structures Survey Listing or the National Register noting the Historical Society stated the property does not have historical or architectural significance. He then referred to front and rear elevation photos and asked if there were any questions. Chairman Coladarci referred to the reference to the singular lot on page 15 of the building permit. Mr. Marx responded he did not have specific information on that topic relating to this property. No additional questions were raised at this time.

Ms. Kazenas allowed the applicants, Tom and Monica Corbett, into the meeting. Tom Corbett of Orchard Glen Homes stated they plan to purchase the property and demolish and build a new home in the Winnetka style similar to other homes they have built. He informed the Commission they considered saving the home and the home did not lend itself to renovation. Mr. Corbett then explained how the lot may have been altered.

Chairman Coladarci asked if there were any questions. Ms. Good asked for more specifics regarding the new home. Mr. Corbett responded it may be a wood structure with stone accents and identified other homes they have built as examples. He described the home as American Eclectic which would blend in with the neighborhood. Mr. Corbett estimated the existing home to be 2,500 square feet and noted they plan to include an attached garage with the home being smaller than what is allowed. He confirmed the home would be located further away from

1 the south property line and would have smaller massing than the existing home. Ms. Papoutsis asked Mr. Corbett
2 if he works with specific architects on his other homes. Mr. Corbett identified Jeff Heaney and Adam Lyons as the
3 architects he previously used. Mr. Enck asked if the home was on the market. Mr. and Mrs. Corbett and confirmed
4 it was listed on the MLS which went under contract quickly. Mr. Corbett described the interior as being in pretty
5 good shape and in good condition with the current owners living there for 40 years. Mr. Stuart asked how many
6 stories would the new home have and if they did restorations. Mr. Corbett responded it may be two stories with
7 an attic and identified restoration projects they are working on. Ms. Good asked Mr. Corbett if he performed
8 research on potential home purchases to determine if the home is architecturally or historically significant. Mr.
9 Corbett responded they can look into doing that and referred to properties being more valuable in terms of the
10 land. He also stated he relied on the Commission to inform him as to whether homes are significant and confirmed
11 they contacted the Historical Society with regard to the property. Mr. Dearborn referred to 1180 Oakley which
12 came to the Commission as a teardown and was renovated. Mr. Marx confirmed that is correct and stated the
13 applicants decided to restore the historic portions of the home. Mr. Schoon informed the Commission a variation
14 was approved by the ZBA and PC for that property.
15

16 Chairman Coladarci asked for public comment. Ms. Kazenas allowed Thomas Borah, 770 Hill Road, into the
17 meeting. Mr. Borah stated the existing structure fit into Winnetka's architecture and has been well kept. He stated
18 in order to keep the neighborhood character, it should not be torn down and stated the home was not marketed a
19 long time. Mr. Borah also stated his children who would like to stay in the neighborhood and are being priced out
20 and did not have the opportunity to bid on a home such as this. He concluded it would be a shame for the home to
21 be torn down and replaced. Ms. Kazenas confirmed there are no additional public comments at this time.
22

23 Chairman Coladarci then called the matter in for discussion. Mr. Enck referred to Mr. Borah's comments and stated
24 while the Historical Society determined the home was not architecturally or historically significant, Mr. Borah's
25 comments tie into the points which need to be addressed with the consultants in the Comprehensive Plan but the
26 home did not warrant an HAIS. Chairman Coladarci agreed with Mr. Enck's comments and stated there should be a
27 way to affect the process in order to benefit the community and for those who want to move to Winnetka. Ms.
28 Papoutsis asked Mr. Corbett if he would consider allowing the property to be relisted with an agreement for his
29 company to be the contractor. Chairman Coladarci stated a request of that type fell outside of the Commission's
30 purview. Ms. Good stated they are rapidly losing contributing and older homes and agreed with the comments
31 made. She agreed the home did not warrant an HAIS but agreed with Mr. Borah's comments. Ms. Good referred to
32 the private MLS network which contained homes which did not show up on the public network and the fact that
33 the general public did not know about this home. She agreed the issue of the private network should be
34 addressed.
35

36 Chairman Coladarci referred to Section 15.52.040 and asked for a motion to determine that the home did not
37 warrant an HAIS and to approve the demolition permit for 239 Ridge Avenue. Ms. Papoutsis reluctantly moved to
38 approve the demolition permit for 239 Ridge Avenue. The motion was seconded by Mr. Enck. A vote was taken and
39 the motion unanimously passed, 5 to 0:

40 AYES: Coladarci, Enck, Good, Papoutsis, Stuart

41 NAYS: None

42 NON-VOTING: Dearborn
43

44 **Case No. 22-02-LPC – 151 Meadow Lane: Review of the demolition permit application submitted for the single**
45 **family residence at 151 Meadow Lane.**

46 Mr. Marx stated Gary Frank represented the property owner and identified the property's location, zoning
47 classification and size. He stated the home was constructed in 1930 with a subsequent addition and alterations.
48 Mr. Marx stated the property is not listed on the Illinois Historic Structures Listing and the Historical Society
49 determined that the property has architectural significance in connection with the architect, Chester Walcott, as
50 indicated on Attachment C. He then identified property photos with the applicant providing additional interior
51 photos today and asked if there were any questions.
52

1 Chairman Coladarci asked who is the owner and Mr. Marx responded the owner is an LLC whose participants have
2 been verified by the Village and that Mr. Frank may be able to elaborate on the ownership. No additional
3 questions were raised at this time.
4

5 Chairman Coladarci then asked for the applicant's presentation. Ms. Kazenas allowed Gary Frank and Jared Smith
6 into the meeting. Gary Frank informed the Commission the property ownership is a private trust which includes
7 Jared Smith. He then stated Mr. Smith and his wife were looking for a large property in Winnetka and found the
8 property which became available quickly. Mr. Frank referred to the home's historical value due to its relationship
9 with Chester Walcott and the applicants' vision for the property. He informed the Commission of his prior projects
10 and position as former DRB chairman. Mr. Frank estimated the home could measure 26,000 square feet and they
11 designed a 2.5 story home with attic space in the 10,000-20,000 square foot range which would be a shingle style
12 home. He then referred to neighboring homes and described the home's proposed exterior as plain. Mr. Frank
13 then referred the Commission to the home's interior photos and described its condition. He then asked if there
14 were any questions.
15

16 Mr. Dearborn asked Mr. Frank if he felt the home is an obvious teardown and Mr. Frank responded it is. Mr.
17 Dearborn then asked if the home could be renovated for a young family and Mr. Frank responded while it could, it
18 would be cost prohibitive. He added while he normally encouraged renovation, this home did not qualify for
19 renovation. Chairman Coladarci commented while the home did not meet the applicants' needs, it would meet the
20 needs of others. Mr. Frank stated they consider the home's physical and mechanical characteristics and
21 infrastructure. He added multiple offers were made on the home to tear it down. Chairman Coladarci described
22 the home as an example of a home for which the Commission's purpose is to try to save it and there are people
23 willing to live in older homes. Mr. Frank stated while he agreed with Chairman Coladarci's comments, he reiterated
24 the home's infrastructure made it difficult to save. He informed the Commission he has advised clients in the past
25 of homes which are worth saving.
26

27 Mr. Enck stated he is troubled by the number and caliber of demolitions and to hear applicants' comments that
28 they looking for a lot and not considering the neighborhood character. He also referred to the amount of waste
29 resulting from tearing down a home this size. Mr. Frank stated he understood Mr. Enck's comments and referred
30 to two new homes on the block which are changing the neighborhood character. He reiterated the property
31 became available to the applicants. Mr. Stuart referred to the number of restorations on Hill Road. Mr. Frank
32 stated there have been many instances where his clients renovate a home with which they have history. Chairman
33 Coladarci stated part of the Commission's job is to preserve what is here and the community's desire to save
34 homes. Mr. Frank stated while he agreed with Chairman Coladarci's comments, he informed the Commission he
35 cared about what he designed and his clients want homes that fit in the neighborhood. Mr. Stuart asked Mr. Frank
36 how he would feel if one of his homes is demolished and described the effect on the neighboring homes and Mr.
37 Frank further explained his position to the Commission.
38

39 Mr. Dearborn asked Mr. Smith for his comments. Mr. Smith provided the Commission with the background in
40 connection with their property search. He stated he realized how important it is for the home to fit in the
41 community and they would live in the home forever. Mr. Smith stated renovation is not option for several reasons
42 and explained their previous experience with renovation. Ms. Papoutsis asked if they planned to deconstruct the
43 home or salvage any part of it. Mr. Frank stated they would deconstruct the home as much as possible. Mr. Enck
44 asked what is the square footage of the current home and Mr. Frank estimated it to measure 8,000-10,000 square
45 feet which has all frame construction. He also stated the new home would be a little bigger with the siting to be
46 determined. Mr. Frank noted no trees would be affected by construction together with an area for off-street
47 parking. Mr. Enck asked Mr. Frank if he considered the effects of total deconstruction and the impact on the
48 environment. Mr. Frank responded they have not fully discussed it yet and plan to be as energy efficient as
49 possible.
50

51 Ms. Good asked Mr. Frank how many homes has he demolished in Winnetka. Mr. Frank responded he did not have
52 an accurate count of how many new homes he built in Winnetka and he has done numerous new homes and
53 renovations on the North Shore. Ms. Good referred to the home's appeal to previous owners and the fact that

1 many people feel older homes are built better in terms of its infrastructure. She asked Mr. Smith what drew him to
2 Winnetka and Mr. Smith identified the factors that appealed to them. Mr. Enck referred to older homes which
3 were built for a different era which have been rehabbed to meet modern family needs.
4

5 Chairman Coladarci then asked for public comment. Ms. Kazenas allowed members of the public into the meeting.
6 Keith Rudman, 919 Hill Road, stated he would like to support the applicants in their request. He informed the
7 Commission the previous owner was ill and real estate brokers knew for a long time that the home would be
8 coming on the market. Mr. Rudman also described how the property is not easily viewed and speaking as the most
9 impacted neighbor, he is in full support of the request. Ms. Kazenas confirmed there are no other members of the
10 public to comment on this matter.
11

12 Chairman Coladarci then called the matter in for discussion. He suggested an HAIS would be a good idea and
13 referred to the previous owners. Chairman Coladarci added he hoped the applicants would change their minds
14 during the time the HAIS is being prepared. Ms. Papoutsis agreed with Chairman Coladarci's comments as well as
15 based on the Historical Society's comments. No additional comments were made at this time.
16

17 Chairman Coladarci then asked for a motion and read the findings into the record. Ms. Papoutsis moved to require
18 an HAIS for 151 Meadow Lane. Mr. Stuart seconded the motion. A vote was taken and the motion unanimously
19 passed, 5 to 0:

20 AYES: Coladarci, Enck, Good, Papoutsis, Stuart
21 NAYS: None
22 NON-VOTING: Dearborn
23

24 **Case No. 22-03-LPC – 830 Sheridan Road: Advisory review of proposed alterations to 830 Sheridan Road, a**
25 **locally registered landmark.**

26 Mr. Marx identified the landmarked property's location and described the proposal to install 16 rooftop solar
27 panels to increase energy efficiency, together with interior building improvements. He then referred to an aerial
28 view and identified the proposed solar panels' location and product specifications. Mr. Marx identified the criteria
29 the Commission is to consider and asked if there were any questions.
30

31 Chairman Coladarci asked if the fact the home is a national landmark affected how the Village handled the request.
32 Mr. Marx responded there is no effect on the process. Mr. Enck asked if the home participated in the property tax
33 freeze program. Mr. Marx stated the applicant, Brad McLane, can respond. Mr. Dearborn referred to compliance
34 with the zoning ordinance and questioned how solar panels are to be considered. Mr. Marx responded if the
35 panels are located on the home and not on an independent structure, there are no zoning requirements to be
36 considered. Ms. Good asked if the property is on the National Register or is a national historic landmark. Mr. Enck
37 asked if the property has an easement held by Landmarks Illinois. Mr. Marx responded the applicant can confirm.
38 Ms. Good suggested the Commission's decision should be made contingent on Landmarks Illinois' approval. Ms.
39 Papoutsis referred to Attachment A and the applicant's statement that the property is a nationally registered
40 landmark and identified the solar panel location which would not be part of the landmarked easement. She asked
41 if further confirmation is necessary. Mr. Marx stated the applicant is asked to provide as much information as
42 possible for the materials packet along with the criteria the Commission is to consider. He confirmed there would
43 be a total amount of 26 solar panels.
44

45 Ms. Papoutsis applauded the applicants in maintaining the home's integrity and their efforts to improve the older
46 home's energy efficiency. Ms. Good referred to the photo on page 9 and asked if the panels can open. Mr. Marx
47 responded the materials do not suggest the panels rotate or adjust.
48

49 Ms. Kazenas allowed Brad McLane into the meeting. Mr. McLane identified his affiliations with different boards in
50 the Village and described the amount of work and expense involved in maintaining the home. He noted Landmarks
51 Illinois has an easement on the south façade and explained the approval process he underwent so far to the
52 Commission. Mr. McLane described the approvals as a learning process and stated he began the process with the

1 Commission in order to help maintain the home for future generations. He confirmed the panels would be grey
2 and flat and that he did not receive a property tax freeze.
3

4 Chairman Coladarci asked if there were any other questions for Mr. McLane. Ms. Papoutsis asked how many
5 furnaces are in the home and how would the solar panels work. Mr. McLane responded there are eight fireplaces
6 and five zones in the home. He informed the Commission the solar panels would help with the summer's electricity
7 bills and further explained how the panels would work. Ms. Papoutsis and Ms. Good thanked Mr. McLane for
8 saving the home. Ms. Good and Mr. Enck agreed the request is minimal.
9

10 Mr. Schoon reminded the Commission the landmark is local and not certified. He noted the Commission is an
11 advisory body and their position is not binding on the property. Mr. McLane described the visibility of the panels
12 from different vantage points. No additional questions were raised at this time.
13

14 Chairman Coladarci called the matter in for discussion. Ms. Good commented while the solar panels are not ideal,
15 it is a minimal request and a green idea which would not affect the home's character. She concluded she is in favor
16 of the request. Mr. Enck agreed with Ms. Good's comments. He added the panels are reversible and could be
17 removed in the future and he is in favor of the request as well. Ms. Papoutsis agreed with the comments made and
18 stated the applicants respect the home's architectural integrity while needing more modern conveniences of
19 efficiency. She concluded she is also in support of the request.
20

21 Chairman Coladarci then asked for a motion to state the Commission determined the proposed alterations would
22 be appropriate for the subject property and found that the property would continue to meet the conditions for a
23 locally designated landmark. Ms. Good moved to approve the request as stated by Chairman Coladarci. Ms.
24 Papoutsis seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

25 AYES: Coladarci, Enck, Good, Papoutsis, Stuart

26 NAYS: None

27 NON-VOTING: Dearborn
28

29 **Other Business.**

30 a. February 3, 2020 Meeting Minutes – Transcription Amendment

31 Mr. Marx identified Ms. Papoutsis's corrections to be made to the February 3, 2020 meeting minutes and noted
32 the final copy of the minutes was included in the agenda packet. Ms. Papoutsis stated she would like to clarify
33 additional comments and suggested she provide written clarifications to Mr. Marx. Mr. Schoon confirmed the
34 matter could be continued to the next meeting.
35

36 b. Building Permit Submission Information for 2021

37 Mr. Marx referred the Commission to the PowerPoint which outlined the information the Commission requested
38 relating to building permits.
39

40 c. February 7, 2022 Meeting – Quorum Check

41 The Commission Members discussed their availability.
42

43 d. Comprehensive Plan Update

44 Mr. Schoon informed the Commission that the PC would be working with the consultant team over the next
45 several months and he would keep the Commission apprised of developments. Mr. Dearborn had no information
46 to add with regard to the Village Council. Mr. Enck questioned the status of 82 Essex and Mr. Marx responded no
47 building permit applications have been submitted. The Commission Members then discussed the status of the Don
48 Erickson building.
49

50 **Adjournment:**

51 A motion to adjourn was made by Mr. Enck and seconded by Mr. Stuart. A vote was taken and the motion
52 unanimously passed, 5 to 0:

53 AYES: Coladarci, Enck, Good, Papoutsis, Stuart

1 NAYS: None
2 NON-VOTING: Dearborn
3
4 The meeting adjourned at 10:05 p.m.
5
6 Respectfully submitted,
7
8 Antionette Johnson
9 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 31, 2022
SUBJECT: 655 LINCOLN AVENUE - DEMOLITION PERMIT (CASE NO. 22-04-LPC)

INTRODUCTION	
Meeting Date	February 7, 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	655 Lincoln Avenue (See Attachment A – Aerial Map)
Property Owner	Rebecca Dragojlovich
Application Submitted by	John Toniolo, architect 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	0.23 acres
Location	East side of Lincoln Avenue between Humboldt Avenue and Pine Street
Improvements	Single-family residence with attached garage
Zoning	R-3 Single Family Residential
Surrounding Zoning	R-3 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	1924
Additional Construction Activity	1924 – Build a two-story residence, 1944 – Alter two-story stucco and frame 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	
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 27, 2021. Should the LPC request an HAIS for the subject property at the February 7th 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 February 7, 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)**

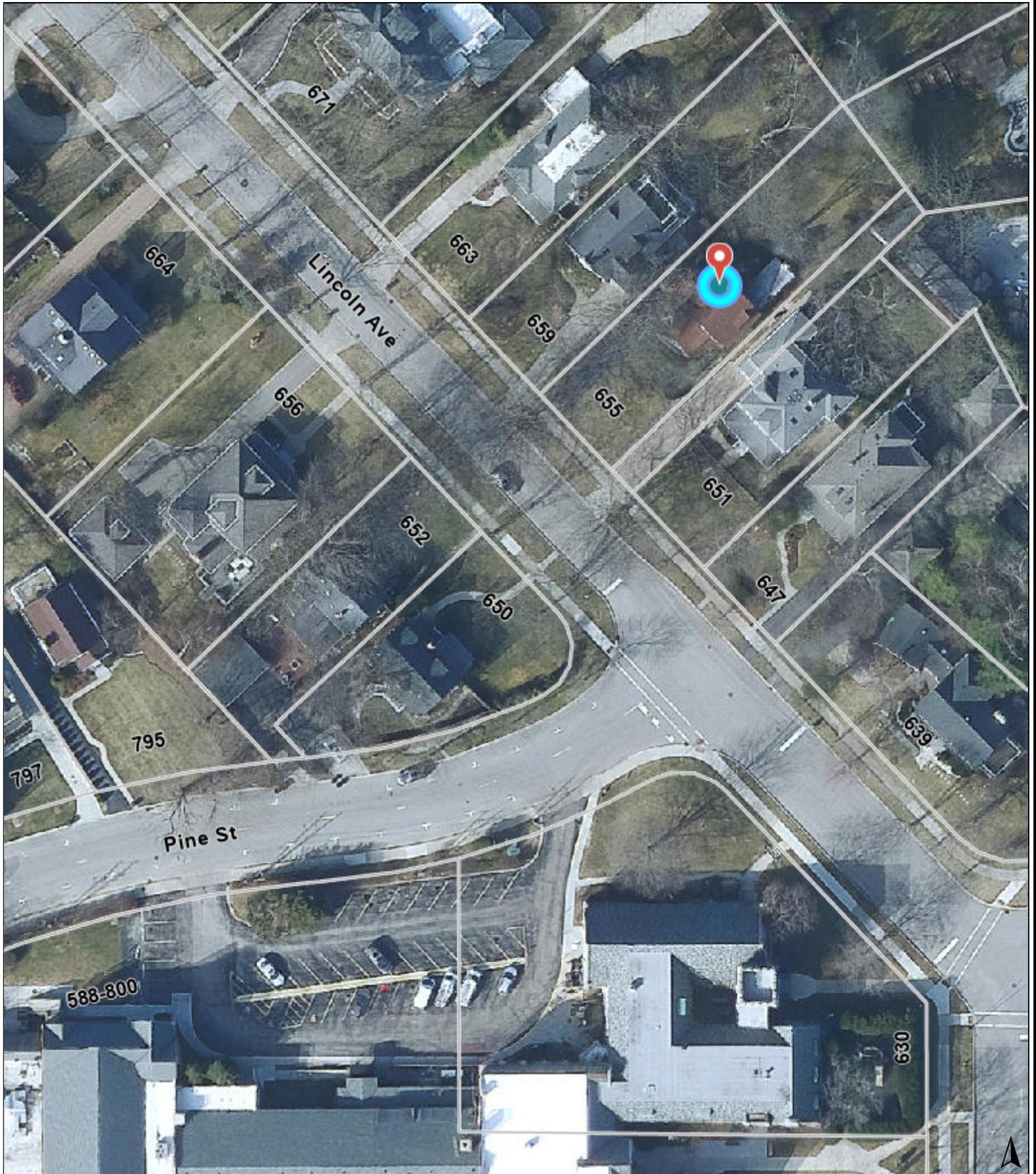
Building and/or Property Lacks Historic or Architectural Significance

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



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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: JANUARY 14, 2021
SUBJECT: CASE NO. 22-04: 655 LINCOLN AVENUE

INTRODUCTION

On February 7, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage at 655 Lincoln 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 Friday, January 28, 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

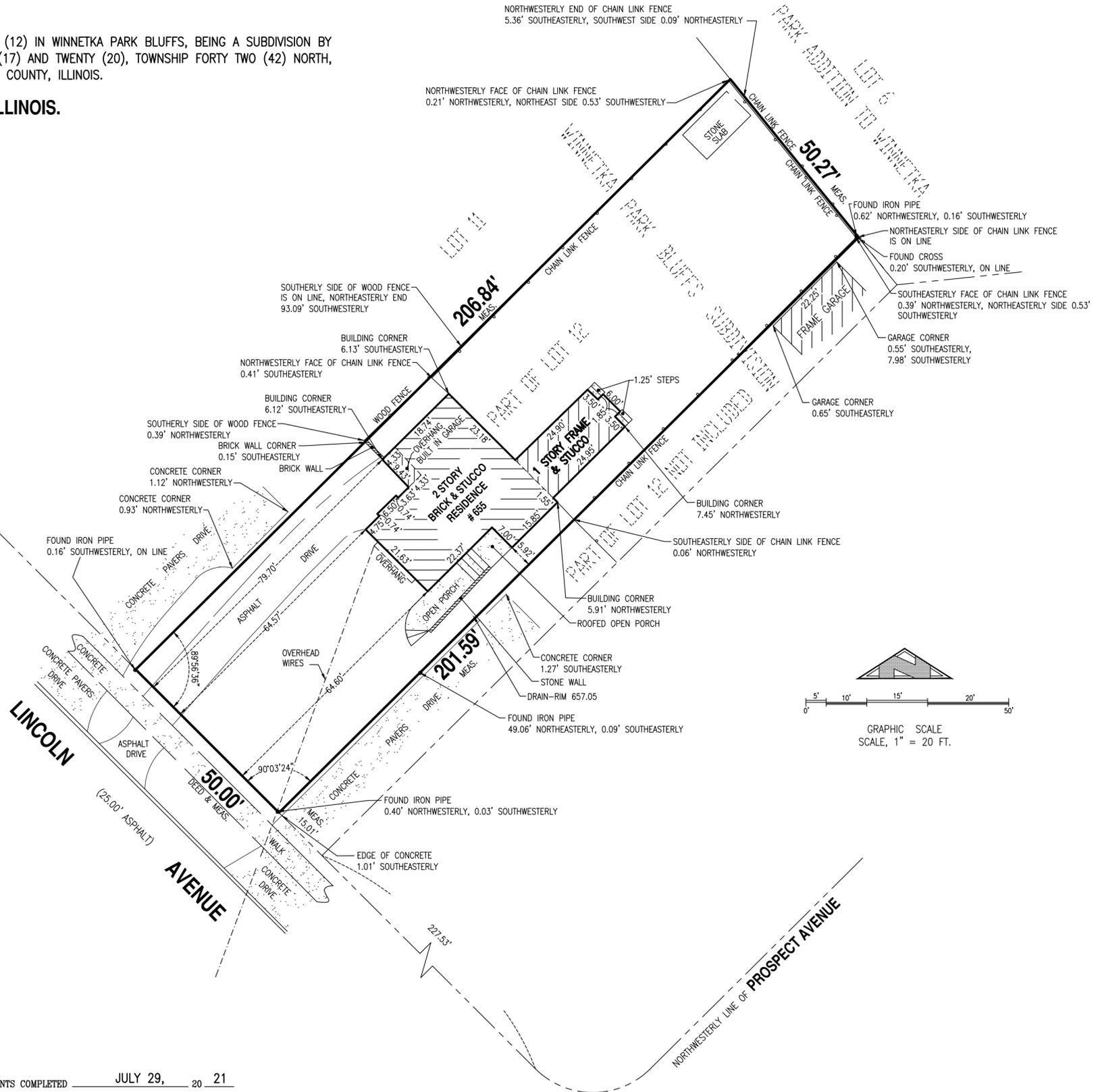
Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
2-12-1924	Build a two-story residence, garage attached	Harry Irwin Johnston	Wm. Campbell Wright
7-24-1944	Alter a two-story stucco and frame residence	L.C. Harbison	Not Listed

PLAT of SURVEY

LEGAL DESCRIPTION:
 THE NORTHERLY FIFTY (50) FEET OF LOT TWELVE (12) IN BLOCK TWELVE (12) IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS SIXTEEN (16), SEVENTEEN (17) AND TWENTY (20), TOWNSHIP FORTY TWO (42) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **655 LINCOLN AVENUE, WINNETKA, ILLINOIS.**



SITE NOTES:
 Area of surveyed property = 10,211 sq. ft.

GENERAL NOTES:
 All information provided to the surveyor is shown or noted hereon.

Location of underground utilities where not substantiated by physical evidence are taken from records and/or field markings normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.

Prior to excavation call
 J.U.L.I.E. at 811 or 800-892-0123

The legal description on this plat was provided to us by the client or obtained from public records and should be compared to your Deed, Abstract or Certificate of Title. This plat and the legal description shown hereon does not determine, imply or guarantee ownership.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.	
SURVEYORS ESTABLISHED 1911	Professional Design Firm
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062	License No. 184.008027-0008
TEL. (847) 864-6315 / FAX (847) 864-9341	E-MAIL: SURVEYOR@BHSUHR.COM
LOCATION <u>655 LINCOLN AVENUE</u>	SURVEY DATE, <u>JULY 29,</u> 20 <u>21</u>
ORDER No. <u>21-136-A</u>	ORDERED BY: <u>REBECCA DRAGOJLOVIC</u>
AA/PC ©2021 B. H. Suhr & Company, Inc. All rights reserved.	

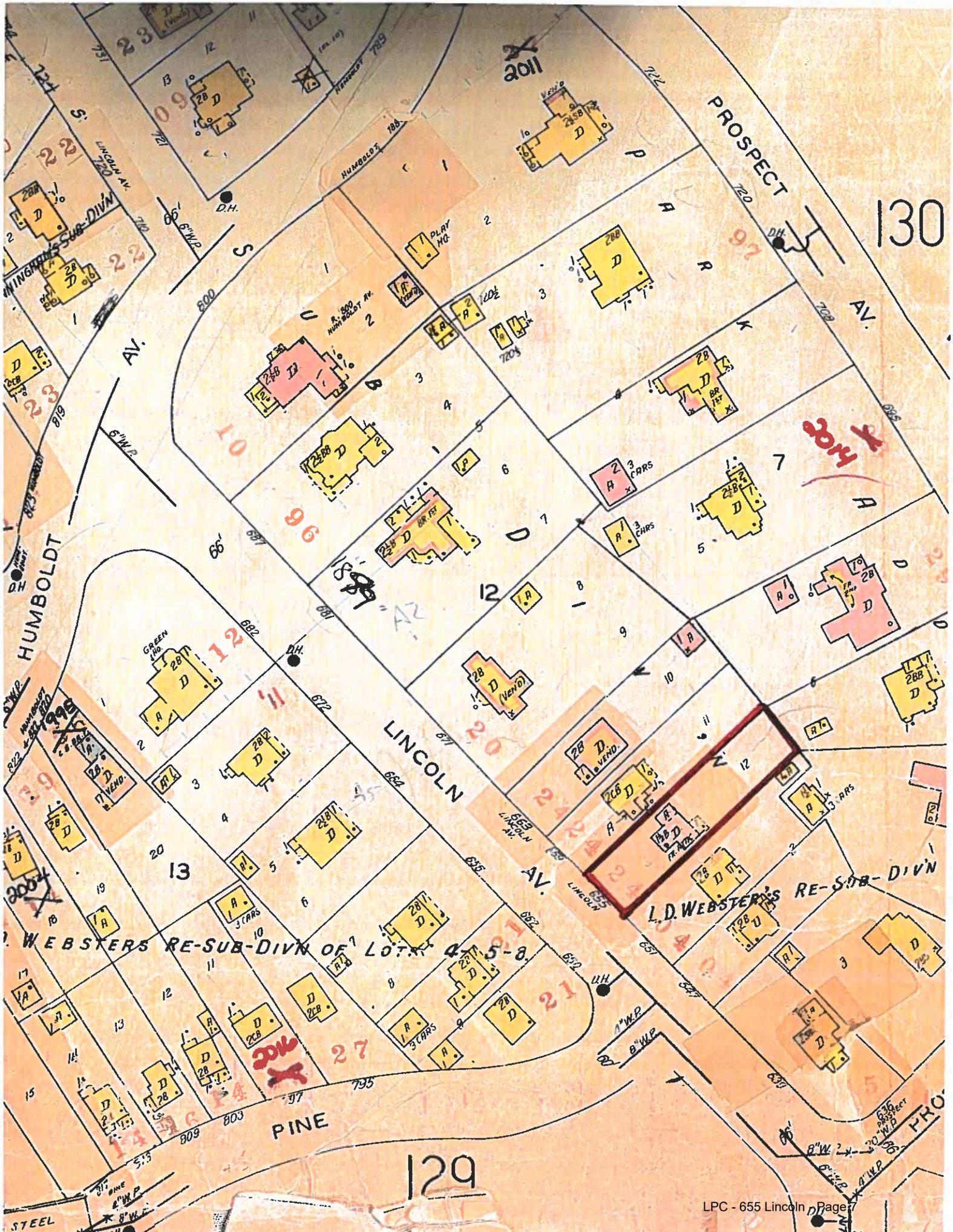
FIELD MEASUREMENTS COMPLETED JULY 29, 20 21

STATE OF ILLINOIS }
 COUNTY OF COOK } ss.

This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By  Dated AUGUST 12, 20 21
 Raymond R. Hansen
 Illinois Professional Land Surveyor No. 035-002542
 License Expiration Date 11/30/22





130

129

WINGRAM'S SUB-DIVN

PROSPECT

HUMBOLDT

LINCOLN

WEBSTER'S RE-SUB-DIVN OF LOTS 4-5-8

L.D. WEBSTER'S RE-SUB-DIVN

PINE





**PROPERTY RESEARCH
COVERSHEET**



Address: 655 Lincoln

Construction Details:

Original construction date: 1924
 Construction type: Brick, timber, and stucco
 Style: Tudor

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Harry Irwin Johnston	1924	Building permit application	
W.C. McDonald	1925	1925 directory	
H.S. Stevens	1926	1926 directory	
Herbert J. and Mary Brooke Tenant: Harry B. George	1927 – 1943	1927 directory, real estate listing, 1939 directory, <i>Winnetka Talk</i> obituary	Auditor and accountant in Chicago
L.C. Harbison	1944 – 1948	Real estate listing, Winnetka Architectural Survey, building permit application	
Herman L. and Elinor Miller	1948 – 2021	Winnetka Architectural Survey, Cook County Recorder, <i>Winnetka Talk</i> obituary	Accountant and founding partner at Levin Miller Ltd.

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
William Campbell Wright	1924 – build a two-story residence with attached garage	WHS file materials on Wright

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 indicates that the property at 655 Lincoln maintains architectural significance as a distinctive Tudor design by local architect William Campbell Wright. Wright was an accomplished and award-winning architect who worked with several notable firms in the Chicago area (such as Otis and Clark) before opening an office of his own in 1923.¹ He designed several recognizable buildings in Chicago and across the North Shore, including the Rogers Park Congregational Church, the Baha'i Home in Wilmette, and Woodland Elementary School in Gurnee.

In Winnetka, Wright designed several homes, including the unique properties at 455 Berkeley, 1132 Cherry (where he lived), and 573 Sheridan.² Like Wright's own house at 1132 Cherry, the property at 655 Lincoln has been recognized for its attractive and thoughtful design.³ In the October, 1925 issue of *The Architectural Forum*, 655 Lincoln was referred to as "one of the most attractive houses recently built in which wood, stucco and brick have been successfully combined."

Date of Research: 1/19/2022

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

¹ For example, Wright won the Hutchinson Medal from the Art Institute of Chicago in 1918, where he studied after receiving his B.S. in architecture from the Armour Institute of Technology (now the Illinois Institute of Technology). See the attached entries from the AIA's 1962 *American Architects Directory* and the 1931 edition of *Who's Who in Chicago* for more on Wright's background.

² According to the WHS digital files, Wright also designed the houses at 470 and 480 Glendale, as well as 1218 and 1238 Oak.

³ See the *Chicago Tribune*, May 11, 1926 article attached.

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

Winnetka, Illinois, JULY 29, 1977

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to ALTER a 2 story
and Basement STUCCO + FRAME RESIDENCE

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

PROPERTY DESCRIPTION LOT N 50' OF 12, Block 12

Subdivision WINNETKA PARK BLUFFS

STREET and NUMBER 655 LINCOLN

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

NUMBER of ROOMS _____

KIND of MATERIAL FRAME

OWNER Z. C. HARBISON Address _____

TOTAL COST 200

ARCHITECT _____ Address _____

BUILDER OWNER Address _____

CARPENTER _____ Address _____

MASON J. HORAK 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 JULY 29, 1977

Building Permit Number 5169

Occupancy Permit Number _____

SIGNED Z. C. Harbison

ADDRESS 655 Lincoln

THE VILLAGE OF WINNETKA
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT

Winnetka, Illinois, 1-16 1924

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 2 Story
 and Basement brick & stone residence, gar. attached
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION Lot N50 of 12, Block 12
 Subdivision Winnetka P. b. Bluffs

STREET and NUMBER 655 Lincoln

DIMENSIONS of BUILDING Front 38'-0" feet. Depth 38'-3" feet. Height 24'-0" feet

NUMBER of ROOMS 7, 1 heated porch & garage

KIND of MATERIAL brick

TOTAL COST 13,000.00

OWNER Harry Edwin Johnston Address 709 Sherman

ARCHITECT Wm. Campbell Wright Address Chicago

BUILDER " " " Address _____

CARPENTER " " " Address _____

MASON " " " 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 Wm. Campbell Wright
 ADDRESS 721 W. Michigan Ave. Chicago

Permit Issued 2-12 1924
 Permit Number 2178 ✓
635

WINNETKA ARCHITECTURAL SURVEY

NO. _____

DATE 10/20/82

Street Address 655 LINCOLN Av.

Current Owner HERMAN L. MILLER Years 1948 to 1982

Original Owner BROWN (?) Years 1924 to ?

Other Owners HARBISON Years _____ to 1948

Years _____ to _____

Years _____ to _____

Construction Date 1924

DESCRIBE

Dates of Additions 1942

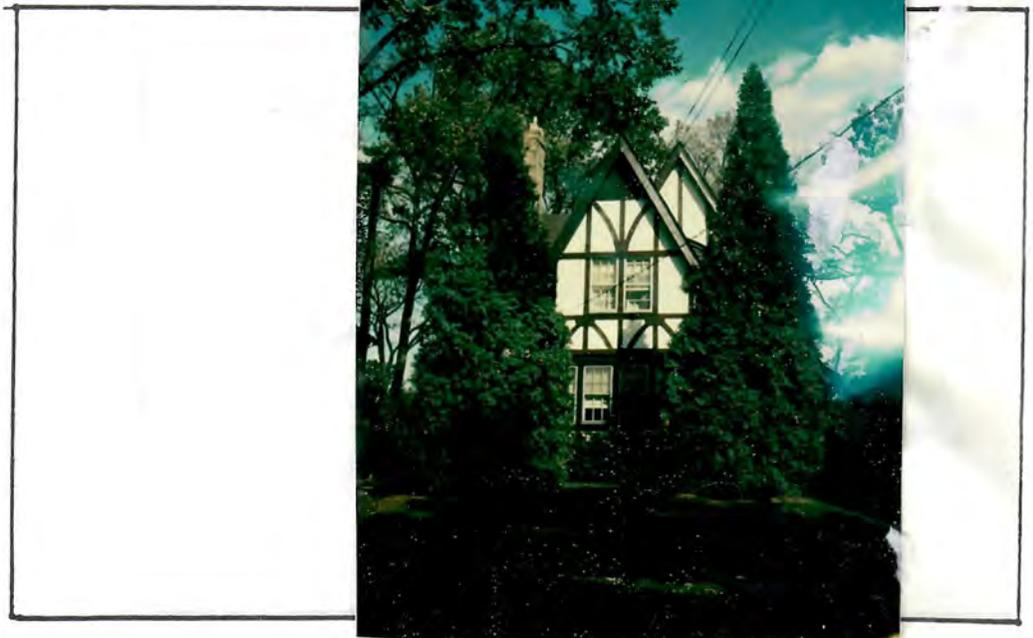
14x28 ROOM ADDITION TO REAR OF HOUSE

or
Major Alterations _____

Architect / Builder _____

Predominant Style - Victorian Colonial Tudor Modern
(circle) Farm Queen Anne Prairie School Other _____

Provide other
information
if available



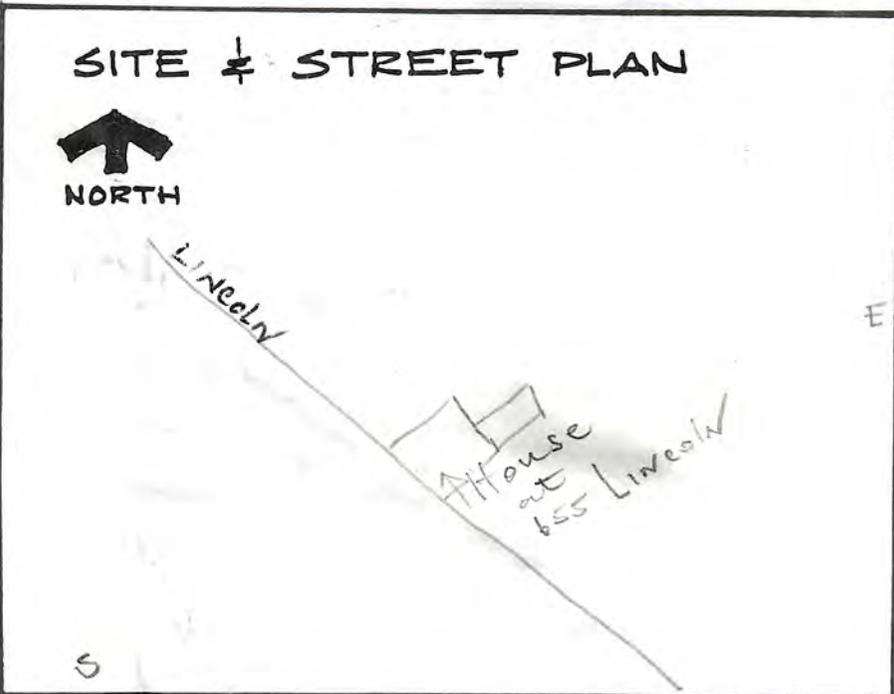
ARCHITECTURAL INFORMATION & PHYSICAL FEATURES

Number of stories 2 Exterior Wall Materials BRICK-STUCCO
 Foundation material CEMENT Roof Material ASPHALT TILES
 Entrance (Front/Side) Roof Type DOUBLE GABLES
 Windows (Type) DOUBLE HUNG Garage 1 CAR - ATTACHED

Other Features: _____

General Comments: (History, Sources, Anecdotes, etc.)

ADDRESS: 655 Lincoln Dr.



Survey By: _____
 Date: 1948
 Survey Revised by: _____
 Date: _____
 Date: _____



655 Lincoln Avenue, Winnetka
 Lot: 50x175. 1-car att.gar. 1st Fl: ldk, libr. 2nd Fl: 4 and 2. HW Oil ht,
 \$200. New gas heater. Taxes \$315.84. Poss. 60 days or less. \$32,500.
 Weston E. Davie & Co. 42 Green Bay Road Winnetka 4500



655 Lincoln Avenue, Winnetka
 English brick and stucco. Lot: 50 x 200. 1-car att.garage.
 Hot Water oil heat - \$250 year including hot water.
 1st Floor: Living room, dining room, kitchen, heated sun pch.
 2nd Floor: 3 master bedrooms, tile bath; maid's room & bath.
 House in excellent condition. Each master bedroom has two
 closets. Present tenant has lived there nine years. Make
 appointments to show thru this office. Call Mrs. Schwall.

ELMER E. STULTS, INC.
 Exclusive Agents
 460 Winnetka Ave., Winnetka 1800

P 16,800

Excl. Agents	Address of House 655 Lincoln Winnetka	Size of Lot 50x175	Rooms 8-4	Baths 2	Porches	Price 32,500
--------------	--	-----------------------	--------------	------------	---------	-----------------

Situated between _____ ft. alley at _____
 How house may be seen _____
 When available 60 days or sooner
 Garage 1 c att Living quarters _____
 How heated _____
 State exactly how we came to have this listing picture postal Date 3/9/48 Listed by office

Owner _____ Address _____
 Whom to notify regarding prospective purchaser Weston Davie Winn 4500 Ph: Res. _____ Ofc. _____
 Ph: Res. _____ Ofc. _____
 Tenant _____ Lease expires _____ Rent _____
 Abstract or Guaranty policy Taxes 315/84
 Terms Special Assessments _____
 1st Mortgage _____ Rate _____ Maturity _____ J.A.P. ✓
 Prepayment privileges _____ C.B.T. ✓
 2nd Mortgage _____ Rate _____ Maturity _____ J.B.A. ✓
 Prepayment privileges _____ L.B.G. ✓
 Restrictions _____ E.H. ✓
 Insurance { Fire _____ J.L.W. ✓
 { Tornado _____
 Construction Eng brick & stucco Roof _____ Architect _____
 Heating ~~new gas heater~~ HW oil Hot water new gas heater Lighting _____
 Zoning _____ Use _____ Height _____ Area _____
 Hardwood Floors _____

Remarks

Basement	Stories
1st floor LDK library	
2nd floor 4 bedrms, 2 baths	
3rd floor	

TOWN Winnetka LISTED BY DATE SOURCE PRICE

ADDRESS 655 Lincoln	card	3/9/48	agent	32,500
---------------------	------	--------	-------	--------

Lot size 50 x 175

Const. brick & stucco Insu. _____ Roof. _____ Garage 1 att

1st Floor L D K Library Bath

2nd Floor 4 bedrooms Bath 2

3rd Floor Bath

Basement

HEAT: H W oil Cost \$ 200 H.W. new gas heater Cost \$

MORTGAGE

TAXES 315.84 Excl. Agt. Weston Davie Year Built _____
 Win 4500 Residence Phone _____

OWNER Res. Add. _____ Business Phone _____

Bus. Add. Key _____ Lease Expires _____

TENANT Phone _____

Excl. Agents	Address of House 655 Lincoln St., Winnetka	Size of Lot 50 x 200	Rooms 7-4	Baths 2	Porches	Price \$16,800
--------------	---	-------------------------	--------------	------------	---------	-------------------

Continuance of Listing Confirmed
9/27/43

Sign Privileges

Situated between _____
How house may be seen _____
Garage 1 car att. Living quarters
State exactly how we came to have this listing _____
Owner Mrs. H. J. Brooke
Whom to notify regarding prospective purchaser study April Winn 1800
Tenant Harry B. George
Abstract or Guaranty policy _____
Terms
1st Mortgage \$4700 Rate _____
Prepayment privileges _____
2nd Mortgage _____ Rate _____
Prepayment privileges _____
Restrictions _____
Insurance { Fire Tornado _____
Construction Brick Eng., & timber Roof _____
Heating HW Oil 2.50 Hot water _____

Fronts _____ ft. alley at _____
When available _____
How heated _____
Date 7/6/42 Listed by LP
Address 1034 - 9th St., Santa Monica, Calif.
Ph: Res. _____ Ofc. _____
Address _____
Ph: Res. Winn. 3230 Ofc. _____
Lease expires 60 day SC
Taxes \$256.52
Special Assessments _____
Maturity 1945
Maturity _____
Zoning Use Height Area
Architect _____
Lighting _____
Hardwood Floors _____

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

paid

Remarks

Basement		Stories
1st floor	Liv., Din., Kit.	See letter 6/30/42
2nd floor	4 bedrooms, 2 baths, (1 colored tile)	
3rd floor		

1925 directory

5	McCormick Geo B	r 552 Hawthorne lane.	Winnetka-994
	McDonald Peter	r 972 Pine.....	Winnetka-2130
	McDonald W C	r 655 Lincoln av.....	Winnetka-2354
	McDougall Archibald B	r 842 Oak.....	Winnetka-1469
	McElroy T E	r 357 Sunset rd.....	Winnetka-1901

1926 directory

	Sterling Fred H	r 139 Bertling lane.....	Winnetka-1000
	Sterrett Arthur F	r 488 Ash.....	Winnetka-1071
	Steul Fred W	r 426 Maple av.....	Winnetka-2021
	Stevens Albert Harry	r 1508 Scott av.....	Winnetka-891
	Stevens H S	r 655 Lincoln av.....	Winnetka-2784
	Stevens Wm	r 1046 Pine.....	Winnetka-2722
	Stevenson Jas C	r 128 Willard av.....	Winnetka-1448

1927 directory

706	Brooke Evelyn L (wid Geo)	r655 Lincoln av	
2),	" Herbert J (May; 2) pub acct	(Chgo) h655 Lincoln av	
rd,	Brooks Alden F	r518 Elder la	

1939 directory

639△Doheny Clarence W
647△Litsey Jas N ©
650△Aldorf Anthony J ©
651△Young Robt W
652△Scolnik Avern B ©
655△George Harry B
656△Garrett Henry H
659△Foley Ralph J ©
663△Robson Wm W ©
664△Hilgendorf Geo H

WINNETKA TALK

Herbert J. Brooke Dies Tuesday After Illness

Herbert J. Brooke, 655 Lincoln avenue, Winnetka, an auditor and certified accountant with offices in Chicago, died last Tuesday at the Mercy hospital in Chicago after a brief illness. Mr. Brooke was a member of the Union League club of Chicago. He is survived by his widow, Mrs. Mary Brooke, and two small children, Evelyn and Faith. The funeral services were held yesterday afternoon at 2 o'clock at Christ church with the Rev. R. Malcolm Ward, assistant rector of the

church, officiating. Burial followed at Memorial Park cemetery.

Tom Gillett, son of Mr. and Mrs. Noble Gillett, 533 Roslyn road, Kenilworth, has returned to the University of Illinois after spending the Thanksgiving week-end with his parents.

MILLINERY

Hats that become the indi

B. HARR

Phone: Delaware 3107

Herman L. Miller

Herman L. Miller, 84, a certified public accountant and longtime resident of Winnetka, died Oct. 22 at Evanston Hospital.

Mr. Miller was born in Iron River, Mich., where he was valedictorian of his high school class. He received his accounting degree from the University of Wisconsin at Madison.

A resident of Winnetka for 45 years, he was a founding partner in 1942 of the Chicago certified public accounting firm of Levin, Miller Ltd. He was a member of North Shore Congregation Israel.

Mr. Miller is survived by his wife, Elinor; daughter Janice Goldman; two sons, Michael and Richard; grandchildren Marisa, Breanne and Kara Goldman; and his brother and sisters, Harry (Dorothy), Rosalyn (Herbert Sachs), and Libby (Robert) Saltiel.

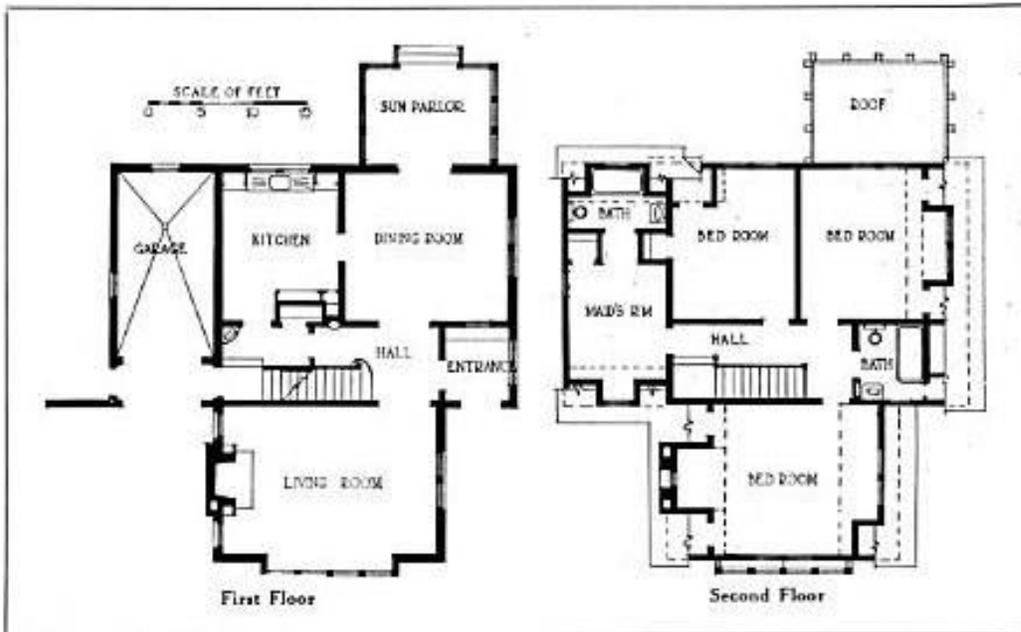
Funeral services were on Oct. 25 at Weinstein Brothers Wilmette Chapel. Interment was at Westlawn Cemetery.

Cook County Recorder

2021-09-13	TRUSTEES DEED	2125607043	708,000.00	<div style="display: flex; justify-content: space-between;"> <div> <p>Name</p> <p>All</p> <p>All</p> <p>DRAGOJLOVICH REBECCA SKLAR GTE</p> <p>ELINOR E MILLER TRUST GTR</p> <p>GOLDMAN JANICE TR GTR</p> <p>MILLER ELINOR E TRUST GTR</p> </div> <div> <p>PIN</p> <p>05174170090000</p> </div> <div> <p>Address</p> <p>All</p> <p>All</p> <p>655 LINCOLN AVE</p> </div> </div>
2021-09-13	MORTGAGE	2125607044	308,000.00	<div style="display: flex; justify-content: space-between;"> <div> <p>Name</p> <p>All</p> <p>All</p> <p>WINTRUST MTG GTE</p> <p>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC GTE</p> <p>DRAGOJLOVICH REBECCA SKLAR GTR</p> </div> <div> <p>PIN</p> <p>05174170090000</p> </div> <div> <p>Address</p> <p>All</p> <p>All</p> <p>655 LINCOLN AVE</p> </div> </div>
2011-04-26	QUIT CLAIM DEED	1111656015	None	<div style="display: flex; justify-content: space-between;"> <div> <p>Name</p> <p>All</p> <p>All</p> <p>ELINOR E MILLER TRUST GTE</p> <p>GOLDMAN JANICE GTR</p> <p>MILLER ELINOR E TR GTE</p> <p>MILLER ELINOR E TRUST GTE</p> </div> <div> <p>PIN</p> <p>05174170090000</p> </div> <div> <p>Address</p> <p>All</p> <p>All</p> <p>655 LINCOLN AVE</p> </div> </div>



HOUSE OF W. C. McDONALD, ESQ., WINNETKA, ILL.
WILLIAM CAMPBELL WRIGHT, ARCHITECT



FORUM SPECIFICATION AND DATA SHEET—63

House of W. C. McDonald, Esq., Winnetka, Ill.; William Campbell Wright, Architect

OUTLINE SPECIFICATIONS

GENERAL CONSTRUCTION:

Frame.

EXTERIOR MATERIALS:

Timber, stucco and rough common brick.

ROOF:

Redwood shingles.

WINDOWS:

Wood, double-hung, and casements.

FLOORING:

Red oak, stained brown.

HEATING:

Hot water.

PLUMBING:

Porcelain fixtures and brass piping.

ELECTRICAL EQUIPMENT:

Lighting and cooking.

INTERIOR MILL WORK:

Red gum trim and birch doors.

INTERIOR WALL FINISH:

Plain, rough plaster.

DECORATIVE TREATMENT:

Walnut stained trim downstairs; enamel upstairs.

APPROXIMATE CUBIC FOOTAGE:

40,000.

COST PER CUBIC FOOT:

45 cents.

DATE OF COMPLETION:

December, 1924.

ONE of the most attractive houses recently built in which wood, stucco and brick in half-timber patterns have been successfully combined is this small house in a suburb of Chicago. It is a pity that so attractive a small house should not have more ground about it, since the close proximity of commonplace architecture would obscure it were it not so remarkably good that it seems to stand by itself.

The plan is as interesting and carefully studied as is the exterior. The living room is so placed that it has windows on three sides,—a very desirable fea-

ture. Through an attractive entrance porch the main hall is reached, running through the house, with a door at the rear leading to the garage. From the dining room, which is nearly square, casement doors open into a sun parlor or breakfast porch. The kitchen is spacious and well supplied with closets and cabinets. On the second floor are three master bedrooms and bath, and one maid's room and bath, located above the garage. The pitch of the roof has been made sufficiently steep, so that but comparatively little floor space is lost in the second story rooms.



Entrance to Garage



Living Room Cable

William Campbell Wright, Architect

MARQUIS'S WHO'S WHO IN CHICAGO 1931 Page 1075

WILLIAM CAMPBELL WRIGHT

Architect;

b. Chicago;

s. George Francis Hume and Annie Stuart (Grant) Wright;
attended pub. Schs., Chicago;

B.S. in Architecture, Armour Inst. Tech., 1918;

Studied architecture at Art Inst. Chicago;

m. Ida Emmeline Riley, of Chicago, Sept. 18, 1922.

Began practice Chicago, 1920;

Mem. Firm of Monaco and Wright, 1920-1923;

Practicing under own name since 1923.

Served as 1st Lt. Engrs., 381st Regt. U.S.A., 1918-1919.

Now capt. Engr. Corps.

Res. And camouflage officer on staff of 311th Engr. Combat Regt.

Mem. Am. Legion, Reserve Officers' Assn. of U.S.,

Sphinx, Scarab, Tau Beta Pi.

Episcopalian.

Mason.

Club: Sojourners.

Winner of Hutchinson medal, Art Inst. Chicago, 1918.

Recreation: Golf

Home: Winnetka, Ill.

Office: 720 N. Michigan Boul., Chicago.

WHO'S WHO IN CHICAGO AND VICINITY, 1941 Page 921

WILLIAM CAMPBELL WRIGHT,

Architect;

Born, Chicago, Ill.;

s. George Frances Hume and Annie Stuart (Grant) W.;

attended pub. Schs., Chicago;

B.S. in Architecture, Armour Inst. Tech., 1918;

Studied architecture at Art Inst. Chicago;

m. Ida Emmeline Riley, Sept. 18, 1922.

Began practice Chicago, 1920;

Mem. Firm of Monaco and Wright 1920-23;

Practicing under own name since 1923.

Served as 1st Lt. Engrs. 381st Regt., U.S.A., 1918-19;

Now capt. Engr. Corps. Res. And camouflage officer on staff of 311 Engr. Combat Regt.;

Began active mil. Duty with Civilian Conservation Corps, Apr. 26, 1933 to Jan. 10, 1936, as camp. Comdr. (returned to practice of architecture, Chicago, 1936);

On active duty with 2d Army Staff, Memphis, Tenn., since Apr. 3, 1941.

William Campbell Wright, Architect

Member American Legion, American Society Mil. Engrs., Reserve Officers' Assn. of U.S., Sphinx, Scarab, Tau Beta Pi. Episcopalian. Mason. Club: Sojourners. Winner of Hutchinson medal Art. Inst. Chicago, 1918. Home: 804 Elmwood Av., Evanston, Ill. Office 140 S. Dearborn St., Chicago.

AMERICAN ARCHITECTS DIRECTORY (AIA) 1962

WM. CAMPBELL WRIGHT. AIA 42. Chicago Chapter

Wm. Campbell Wright, 161 Green Bay Rd., Wilmette, Ill.

b. Chicago, Ill. Sept. 15, 96;

Educ: Chicago Sch. Of Arch, B.S., 18.

Charles Lawrence Hutchinson Medal 9as Arch. Valedictorian), 18;

Tau Beta Pi. (Eng. Hon);

Scarab (Arch. Hon.);

Sphinx (later Pi Delta Epsilon) Journalistic Hon.

Dftsman, Frank D. Chase; Andrew N. Rebori;

Desr, Otis & Clark; all Chicago.

Prev. Firms: Monaco & Wright, 20-25;

Wright, Alderman & Martin, 50-51.

Present Firm: Wm. Campbell Wright, AIA, & Assocs. Org. 51.

Reg: D.C., Ill;

Lic. Engr.

Gen. Types: 1,2,3,4,5,6,7,9,11,13,15.

Prin. Wks: Assoc. Silver Off. Bldg., Chicago, 21;

Rogers Park. Cong. Ch., C, 26;

King Pin Bowl. Alleys, Wilmette, 41;

Woodland Elem. Sch., Gurnee, Albert R. Martin, Part., 51;

Matthias Klein & Sons, Factory & Off, Skokie, A.R.M., Part., 52;

Bahai Home for the Aged, W, 58; all Ill.

Pub. Serv: Chmn, Comm. On Air Raid Shelters in Existing Bldgs. Of Chicago Civil Defense Corps, since 50.

Gov. Serv.:U.S.A. Corps of Engrs., served 38 1-2 years (9 yrs. Active duty)

Final Rank-Col., serv. Since 18; Now Ret.

1900 FEDERAL CENSUS

Series T-623 Roll 246 ED 51 Sheet 23A Lines 11-14

Illinois. Cook County. 2nd Ward Chicago 84 25th Street 5 July 1900 Cashier RH

11: George Wright head mw May 1866 34 m-5 SCOTx3 1896 cashier RH

12: Anna Wright wife fw Feb. 1864 36 m 1/1 SCOTx3 1896

13: William C. son mw Sept. 1896 3 IL SCOT SCOT

14: Belle Shaw servant fw July 1871 28 single CAN(Eng)x3 1890

UNITED STATES NATURALIZATION RECORD INDEX 1791-1912

George Francis Home Wright

Born 30 June 1867 Great Britain (Scotland)

Chicago Dist. Court (IL, IA, WI, IN) 5 March 1917

Age 49

William Campbell Wright, Architect

Came 9 July 1892 New York.
7541 Harvard Avenue.

WORLD WAR I DRAFT REGISTRATION RECORDS

William Campbell Wright
7542 Harvard Avenue
Born 15 September 1896 Chicago
Father: Born Edinburgh, Scotland.
Works for:
Frank W. Perkins, 7542 Stewart St.
NR: George F. H. Wright 7542 Harvard Avenue
MM
Brown eyes, dark brown hair
5 June 1918.

CHICAGO TRIBUNE 15 June 1918 Page 14

CLASS OF 63 IS GRADUATED BY THE ART INSTITUTE

By Eleanor Jewett.

The thirty-ninth graduation exercises of the school of the Art Institute were held in Fullerton hall yesterday afternoon.....

ARCHITECTURE

Stennett Chauncey Hulburt, Edward Paul Lewin, David Aaron Pareira, Lewis Edward Twery, William Campbell Wright.

1920 FEDERAL CENSUS

Series T-625 Roll 350 ED 2001 Sheet 5B Lines 86-89

Illinois. Cook County 32nd Ward Chicago 7542 Harvard Avenue January 1920

86: Geo. Wright head om mw 52m1892 na 1916 SCOT(Eng)x3 cashier ice. company

87: Anna wife fw 52 m1889 Na 1915 SCOT(Eng)x3

88: Campbell son mw 23 single IL SCOT (Eng)x2 architect house

89: Frederick son mw 15 single IL SCOT(Eng)x2

CHICAGO TRIBUNE 21 February 1926 Page B1

LUTHERANS OF WEST SIDE LAY CORNER STONE

Grace Church Will Cost \$150,00

Impressive ceremonies this afternoon will mark the laying of the corner stone of Grace Evangelical Lutheran church, which is being erected at the northeast corner of North Long avenue and Le Moyne street. The church will be the main building of a group of three that will adjoin each other. Architect William Campbell designed the buildings, which will consist of a church, parish house and rectory. The architecture is unusually attractive. The project is of pure Gothic design, with a strong English accent. The church and the rectory will be at the ends of the property and will be united by the parish house, with an open cloister. The court will be capable of development with landscape gardening.

William Campbell Wright, Architect

The exterior of the building will be of tapestry brick in shades of dark red. The interior of the church and parish home will be unusual in that it will be of light yellow face brick. There will be no plastering and this resulted in a conservable saving to the church. The rectory will be plastered, of course. The auditorium of the church will seat 300, but this space can be enlarged by throwing open the Sunday school in the parish house. The second floor of the parish house will have a recreation room, including a gymnasium and other features. The group will cost about \$150,000 and completion is expected in the latter part of June. The size of the lot on which the building [will] stand is 110x104.

The Rev. E. F. Haertel, pastor of the church for the past twenty-seven years, will officiate at this afternoon's ceremonies. The sermon will be preached by the Rev. J. Moldstad, pastor of St. Mark's church, and the scripture and prayers will be read by the Rev. A. Bartling, pastor of St. Paul's Lutheran church. Dr. E. Eberhardt will lead the singing. Christ church is the mother church of the English churches of the Lutheran synod of Missouri, Ohio and other states. In 1893 the present home of the church was erected at the corner of North Hoyne avenue and Augusta street. The removal of a majority of the members caused the disposal of the old property to the Armenian church.

Architect William Campbell Wright designed the three attractive buildings which are being erected by the congregation of the Grace English Evangelical Lutheran church at the northeast corner of North Long avenue and Le Moyne street. The buildings are to consist of a church, parish house, and rectory, and will be pure Gothic in design, with a strong English accent. The church will seat 300, but more can be accommodated through an arrangement permitting the throwing open of the Sunday school in the parish house, which adjoins the church. There will be a court forty feet deep between the three buildings. The cost of the building will be \$150,000. More is told about this project in this department.

CHICAGO TRIBUNE 4 April 1926 Page B1
IN STYLE OF SIR CHRISTOPHER WREN

The above picture shows the interior of the remodeled Rogers Park Congregational church at the southeast corner of North Ashland and Morse avenues, which was burned out by fire last December. William Campbell Wright is patterning the new interior after the work of Sir Christopher Wren, who designed St. Paul's and many other churches in London. In addition a three story parish house will be erected on the church's property. The entire project calls for an expenditure of \$200,000. The Rev. William W. Patton is pastor of the church.

CHICAGO TRIBUNE 11 May 1926 Page 30

This is the residence of Wm. Campbell Wright at 1132 Cherry Street, Winnetka. Flax-li-num was installed during its construction to stop the transmission of heat. This means that during the cold months of winter Mr. Wright will be able to economically

William Campbell Wright, Architect

maintain an even, comfortable temperature throughout the home, and in summer every room will be refreshingly cool and restful, regardless of extreme heat conditions on the outside.

CHICAGO TRIBUNE 15 January 1928 Page B1

THE LIDEN IS NEW INN FOR PARK DISTRICT

Further evidence of realty activity just west of the Clark street border of Lincoln park and south of Center street comes to light with the announcement that a six story hotel is being erected at 1939-41 Lincoln avenue. In the last year or two this district, which previously had deteriorated somewhat, has been the scene of developments of considerable importance. The latest to be erected in this vicinity is the Linden, which, it is stated, will represent an investment in the neighborhood of \$300,000. And what may be of interest to those Chicagoans who are trumpeting the slogan "America First" is the fact that all decorate features about this hotel will be of American influence. The architect, William Campbell Wright, has selected an American colonial design of the Georgian period. Exterior construction will be of colonial face brick and Indiana limestone, with a carved stone cornice. The colonial effect is emphasized through wood shutters, iron balconies, and similar devices. The entire first floor will be of rusticated stone. The lobby will be strictly early American, both in decoration and in the furniture. There will be a knotty spruce paneled wainscot, while the upper walls will be covered with colonial scenic wall paper, varnished and shellacked. The mantelpiece and the doors will be of knotty spruce. Then there will be wide oak board flooring. And the rooms will be decorated and furnished in the old fashioned American spirit.

Here the past will end and the present step in for the hotel will have all the conveniences of this radio age. Automatic elevators, automatic refrigeration and automatic ventilation. Bill paying, however, won't be automatic, but will have to be personal. The project is to be completed in the late spring. S. Yondorf & Co. have underwritten a \$185,000 bond issue on it. Two weeks ago the Lincoln hotel for Clark, Wells and Lincoln was announced. The Lantz-Wilbur Construction company has the general contract.

CHICAGO TRIBUNE 25 May 1928 Page A3

William Campbell Wright, 720 North Michigan avenue, architect—Heeney looks like the only bet. I don't believe Dempsey has a chance for a comeback; I doubt if he would even try. However, I would like to see another Dempsey-Tunney bout. I have never been satisfied with the decision in that seventh round. I have had many a battle of my own over that.

1930 FEDERAL CENSUS

Series T-626 Roll 492 ED 1839 Sheet 4B Lines 79-80

Illinois. Cook County Chicago 7649 East Lake Beach [Apartments] 7 April 1930

79: William C. Wright head rents \$92.50 mw 33 m@26 IL SCOT SCOT architect

80: Ida E. wife fw 31 m@24 IL NY IL

William Campbell Wright, Architect

COOK COUNTY, ILLINOIS MARIAGE INDEX 1930-1960
Frederick L. Wright 3 September 1931 in Cook County
Married Florence J. Thexton.

CHICAGO TRIBUNE 22 March 1936 Page B6
NEWS OF THE ARCHITECTS

William Campbell Wright, architect, who has ben with the army for the last two years as a captain in engineering reserve corps, has resumed the practice of architecture with offices at 140 South Dearborn.

1940 FEDERAL CENSUS

Series T-627 Roll 955 ED 103-1134 Sheet 61B Lines 61-62

Illinois. Cook County 17th Ward Chicago 7542 Harvard Avenue 7 April 1940

61: George F. Wright head mw 72 m 8 SCOT Na vault custodian, hotel

62: Annie Wright wife fw 79 m 8 SCOT Na.

1940 FEDERAL CENSUS

Series T-627 Roll 778 ED 16-1958 Sheet 2A Lines 33-35

Illinois. Cook County. Evanston 804 Elmwood Avenue 2 May 1940

33: William Campbell Wright rents \$60 h mw 43M C-4 IL St. Charles Mo. Architect
Own business

34: Ida wife fw 41m H-4 St. Charles, Mo.

35: Judith daughter fw 8/12 single IL

1940 FEDERAL CENSUS

Series T-627 Roll 937 ED 103-533 Sheet 2B Lines 35-38

Illinois. Cook County 8th Ward Chicago 7345 Calumet Avenue 5 April 1940

35: Fred Wright head mw 36 m C0-2 IL SP bank clerk 52 wks \$2370

36: Florence wife fw 32m H-4 NE SP

37: Alan son mw 7 single 1 IL SP

38: Florence daughter fw 4 single IL

CHICAGO TRIBUNE 28 July 1940 Page 18

WRIGHT—Annie Stuart Grant Wright, 7542 Harvard avenue, July 26, 1940, beloved wife of George F. H. Wright, fond mother of William Campbell and Frederick L., grandmother of Alan Grant, Florence and Judith Wright. At chapel, 63d and Harvard, where services will be held Monday, July 29, at 1 p.m. Interment Oakridge.

PMT: born 25 February 1861 Grantown, Scotland]

CHICAGO TRIBUNE 22 June 1942 Page 6

WM. CAMPBELL WRIGHT SERVING ARMY IN CAPITAL

Lieut. Col. William Campbell Wright, a former Chicago architect t, would like his friends to know that he is stationed in Washington, D.C. and not in New Caledonia. A story from New Caledonia last Monday mentioned Maj. William C. Wright of Oak

William Campbell Wright, Architect

Park, who is in command of Chicago troops in New Caledonia. The picture published with it was of Lieut. Col. Wright, taken when he was a major. But the lieutenant Colonel is a camouflage consultant in the office of the chief of engineers at Washington. He is doing camouflage work with Col. Homer Saint-Gaudens, son of the famed sculptor, the late Augustus Saint-Gaudens.

CHICAGO TRIBUNE 17 September 1949 Page 6

THE HOME OF THE WEEK

GRACIOUS HOME CHARM AIDED BY OPEN VISTAS

Heaths' Winnetka House Has Rambling Beauty.

Here is a home that demands a country or an uncrowded suburban site if all of its possibilities are to be realized. There must be enough space so that wings and projections do not come right up against a neighbor's property. The home's resemblance to the rambling, earth hugging ranch houses of the west can be appreciated only if its surroundings are open enough to permit proper vistas. Fortunately this house meets these requirements. It is on a 1 acre tract in Hackberry Lane, Winnetka. The owners are Mr. and Mrs. O. L. Heath. Architect is William Campbell Wright.

The house has a one floor plan, with no basement but with provision for storage space in attic or garage. It is built of pink treated common brick, with Lannon stone trim. Window frames are painted gray, as is the attached frame garage. Off dining and living rooms in back is a big screened porch. Close to it, and visible from both dining room and kitchen, is a fenced garden in which roses bloomed during the summer. (In the floor plan, this is the blank, outlined area back of garage.) The grounds have been well landscaped (by R. W. Loudon of Northbrook), and the plan of the house is such that advantage is taken of the excellent views available. Note in the floor plan and in the illustration that the living room commands a view back into the extensive grounds of the house. So does one of the bedrooms.

The general layout is admirable. From the reception hall one may reach the living room, the bedrooms and baths, or the utility room and kitchen without traversing any other part of the house. From the garage, one comes directly into the kitchen. The dining room is as easily accessible from the living room as from the kitchen. Aside from the picture window, the living room's principal feature is a well-designed fireplace with marble facing and base. There is a large built-in book case close by, so that the fireplace corner becomes a cozy reading corner at will. A comfortable sofa, a handy end table and adequate lighting increase the appeal of this part of the room. The living room has deep wine carpet and sand finished ceiling. Walls are pickled pine. Draperies and valance are of pale yellow chartreuse with a floral print. Upholstery colors run to greens and yellow chartreuse. The dining room wallpaper uses a bird pattern on a pale background. One bedroom has royal blue walls with white stripes. Draperies and valance are white. The other bedroom has a colonial paper showing a rose pattern on white. There are white candlewick

William Campbell Wright, Architect

spreads on the beds. The kitchen has an asphalt tiled floor. Ceiling, walls, and cabinets are painted a pale green.

CHICAGO TRIBUNE 3 March 1951 Page B5

REAL ESTATE NEWS

William Campbell Wright, William N. Alderman and Albert R. Martin Jr. have formed the architectural firm of Wright, Alderman & Martin, with offices at 134 N. LaSalle st. Wright, who spent 5 ½ years in the army in World War II, is a colonel in the corps of engineers reserve. He has practiced architecture in the Chicago area for many years. Alderman, once associated with the late Thomas E. Talmadge, has had his own office for several years. Martin was at one time associated with the firm of McMenemy & Martin.

CHICAGO TRIBUNE 31 March 1953 Page N2

OPEN \$100,000 MEDICAL CENTER THIS FALL IN WILMETTE

Architects' drawing of North Shore Medical center, Wilmette, which will be opened in the fall. Former bowling alley, the building is being remodeled at a cost of \$100,000. Wright, Martin, and Associates are architects.

PLAN PARKING LOT

Plans for remodeling the building at 165 Green Bay rd., Wilmette, into a medical arts building housing 30 tenants have been announced by Herbert L. Lucas, Evanston real estate broker. Owners of the structure, which for the last decade has been a bowling alley, are Robert B. Moore, Wilmette, and James H. Moore, Evanston. Architects are William Campbell Wright and Albert R. Martin of Wright, Martin and associates, Wilmette. Remodeling costs will approximate \$100,000, and the new quarters, to be known as the North Shore Medical Center, probably will be ready for occupancy in the fall, Lucas said. Lucas will represent the owners in negotiating leases. The front of the building will be redesigned. Offices will be air conditioned. A 40 car parking lot will be provided. Also in the structure will be a prescription pharmacy. The building is 100 by 140 feet deep and has a floor area of approximately 12,000 sq. feet.

CHICAGO TRIBUNE 24 April 1959 Page 20

WRIGHT—George F. H. Wright, beloved husband of Bryle Ruth Wright, nee Sawyer; father of Frederick and Col. William Campbell Wright, USA. Funeral Saturday 9 a.m. from funeral home, Halsted at 76th street, to St. Carthage's church. Mass at 9:30 a.m. Interment All Saints' cemetery. Edinburgh, Scotland papers please copy. ST3-7700

CHICAGO TRIBUNE 14 October 1960 Page A15

WEDDINGS

Miss Judith Wright, daughter of Mr. and Mrs. William Campbell Wright of Winnetka, was married to Donald Graham Aplin II; son of Mr. and Mrs. J. Alfred Alpin of Palo Alto, Cal., in Christ church, Winnetka. The reception took place in the home of the Thomas Bowen McMartins. Mr. Alpin and his bride will live in Claremont, Cal.,

William Campbell Wright, Architect

where she will complete her senior year at Pomona college. He is in business in Pasadena. Next year they'll go to Berkeley, Cal., where he will do graduate work in mathematics at the University of California.

CHICAGO TRIBUNE 26 July 1974 Page B12

OBITUARIES

WM. CAMPBELL WRIGHT

William Campbell Wright, 77, of 707 Elm St., Winnetka, retired architect, died yesterday in a Long Grove nursing home. Mr. Wright moved his offices from Chicago to Wilmette in 1952 and to Winnetka in 1964, where he practiced until his retirement last year. During a career which spanned more than 50 years, he designed homes, offices, and churches in Chicago and on the North Shore including the Evanston Elks Club, Rogers Park Congregational Church, and the Baha'I home in Wilmette. He served in both World Wars with the Army Corps of Engineers. Survivors include his widow, Ida E.; a son, John; a daughter, Mrs. Judith Aplin, five grandchildren; and a brother. Private services will be held Monday.

THE WINNETKA TALK 8 August 1974 Page 72

WILLIAM C. WRIGHT

William Campbell Wright, 77, died July 25 at the Maple Hill Nursing Home in Lake Zurich, Ill. Mr. Wright held the rank of colonel in the U.S. Army reserves and during World War II was the Army's chief of camouflage for more than two years. He also served in the Signal Corps during both world wars. A retired architect with offices first in Chicago, then in Wilmette and finally in Winnetka, he designed homes, offices and churches in Chicago and on the North Shore. Among his designs are the Evanston Elks Club, the Rogers Park Congregational Church and the Baha'I home in Wilmette. Valedictorian in his class at Armour Institute of Technology, (now Illinois Institute of Technology), Mr. Wright was awarded the Charles Lawrence Hutchison award at the school and was the recipient of three scholarships: from Tau Beta Pi in engineering, from Scarab in architecture, and from Sigma Delta Epsilon in Journalism. Mr. Wright was also chairman for the Chicago Civil Defense league which chose sites for air raid shelter in the city. He lived in Winnetka for 40 years. Mr. Wright is survived by his widow Ida E., of Winnetka, a son, John Campbell Wright of Barrington, and a daughter, Judith Aplin of Rock Hill, S.C. Also a brother, Fred L. Wright of Saugatuck, Mich. And five grandchildren survive. Funeral services and interment were private.

WILMETTE LIFE 15 August 1974 Page 40

[Notes by Wilmette Public Library:

William Campbell Wright, 77, died July 25 at the Maple Hill Nursing home in Lake Zurich, Ill. Mr. Wright is survived by his widow, Ida F. of Winnetka, a son John Campbell Wright of Barrington, and a daughter, Judith Aplin of Rock Hill, S.C. Also a

William Campbell Wright, Architect

brother, Fred L. Wright of Saugatuck, Mich. And five grandchildren. Funeral services and interment were private.

MICHIGAN DEATHS

Frederick Wright

Born 8 January 1904

Died 22 June 1981 Holland, Michigan

Last residence: Saugatuck, Michigan.

WINNETKA TALK 20 February 1986 Page 101

IDA E. WRIGHT

Ida E. Wright, a resident of Winnetka for more than 40 years, died at the Whitehall North Nursing Home on Feb. 12, where she had lived for the past seven years. She was 86. Born in Chicago, she was a retired interior decorator, and a member of Christ Church of Winnetka. She is survived by her children, John C. of Dallas, Tex. And Judy Aplin of Rock Hill, S.C. There will be a memorial service at Christ Church at a later date.

William Campbell Wright

Name

Wright, William Campbell

Personal Information

Birth/Death: deceased 07/24/1974

Occupation: American architect

Location (state): MD; IL

This record has not been verified for accuracy.

AIA Affiliation

Member of The American Institute of Architects (AIA) 1946-decease

Biographical Sources

American Architects Directories:

Address listed in 1956 American Architects Directory

Biographical listing in 1962 American Architects Directory

Address listed in 1970 American Architects Directory

William Campbell Wright, Architect

Related Records

Archival Holdings

The American Institute of Architects

Membership file may contain membership application, related correspondence. Contact the AIA Archives at archives@aia.org for further information.

Publications

ONLY CONNECT: The 2007 Charlotte's Writers' Club Anthology.

Judith Wright Aplin is the mother of five sons (including identical twins), a grandmother to twelve, and a veteran of twenty-one years in the classroom. Judith writes poetry and children's stories. She is a graduate of Pomona College, Claremont, California, with a BA in English and has a MS degree in Family and Child Development from Winthrop University. She is a native of Illinois and has lived in Rock Hill, South Carolina for 42 years.

John Campbell Wright, Architect AIA
12850 Spurling Road, No. 150
Dallas, Texas 75230-1259

Frederick Lawrence Wright [His brother]

Born 8 January 1904 Chicago

Died 24 June 1981 Holland, Michigan.

Cremated.

Married 5 September 1931 Chicago, Illinois

Florence Jeanette Thexton

Daughter of William John Thexton (1880-1950) born Chicago and

Frances Lillian "Lily" Smith (1881--) born Rowley, England

Born 9 September 1907 Omaha, Nebraska

Died 10 December 1994 Douglas, Michigan

2 other children (Alan Grant and Florence): plus

Daughter

Florence Jean Wright

Born 28 July 1935

Died 30 December 2011 Hazel Crest, Illinois

Married Donald Joseph George Ossler 18 April 1959

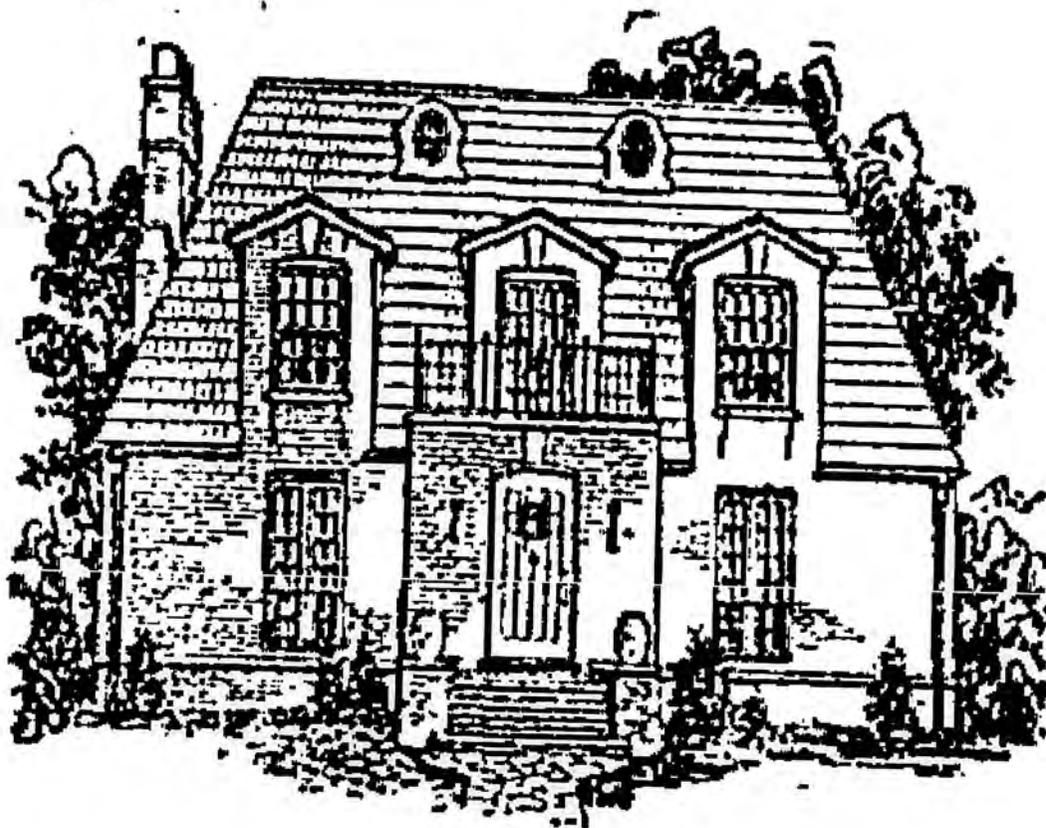
Born 28 July 1935 Chicago, Illinois.

Died 18 December 2007 Chicago Heights, Illinois



This is the residence of Wm. Campbell Wright at 1132 Cherry Street, Winnetka. Flax-li-num was installed during its construction to stop the transmission of heat. This means that during the cold months of winter Mr. Wright will be able to economically maintain an even, comfortable temperature throughout the house, and in summer every room will be refreshingly cool and restful, regardless of extreme heat conditions on the outside.

CT 11 MAY 1926 p. 30



This is the residence of Wm. Campbell Wright at 1132 Cherry Street, Winnetka. Flax-li-num was installed during its construction to stop the transmission of heat. This means that during the cold months of winter Mr. Wright will be able to economically maintain an even, comfortable temperature throughout the house, and in summer every room will be refreshingly cool and restful, regardless of extreme heat conditions on the outside.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 655 Lincoln Avenue, Winnetka IL 60093

Parcel Identification Number(s) (PIN): 05-17-417-009-0000

Description of all structures to be demolished: house including attached garage

Current Property Owner Information

Legal Name: Rebecca Dragojlovich

Primary Contact: Rebecca Dragojlovich

Address: _____

City, State, Zip: Winnetka, IL 60093

Phone No. _____

Email: _____

Date owner acquired property: 9/17/21

Applicant Information (same)

Legal Name: GTH ARCHITECTS INC,

Primary Contact: JOHN TONIOLO

Address: 105 REVERE DRIVE 105

City, State, Zip: NORTHBROOK IL 60062

Phone No. _____

Email: GTHARCHITECTS@SBCCASAC.NET

Applicant's relationship to current 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: not known at this time

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.

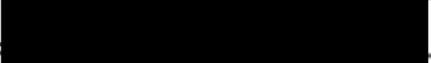
Applicant/Owner Acknowledgments

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: 12/23/21

Print Name & Title: Rebecca Dragojlovich

Signatures of Property Owner(s):  Date: 12/23/21

Print Name & Title: Rebecca Dragojlovich Property Address: 655 Lincoln Avenue
owner

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



Village of Winnetka
Community Development
510 Green Bay Road
Winnetka Illinois 60093

December 27, 2021

RE: 655 Lincoln Demolition

Our plans and schedule to demolish the home at 655 Lincoln is to begin after permit plans for a new home have been approved. Based on a building permit submittal on December 27, 2021 the projected start of demolition would begin on March 1st, 2022 and be completed on April 1st, 2022.

Please if there are any addition question or comments please feel free to give our office a call.

Kind Regards,

John Toniolo
Architect

GTH Architects, Inc.
105 Revere Drive Suite F2
Northbrook Illinois s60062
847-715-9395 Office
[REDACTED]



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 31, 2022
SUBJECT: 455 LINDEN STREET- DEMOLITION PERMIT (CASE NO. 22-05-LPC)

INTRODUCTION	
Meeting Date	February 7, 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	455 Linden Street (See Attachment A – Aerial Map)
Property Owner	Linden Winnetka LLC
Application Submitted by	Ayman Khalil, agent for the 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	0.23 acres
Location	Northeast corner of the intersection of Cherry and Linden Streets
Improvements	Multi-family residence with detached garage
Zoning	B-1 Multi-Family Residential
Surrounding Zoning	B-1 Multi-Family Residential to the north, east, and west; R-5 Single Family Residential to the south across Cherry Street
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	Not listed. Winnetka Historical Society records indicate a year of construction around 1912.
Additional Construction Activity	1926 - Alter a two-story frame and stucco residence, 1929 – Add 40 inches to present garage, 1945 - Alter interior and stucco single family dwelling, 1950 - Construct a porch addition, 1988 - Construct a bathroom addition to a 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 January 6, 2022. Should the LPC request an HAIS for the subject property at the February 7th 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 February 7, 2022.

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)**

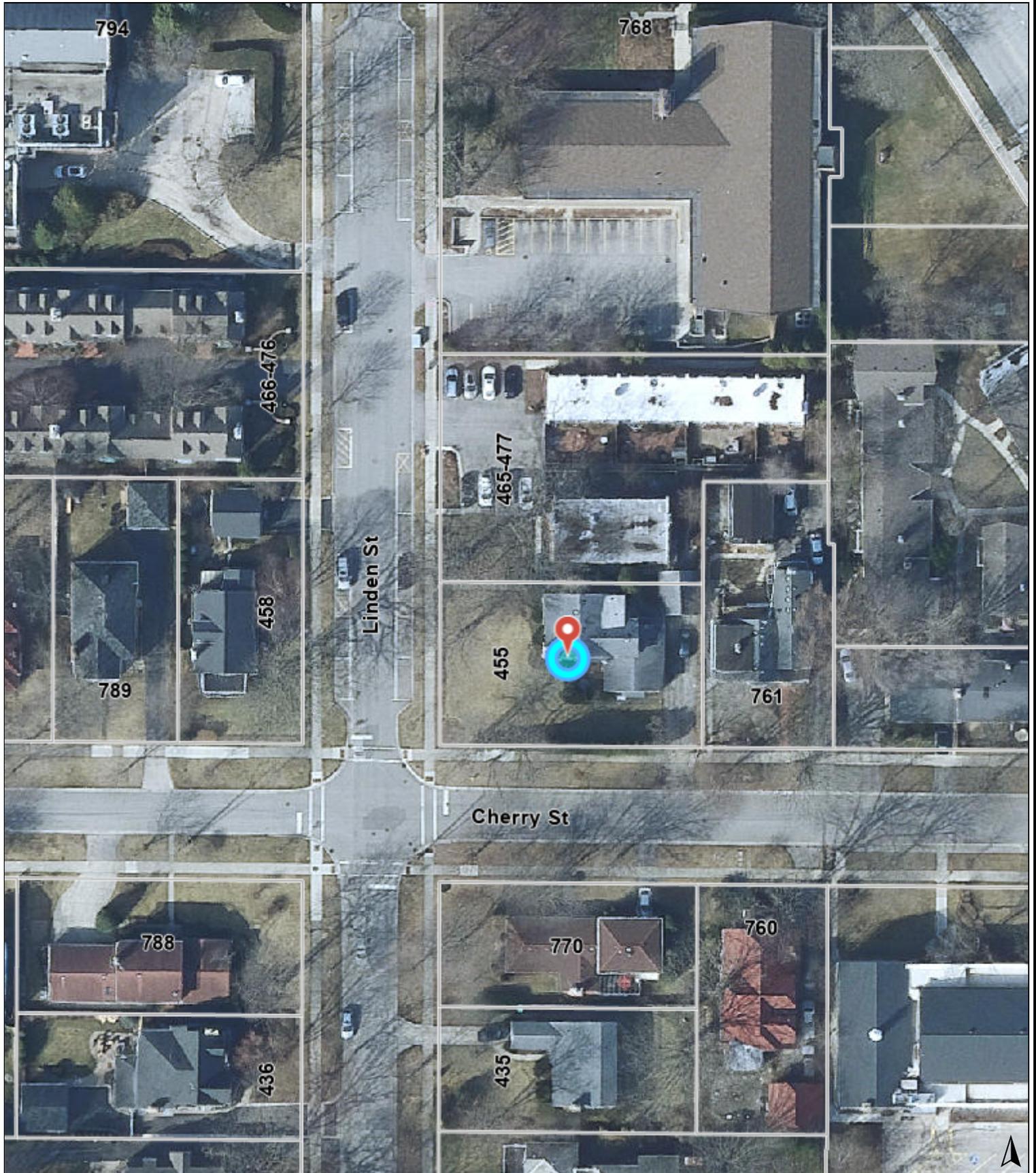
Building and/or Property Lacks Historic or Architectural Significance

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: JANUARY 14, 2021
SUBJECT: CASE NO. 22-05: 455 LINDEN AVENUE

INTRODUCTION

On February 7, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage at 655 Lincoln 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 Friday, January 28, 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>
11-10-1926	Alter a two story frame and stucco residence	Chas F. Karnopp (sp?)	Cadenhead Co. (sp?)
10-31-1929	40 inches to present garage	Mr. Chas F. Karnopp	Not listed
10-2-1945	Alter interior and stucco single family dwelling	M.D. Haven	Not listed
4-11-1950	Construct a porch addition	Irving Berlin	Not listed
9-28-1988	Construct a bathroom addition to a single family residence	Arnold Busscher	Not listed



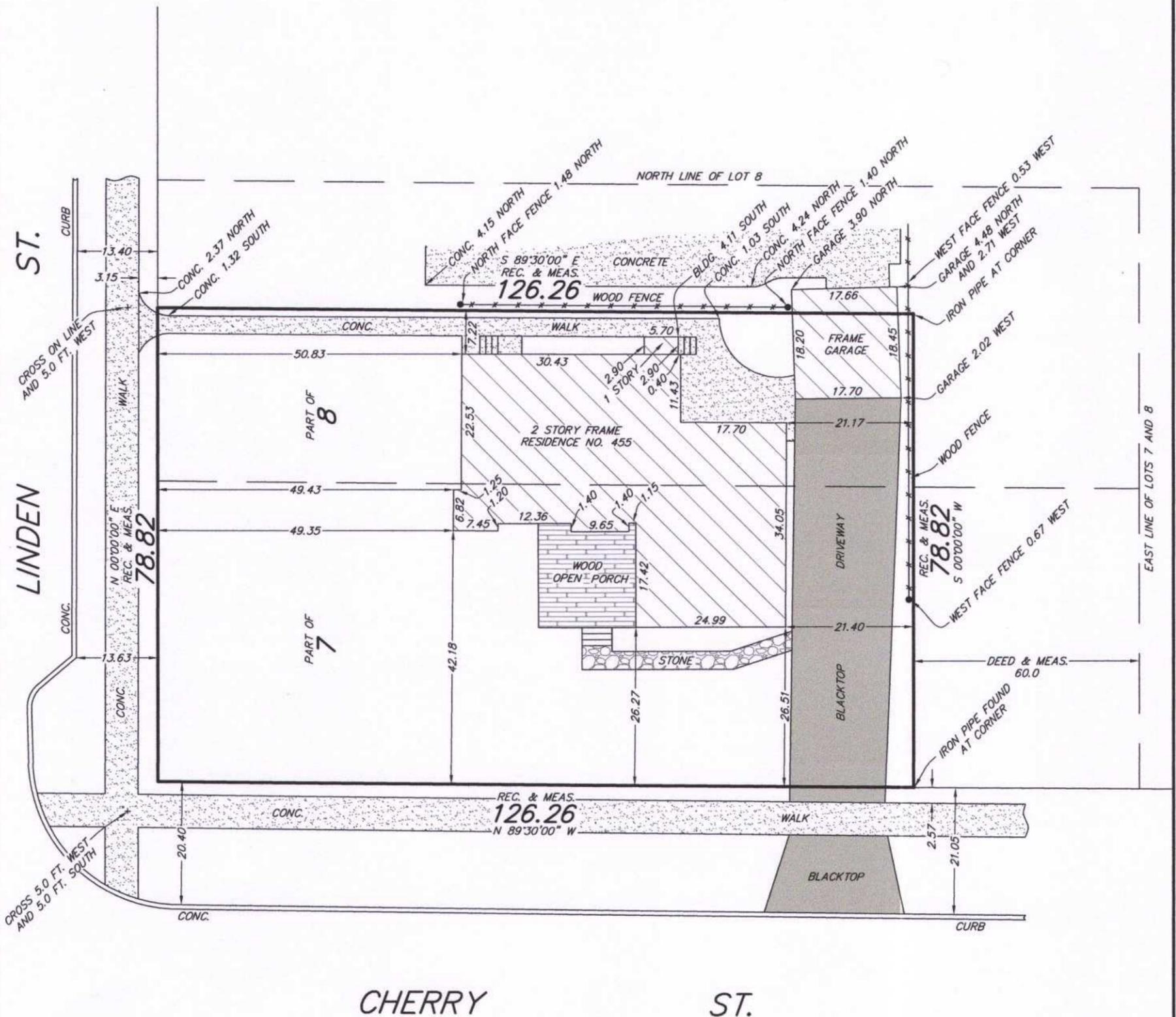
Scale - 1 inch = 20 feet

Jens K. Doe
Professional Land Surveyors, P.C.
PLAT OF SURVEY

ORDER NO.
20-0784

LOT 7 (EXCEPT THE EAST 60 FEET THEREOF) AND LOT 8 (EXCEPT THE EAST 60 FEET THEREOF AND EXCEPT THE NORTH 21.18 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 36 IN WINNETKA, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1893 AS DOCUMENT 1842994, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 455 LINDEN ST., WINNETKA, ILLINOIS.



NOTE:
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : November 11, 2020.

ORDERED BY:
LAW OFFICE OF ROBIN KING

State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

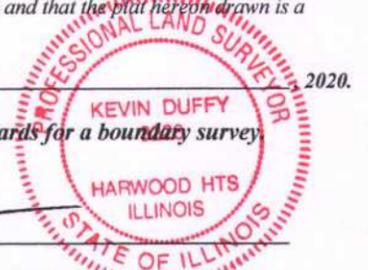
Chicago, Illinois, Dated this 13th Day of November

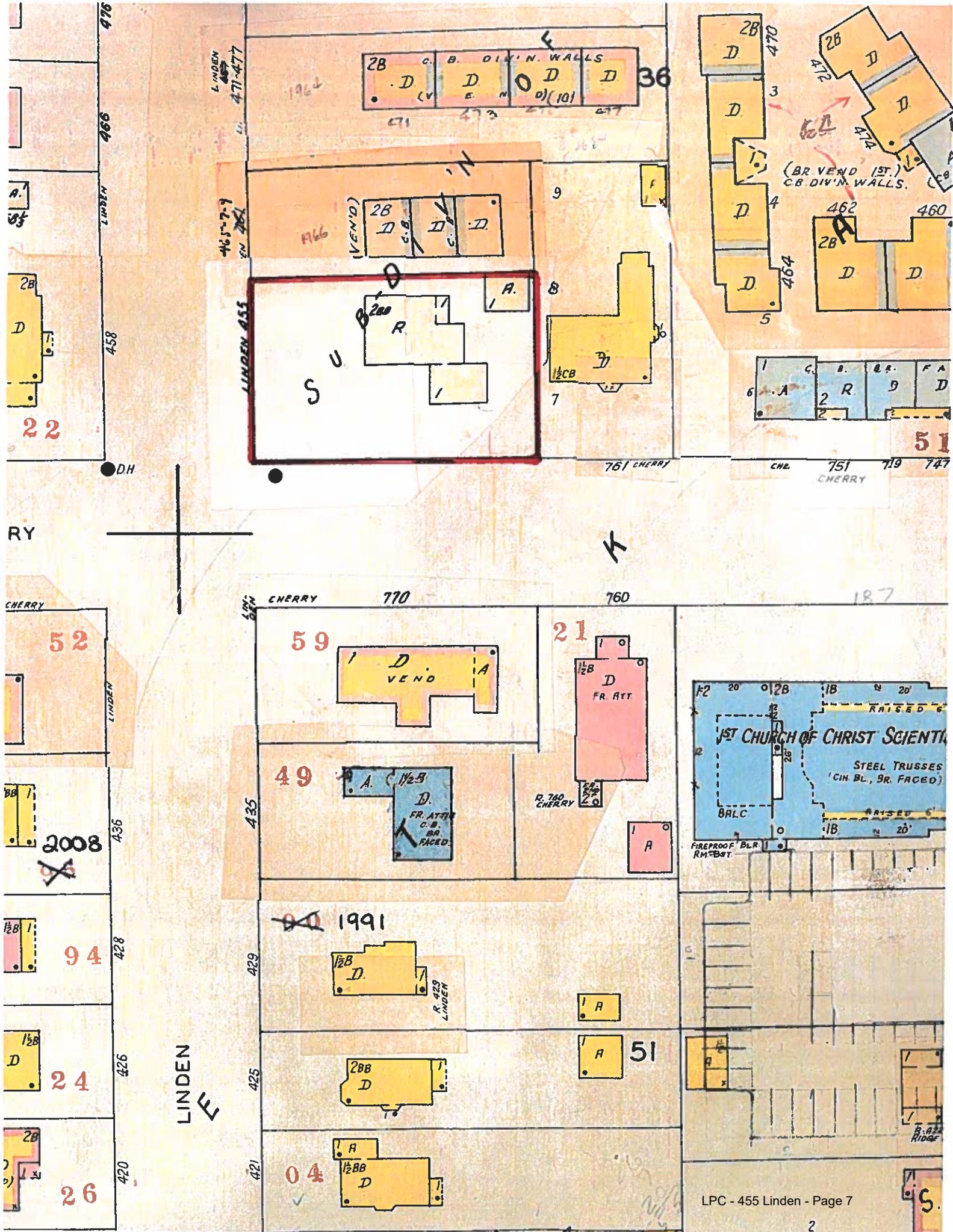
This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION : 11 - 30 - 20

Kevin Duffy
KEVIN DUFFY





LINDEN
467
471-477

465-7-9
VEN

LINDEN 455

761 CHERRY

CHL 751 719 747
CHERRY

LINDEN 454

CHERRY 770

760

187

CHERRY

LINDEN

LINDEN 436

LINDEN 435

R. 760 CHERRY

LINDEN 428

LINDEN 429

R. 429 LINDEN

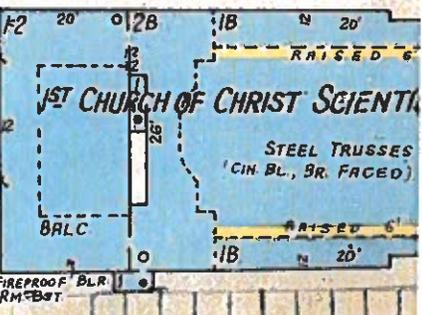
LINDEN 426

LINDEN

LINDEN 425

LINDEN 420

LINDEN 421







PROPERTY RESEARCH COVERSHEET



Address: 455 Linden

Construction Details:

Original construction date: c. 1912
Construction type: Frame and stucco
Style: Colonial

OWNERSHIP HISTORY:

OWNER/ RESIDENT NAME ¹	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Horace L. and Stella Winslow	By 1912 – at least 1917	1912 directory, 1917 directory, <i>Winnetka Talk</i> obituary	
McLow	1920	1920 directory	
Charles F. and Martha Karnopp	By 1923 – at least 1942	1923 directory, building permit application, <i>Winnetka Talk</i> obituary	
Malcolm D. Haven	1945	Building permit application	
Irving Berlin	1950 – approx. 1953	Building permit application, real estate listing, <i>Winnetka Talk</i> obituary	
A. Danyluk	1954	1954 directory	
Marian and Perry Dunlap Smith	1956 – at least 1979	1956 directory, <i>Chicago Tribune</i> obituary	Headmaster at North Shore Country Day School from 1919 to 1954; Professor at Roosevelt University; Directory of the Chicago Institute of Psychoanalysis.
Arnold Busscher	By 1988 – 2020	Cook County Assessor records, <i>Chicago Tribune</i> obituary	

¹ There is some evidence that this property was used as a rental property at various points in time. Thus, it is possible that some residents did not own the property. For example, the 1982 real estate slip attached indicates that the property was zoned for “apartment house or group house.” In addition, in the 1940s, the property was subdivided and another house was built on this lot with the address 461 Linden. Charles and Martha Karnopp were also listed at 461 Linden, so it is possible that they built a new home on their lot and rented out the older home at 461 Linden. Neither the Historical Society or the Village of Winnetka have records pertaining to the house that was located at 461 Linden, and it no longer exists.

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Cadenhead Co.	1926 – alter two story frame and stucco residence	
Irving Berlin (owner)	1950 – construct porch addition	

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 maintains architectural or historical significance. While it is an older home, we have not been able to verify the build date.² In addition, we were not able to locate any information about the original architect.

It is worth noting that Perry Dunlap Smith owned this house from approximately 1956 until his death in 1967 (his wife continued to live in the house until at least 1979). Smith was a leader in the Progressive education movement. He was the founding headmaster at North Shore Country Day School in 1919, and remained in the position until 1954. While Smith was well-known in Winnetka and beyond, he was not the original owner of the house at 455 Linden. In addition, although he lived in the house for many years, this was not his only longtime Winnetka home (he was likely the original owner of the home at 460 Elder Lane).³

Additionally, while this property has been home to several Winnetkans, we were not able to confirm whether all of these residents owned or rented the property.

Date of Research: 1/24/2022

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

² While Cook County records estimate that this home was built in the 19th century, we did not find any indication that it was built prior to 1912. Specifically, we did not find any listings for this address in the 1900-1910 directories, and this lot is empty on an 1896 map showing all of the existing structures in Winnetka at the time.

³ For more on Perry Dunlap Smith, see https://nscdsarchives.com/files/original/14/235/The_Vision_of_Perry_Dunlap_Smith_searchable.pdf.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

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INTRODUCTION

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PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
11-10-1926	Alter a two story frame and stucco residence	Chas F. Karnopp (sp?)	Cadenhead Co. (sp?)
10-31-1929	40 inches to present garage	Mr. Chas F. Karnopp	Not listed
1-28-1942	Alter and add to stucco single family dwelling (converting to two-family dwelling)	Mr. C.F. Karnopp	Not listed
10-2-1945	Alter interior and stucco single family dwelling	M.D. Haven	Not listed
4-11-1950	Construct a porch addition	Irving Berlin	Not listed
9-28-1988	Construct a bathroom addition to a single family residence	Arnold Busscher	Not listed

ATTACHMENTS

Attachment A: Plat-of-Survey
Attachment B: GIS Aerial Map
Attachment C: 1938 Sanborn Map
Attachment D: Current Photos
Attachment E: Permit Copies

WINNETKA HISTORICAL SOCIETY RESPONSE:

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 11-10 1926.

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to alter build a 2 Story
and Basement frame & studs residence

(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)
PROPERTY DESCRIPTION — Lot 7, 85.20 x 99 (except E 60' 36" Block

Subdivision Winnetka

STREET and NUMBER 455 Linden

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

NUMBER of ROOMS _____

KIND of MATERIAL _____

OWNER Chas F. Gornoff Address Winnetka

TOTAL COST 8000.00

ARCHITECT Cadenhead Co. Address _____

BUILDER " " Address _____

CARPENTER " " Address _____

MASON " " Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____

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
(I OR WE)
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 11-10 1926

Permit Number 2962

Fee none

SIGNED Cadenhead Co

ADDRESS 8 E. Linden St

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

Winnetka, Illinois, JAN. 28, 1972

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to ALTER + ADD TO a 2 story
 and Basement STUCCO SINGLE FAMILY DWELLING (CONVERTING TO
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.) TWO FAMILY DWELLING
 PROPERTY DESCRIPTION LOT 5 7, 8 + 9, Block 36
 Subdivision WINNETKA

STREET and NUMBER 455 LINDEH ST.

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

NUMBER of ROOMS _____

KIND of MATERIAL _____

OWNER MR. CF. KARNOPP Address _____

TOTAL COST \$1500-

ARCHITECT CHILDS + SMITH Address _____

BUILDER _____ Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS AS NOTED ABOVE THIS BUILDING WILL BE
CONVERTED FROM A SINGLE FAMILY DWELLING TO A
TWO FAMILY DWELLING.

*NOTE: THIS WORK WAS NOT
 DONE AS HOUSE WAS SOLD
 PRIOR TO RETROFITTING AND WAS
 RETAINED AS A SINGLE FAMILY DWELLING*

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 JAN. 28, 1972

Building Permit Number 5079

Occupancy Permit Number _____

SIGNED Martha J. Karnopp
 ADDRESS 455 Linden Ave. Winnetka

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

Winnetka, Illinois, OCT 21, 1975

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to ALTER INTERIOR of a 2 story
and Basement STUCCO SINGLE FAMILY DWELLING

PROPERTY DESCRIPTION PART OF (TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)
LOTS 7, 8 + 9, Block 36
Subdivision WINNETKA

STREET and NUMBER 455 LINDEN

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

NUMBER of ROOMS _____

KIND of MATERIAL _____

OWNER M.D. HAVEN Address _____

TOTAL COST 800-

ARCHITECT _____ Address _____

BUILDER STADE CONST CO. Address 1960 W. BALTIMORE

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER R.B. KEEFE Address 5811 BELMONT AVE. CAL.

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 OCT 21 1975

Building Permit Number * 5225

Occupancy Permit Number _____

SIGNED C. A. Stade

ADDRESS _____

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, April 11, 1950

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct

and Basement Porch Addition story

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

PROPERTY DESCRIPTION—LOT See Case 74 Block ZBA

Subdivision

STREET and NUMBER 455 Linden

DIMENSIONS of BUILDING—Front 12 feet. Depth 14 feet. Height _____ feet.

NUMBER of ROOMS _____

KIND of MATERIAL conc slab w/ Frame Roof

OWNER Irving Berlin Address 455 Linden

TOTAL COST 75000

ARCHITECT owner Address _____

BUILDER F. J. Herbenar Address 1919 Central Av - Wilmette

CARPENTER " " Address _____

MASON Meyer Bros 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 April 11 1950

Building Permit Number 5803

Occupancy Permit Number _____

SIGNED x Frank Herbenar

ADDRESS 1915 Central, Wilmette

D PLUMBING
ELECTRICAL

BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Sept 17-88

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to CONSTRUCT AND ADDITION TO A
SINGLE FAMILY RESIDENCE BATHROOM
(work to be performed)
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION 455 LINDEN STREET

REAL ESTATE INDEX NUMBER			
05	20	218	017
Vol.		ITEM	

STREET and NUMBER 455 LINDEN STREET
DIMENSIONS of BUILDING REAR 16'2" feet. Depth 11'7" feet. Height 16' feet.

NUMBER of ROOMS ONE
EST. CONST. COST \$14,000.00 KIND of MATERIAL FRAME/Stucco PHONE NO.

OWNER ARNOLD Busscher Address 455 LINDEN 501-3628

ARCHITECT " Address "

BUILDER OWNER Address "

CARPENTER " Address "

MASON NONE Address "

SEWER BUILDER ? Address "

PLUMBER Bill Ponder / Kemgan Address 16 Wilmette 251-2695

ELECTRICIAN Bill Ponder Address 1104 Plan Grove 812-7641

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 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 9-28-88 by MSR SIGNED Arnold Busscher

Building Permit Number 11885 ADDRESS 455 Linden St

Occupancy Permit Number _____ Winnetka

C. B. No. 3648 PHONE NO. 501-3628

Cod: H-381	Address: 455 LINDEN AVE, WINNETKA	Size of Lot: 50 x 186.2 76.2 x 126.26	Rooms - Bed: 4	Baths: 2 1/2	Porches: 1 Sc.	Price: \$36,500 34,500
Open House Date: August 12, 1952	Const. & Style: Stucco Colonial	Roof: Asbestos shingle-New.	BUILT Arch. #			
Listing Date: August 5, 1952	1st Floor: Living rm, Den, Scr.pch, Din, Kit, T&L.	2nd Floor: 4 bedrooms, 2 baths.		SOLD 3/17/53		
Recheck Dates: 1/30/53 2/1/53	3rd Floor: Floored, with stairs.	Basement:	Heat: Oil, HW, Cost \$370	Cost:	Hot Water:	Terms: Cash
	Garage: No. Cars 2-car	XXXXXXXX detached				
	Poss. On or before 90 days	Title Form				
	Mortgage:					
	Taxes: \$345					
	Tenant:	Lease Exp.:	Rent:			
	Restrictions, if any, and Remarks Exterior re-stuccoed, new roof, both with five yr. guarantees. Copper gutters & downspouts. Screens & storms thruout. Very neat and artistically decorated.					
	Owner:	Address:				Bus. Ph.:
	Exclusive of: BAUMANN-COOK					Res. Ph.:
	Sales person: M. D. Johnson					Phone Winnetka 6-5000 Home Phone Winn. 6-0369

Cod: H-381	Address: 455 LINDEN AVE, WINNETKA	Size of Lot: 50 x 186.2 76.2 x 126.26	Rooms - Bed: 4	Baths: 2 1/2	Porches: 1 Sc.	Price: \$36,500 34,500
Open House Date: August 12, 1952	Const. & Style: Stucco Colonial	Roof: Asbestos shingle-New.	BUILT Arch.			
Listing Date: August 5, 1952	1st Floor: Living rm, Den, Scr.pch, Din, Kit, T&L.	2nd Floor: 4 bedrooms, 2 baths.		SOLD 3/17/53 Sold by B-C		
Recheck Dates: 1/53 2-53	3rd Floor: Floored, with stairs.	Basement:	Heat: Oil, HW, Cost \$370	Cost:	Hot Water:	Terms: Cash
	Garage: No. Cars 2-car	XXXXXXXX detached				
	Poss. On or before 90 days	Title Form				
	Mortgage:					
	Taxes: \$345					
	Tenant:	Lease Exp.:	Rent:			
	Restrictions, if any, and Remarks Exterior re-stuccoed, new roof, both with five yr. guarantees. Copper gutters & downspouts. Screens & storms thruout. Very neat and artistically decorated.					
	Owner:	Address:				Bus. Ph.:
	Exclusive of: BAUMANN-COOK					Res. Ph.:
	Sales person: M. D. Johnson					Phone Winnetka 6-5000 Home Phone Winn. 6-0369

E.P.A. ✓
 F.W. ✓
 J.A.P. ✓
 J.L. ✓
 E.H. ✓
 M.W. ✓
 W.S. ✓
 B.G. ✓
 J.M. ✓



August 13, 1932
August 2, 1932
Mortgage
Taxes \$325
Taxes
Restrictions, if any, on
Exterior terra
puture & down
Electrically de

1/31/32
4/1/32

Exclusive of
M. B. Johnson



August 13, 1932
August 2, 1932
Mortgage
Taxes \$325
Taxes
Restrictions, if any, on
Exterior terra
puture & down
Electrically de

1/31/32
4/1/32

Exclusive of
M. B. Johnson



Add 455 LINDEN		City Winnetka		Area 40	L# 8202076
Dir Corner of Linden and Cherry					
Rms 10	Bdrms 4	Baths 2	Call Broker		[X] Incorp
Const		Str 2	T/H	T. Ins.	
Approx. Room Sizes	Fl	Tax 19.81	HE	Pos	None Known
LR 15x21.5 FPL	1	\$3243.45			
DR 14 x 17.2	1		Inmed	Lot 78.72 x 127.59	Heat Oil
Kit 11 x 15.9	1		[] Rng [] Dshw [] Porch [] MB [] C/A [] Water Soft [] Own [] Rent		
FR 17 x 24	1		[] Ref [] Dspl [] Patio [2] Fpl [] W/AC [] Water: [] Well [] Pri [] Mun		
BRs 12.2x14.2 FPL	2		Sewer: [X] San [X] St [] Septic [] Bent yes [] Trans CNW RR. Bus		
12.4x10.8	2	Remarks GREAT LOCATION! Spacious home with opportunity			
Stg Rm 11.2x15.7	2	to redecorate. ALSO ZONED B.I. for APARTMENT HOUSE			
12.2 x 12.6	2	or GROUP HOUSES			
10.5 x 9.2	2				
Study 9.10x11	1	Flood Hazard Insurance may be required by Lender			
L/O CONTINENTAL-WINNETKA		Slsp JEAN WRIGHT, GRI		No 471	Ph 441-5353
		No 28	Ph 446-5010 Co-op 3% only on closing		

1912 directory

WINNETKA	Winship Joseph C (Laura H) printing r 839 Elm tel 670-W	
	Winship Raymond (Bertha) printer Chicago r 475 Provident av tel 277	
	Winslow Horace L (Stella) r 455 Linden	
EVANSTON	Winsten H J r 840 Linden av	
	Wisman Emil W (Emma) teamster r 886 Pine	PHONES
	Wisowaty Adolph (Elizabeth) r 385 Provident av	

1917 directory

Winnetka Woman's Club 609 Oak.....	Winnetka	494
Winship David A r 571 Fir.....	Winnetka	1027
Winship J C r 839 Elm.....	Winnetka	670-W
Winslow Chas S r 2125 Sherman Av..	Evanston	2310
Winslow Mrs H L r 455 Linden.....	Winnetka	261
Winston Jas H r 827 Linden Av.....	Wilmette	1188
Winter Dan E r 944 Asbury Av.....	Evanston	1327
Winter Edna B r 928 Elm.....	Winnetka	1465

1920 directory

428 Edwards Wm	988 D
H	988 G
429 Wyatt Wm	995 A
436 Long A C	998 D
443 Selzer James	1007 B
Mrs	Linden
455 McLow —	K
467 Rogers Stanley	Linden
B	ant
482 Gerhard E A	B
Rev	W
508 Lindwall H A	LLOYD

1923 directory

Karlovitz Frank r Toahy av.....	Pk Ridge-9041
Karnatz Henry, Jr farm rAlgonquin.	Desplaines-1161
Karnebogen Wm H r 2705 Wdbine	Evanston-4221-J
Karnopp Chas F r 455 Linden...	Winnetka-261
Karns Edwin S r 1529 Highlnd av..	Wilmette-1612
Karras Gust r 1232 Simpson.....	Evanston-2729
Karras Alex r 1028 Central	

1954 directory

429	Washburne J C	WI6-5605
435	Smith W J	WI6-3569
436	Ley R J	WI6-4758
455	Danyluk A	WI6-5835
458	Nevius G V	WI6-2234
461	Karnopp C F	WI6-0261
466	Page W	WI6-2008
467	Bushnell W	WI6-2591
476	Brennan P J Jr	WI6-1618

1956 directory

455	Smith P D	WI6-0039	78
458	Venarde C	WI6-0336	79
461	Karnopp C F	WI6-0261	80
466	Page W	WI6-2008	80
467	Bushnell W	WI6-2591	80
476	Brennan P J Jr	WI6-1618	82

1979 directory

20	Smith N Joel	265 Woodlnd Av Winetka	----	446-3644
	Smith Neil C	984 Sheridn Rd Glenco	-----	835-4077
29	Smith Norbert C	1582 Willow Rd Nfld	----	446-2421
37	Smith Paul M Jr	730 Sheridn Rd Wilmet	---	251-5797
35	Smith Payson	1500 Sheridn Rd Wilmet	----	251-2546
17	Smith Perry Dunlap			
59		455 Linden Av Winetka	-----	446-1259
	Smith Philip E	714 Forest Av Wilmet	-----	251-3824
55	Smith Phyllis S	1823 Walnut Av Wilmet	---	251-7103
09	Smith R A	878 Ash Winetka	-----	446-5163
19	Smith R Jas	87 Indian Hill Rd		
19		Winetka	-----	Wilmet Tel No--251-6266
7	Smith Ray H	1041 Elm Winetka	-----	446-5006

Cook County Assessor – Appeal records for 455 Linden

Appeal History

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2020	\$93,289 (2019)	\$76,429	\$93,289	16406	ROBERT H ROSENFELD	ARNOLD R BUSSCHER	Appeal Review Complete	Assessed Value Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.
2019	\$78,840 (2018)	\$93,289	\$104,767	26700	ROBERT H ROSENFELD	RICHARD BUSSCHER	Appeal Review Complete	Assessed Value Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.
2018	\$82,248 (2017)	\$82,248	\$82,248	10069	ROBERT H ROSENFELD	RICHARD BUSSCHER	Appeal Review Complete	- The result of a market analysis of your property as well as an analysis of comparable properties.
2017	\$87,489 (2016)	\$87,489	\$87,489	19404	ROBERT H ROSENFELD	ARNOLD BUSSCHER	Appeal Review Complete	Assessed Value Not Adjusted - Your property's uniformity with comparable properties.
2016	\$79,078 (2015)	\$94,613	\$94,613	13690	ARNOLD BUSSCHER	ROBERT H ROSENFELD	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.
2013	\$84,730 (2012)	\$79,078	\$87,784	41876	ELI R JOHNSON		Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.
2007	\$90,474 (2006)	\$116,059	\$116,059	6209	MICHAEL D. GERTNER, LTD.	ARNOLD BUSSCHER	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.

1

Winnetka Talk, May 15, 1952

May 7 in St. Francis Hospital, Evanston. Surviving are his widow, Elsie; a daughter Barbara; and two sons, William III and Archie, both Northwestern university students.

Mr. Wallen was president of the William L. Wallen and Sons, Inc., Chicago, a firm founded by his father in 1888.

Mr. Wallen attended St. John's Military Academy and Lewis Institute. He was a renowned swimmer in the period following World War I. He won the national 400-meter championship in 1918 and 1919 and was champion half-miler in 1917 through 1919. Mr. Wallen captained the United States Olympic water polo team in 1924 and 1928. His 1918 half-mile record of 11:27.6 took 37 seconds off the old record.

Services were held in the Children's Chapel of the Winnetka Congregational Church May 9, with burial in Memorial Park Cemetery.

STELLA WINSLOW

Mrs. Stella Winslow, 82, former Winnetka village clerk and Park Board secretary and resident of the village for over half a century, died May 6 in the Memorial Hospital for McHenry County in Woodstock.

Mrs. Winslow, a native of Malcolm, Iowa, where she was born on July 3, 1869, came to Winnetka in

1898. In May, 1919, four years after the death of her husband, Horace L., in 1915, she became village clerk in Winnetka, a position she held until 1950. She also served as secretary of the Winnetka Park board for a decade, 1929 to 1939.

The Rev. Franklin Elliott, assistant minister of the Winnetka Congregational Church, conducted services Friday of last week at Bruecks-Wilson Chapel in Hubbard Woods. Interment was in Memorial Park Cemetery.

Mrs. Winslow leaves three nieces

and a nephew, Mrs. L. V. Rider and her sister, Miss Blanche Varnum, both of River Forest, and Mrs. Patience M. Weston of South Pasadena, Calif., and her brother, Charles S. Meigs of Long Beach, Calif.

Eichlings
FLOWERS

Flowers are more than a tribute to the dead . . . they are a comfort to the living.

1511 Sherman Ave. GR 5-0920



BRUECKS - WILSON

FUNERAL HOME



895-897 Linden Ave., at Tower Rd. Winnetka 6 - 3436
"HUBBARD WOODS"

**Our Own New Parking Space
Opposite Funeral Home**

I. S. Berlin

I. S. Berlin of Miami Beach, Fla., formerly of Winnetka, died May 22 in Miami Beach.

Mr. Berlin was the founder and former president of I. S. Berlin Press, lithographing firm. Founded in 1920, it is one of the world's largest lithographic companies. It has offices in New York City, Cleveland, Los Angeles, Boston, and Detroit.

Mr. Berlin retired and moved to Florida in 1965. He was the recipient of the B'nai B'rith award "for outstanding contribution to the cause of advancing man's humanity to man."

Surviving are his wife, Cora; two daughters, Mrs. Alice Mieselman and Mrs. Shirley Hirsh; a son, Marshall, vice chairman of the company's board of directors; and eight grandchildren.

Private funeral services will be held today at North Shore Congregation Israel in Glencoe.

Toronto.

CHARLES FREDERICK KARNOPP

Private memorial services for Charles Frederick Karnopp, 461 Linden Street, Winnetka, will be conducted Saturday in the little chapel of the Winnetka Congregational Church at 2:30 p.m.

Mr. Karnopp died Friday night at Evanston Hospital after a long illness. He had been a Winnetka resident for 29 years.

Survivors include his widow, Martha Irish Karnopp; two sons, Karl W. Karnopp of Waukegan and Kingsley P. Karnopp of Willow Brook; a daughter, Mrs. Donald H. Clark, temporarily of Phoenix, Ariz.; and three grandchildren.

CH

ES HOLD SERVICES TOMORROW FOR PERRY SMITH

A memorial service for Perry Dunlap Smith, retired headmaster of North Shore Country Day school in Winnetka, will be held at 4:30 p. m. tomorrow in the school at 310 Green Bay road.

Mr. Smith died Saturday in his home at 455 Linden st., Winnetka. He was 78. Mr. Smith was headmaster of the day school from its founding in 1919 until 1954, when he became a visiting professor of education at Roosevelt university. He retired last June.

Teaches at Parker

A native Chicagoan, Mr. Smith was the first pupil at Francis Parker private school in Chicago, and later was a teacher there for six years. He was one of the organizers of the Scarborough School-on-the-Hudson, New York, and was its assistant principal. He was educational director of the National City bank in New York City in 1918.

Mr. Smith also had been a lecturer at the Lowell institute, Boston, an honorary fellow of the National Academy of Pediatrics, and a former member of the board of overseers of Harvard university, of which he was a graduate.

Leads Headmaster Group

He was a past president of the Headmasters Association of America and the Country Day Schools association, and a former director of the Chicago Institute of Psychoanalysis.

Surviving are his widow, Marian; a daughter, Mrs. Dorothea Ingersoll; three sons, Hamlin, Dr. Perry, and Simeon; 15 grandchildren; one great-grandchild; two brothers, and a sister.

72, of Mount day in hospital, as born Ireland, ice bro-n blvd. rrvivors ence; a e Mus-. Serv-tomor-he Way-432 S. heights.

Death Notice: ARNOLD J. BUSSCHER

Anonymous . Chicago Tribune ; Chicago, Ill. [Chicago, Ill]. 08 June 2008: 6.

[ProQuest document link](#)

FULL TEXT

Arnold J. "Buddy" Busscher, 94, a lifelong Winnetka resident and builder.

Beloved husband of the late Hazel Busscher; loving father of A. Richard (the late Marilyn) Busscher; proud grandfather of ArnoldBradley (Beth) Busscher and Alan Brian Busscher; great-grandfather of Barrett and Bailey Busscher.

Visitation Tuesday, 10 a.m. until time of funeral service, 11:30 a.m. atDonnellan Family Funeral Home, 10045 Skokie Blvd.

at Old Orchard Rd., Skokie.

Interment Memorial Park Cemetery, Skokie.

In lieu of flowers, memorials to Over The Rainbow Association, 2040 Brown Avenue, Evanston, IL, 60201 would be appreciated.

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

Sign Guestbook at chicagotribune.com/obituaries

This is a paid death notice.

DETAILS

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VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 455 Linden, Winnetka IL

Parcel Identification Number(s) (PIN): 05-20-218-017-0000

Description of all structures to be demolished: 2 story frame ZDU structure and adjacent frame 2 car garage

Current Property Owner Information

Legal Name: Linden Winnetka LLC

Applicant Information

Legal Name: Linden Winnetka LLC

Primary Contact: Ayman Khalil

Primary Contact: Ayman Khalil

Address: _____

Address: _____

City, State, Zip: Chicago IL 60647

City, State, Zip: Chgo IL 60647

Phone No. _____

Phone No. _____

Email: _____

Email: _____

Date owner acquired property: _____

Applicant's relationship to current property owner: Prop Manager & Auth Agent of owner
(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: _____

From: [REDACTED]
To: [Christopher Marx](#)
Subject: RE: 455 Linden
Date: Friday, January 21, 2022 11:22:43 AM

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.

I apologize. I mis-understood the question.

I was saying we'd be ready for demolition in 4 months (approx. May 2022).

But based on your question below, you are asking how long it will take us to demo and that is 20 days.

Ayman Khalil
[REDACTED]
[REDACTED]

From: Christopher Marx <CMarx@winnetka.org>
Sent: Friday, January 21, 2022 11:20 AM
To: Ayman Khalil <[REDACTED]>
Subject: 455 Linden

Ayman,

Good morning. I had a question regarding the demolition schedule for the demo permit. In your initial email, you indicated a length of time of about 4 months. Are you sure that is the amount of time that will be needed? Can you give a more specific timeline for the length of time for just the demolition portion of the project?

Thanks,
Chris

Christopher Marx, AICP
Associate Planner
Village of Winnetka – Department of Community Development
510 Green Bay Road
Winnetka, Illinois 60093
(847) 716-3587
cmarx@winnetka.org

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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 ~~that in order to keep the character of Hoyt Lane, the Hoyt Lane home could~~
6 ~~have a big glass structure next to the homes which have been there a long time and commented~~ it
7 would be great if they could get some kind of review with the ZBA and incorporate them into the
8 historic preservation plan. Chairperson Holland stated with regard to residential design review, they
9 would run into a problem and added President Rintz was the chairman of such a previous effort that did
10 not move forward.
11

12 Mr. Kaarre stated for the information requests the Commission is talking about, those require updating
13 the ordinance to include more requirements for information or guidelines to go with the ordinance. Mr.
14 Coladarci stated the Commission can determine what information it would like as part of the demolition
15 application process and demand that the applicants provide the necessary documentation, such as
16 condition of the home. Mr. Coladarci added that is why they have to fight the builder and make them
17 work harder to get what they want. He added the amount of demolitions would slow if they sense
18 hostility toward what the builder is trying to accomplish.
19

20 Chairperson Holland stated there were six applications where the neighbors were up in arms and they
21 did not know them. She referred to their suggestion to require a "For Sale" sign put up so the neighbors
22 know there is an application for demolition, and the Village attorney at that time stated that would not
23 be legal.
24

25 Mr. Schoon stated as he listened to the discussion, he asked if there is a difference between an historical
26 or architecturally significant home and an old home and the Commission Members agreed there is. Ms.
27 Good identified those old homes are contributing structures and the Commission is most concerned that
28 a significant home meets a certain amount of criteria. She noted the definition of an historic home is 50
29 years or older and there are homes that fit that criteria which are not significant but contribute to the
30 ambiance and the Commission has to pick and choose their battles which she commented is a whole
31 other discussion as to what do about contributing structures. Mr. Enck stated they are important issues
32 in different ways.
33

34 Mr. Coladarci referred to higher friction and making it more difficult to demolish a home and if a home is
35 more than 50 years old or historically or architecturally significant, to make it difficult and to change
36 attitudes about teardowns in Winnetka. He added while it may not be a great home, if it is fixed, it
37 would be a small place for those downsizing or a new family.
38

39 Mr. Enck stated in connection with what they saw in neighboring communities, personally he did not
40 want to be the community where it is easiest for developers to make money and what they are is what
41 the information on the chart shows which is it is easy for them to do.
42

43 Ms. Papoutsis agreed with Mr. Enck's comments and referred to the situation at the last meeting where
44 the applicant stated they bought an historic home and would tear it down even if they are required to
45 get an HAIS. She stated the applicant said the agent said the property was listed as land. Ms. Papoutsis
46 then stated it makes sense if it was listed as land and questioned should it be red flagged if it is up for
47 demolition and the applicant be required to have an HAIS and go through the process with the hope it is

1 more stringent. She suggested they work better with the real estate community and stated the applicant
2 did not know it was an architecturally significant home.

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

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

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

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

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

46
47 Mr. Coladarci stated they should require a plan and how it is going to deal with the environmental
48 aspects of the teardown such as how much of it is reused, does it have value, etc. for the neighbors'

1 concerns. He then stated while the Village required that anyway, they should see that before demolition
2 to protect the neighbors from damage being done to the neighborhood.

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

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

17
18 Ms. Papoutsis commented it would be worthwhile to get local publications to publish information about
19 the benefits of preserving versus tearing down a home. Ms. Papoutsis stated that is why neighbors often
20 do not support landmarking because they think the tax benefit would be unfair to the rest of the
21 community. It would be helpful to have the tax benefit as well as all requirements of landmarking a
22 home clarified. She stated they can discuss the issues with landmarking and what the tax situation is as
23 well as the benefit and that people misunderstood the issue. Ms. Papoutsis stated that is why neighbors
24 do not support landmarking and they think the tax benefit would be detrimental to the rest of the
25 community.

26
27 ns. Mr. Enck stated sustainability should factor into historic homes and all aspects of the community. He
28 then referred to other communities and Milwaukee which have requirements for certain structures and
29 the need for deconstruction as opposed to demolition which would divert materials from the landfill.

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

39 **New Business**

40
41 Chairperson Holland stated they would be giving out the landmark preservation awards on February 18,
42 2020 and referred to the time it takes for the plaques to be made. She encouraged the Commission
43 Members to attend and stated she would give a copy of the list to the Village trustees and speak about
44 what the Commission needed to create the ambiance they want to have. Chairperson Holland then
45 stated it has been hard to get in touch with President Rintz and they want to make their position known
46 at the Village Council meeting.

47

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

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

19
20 Chairperson Holland asked if there were any other questions or new business. No additional comment
21 was made at this time.

22
23 **Next meeting – March 2, 2020 – Quorum check.**

24 The Commission members did not discuss the quorum for the next meeting.

25
26 **ADJOURNMENT:**

27 The meeting adjourned at 9:08 p.m.

28
29 Respectfully submitted,

30
31 Antionette Johnson
32 Recording Secretary