



LANDMARK PRESERVATION COMMISSION MEETING
MONDAY, MARCH 7, 2022 - 7:00 PM
WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA ITEMS

1. Call to Order.
2. Public Comment.
3. Approval of February 7, 2022, meeting minutes.
4. **Case No. 22-06-LPC – 1036 Elm Street:** Review of the demolition permit application submitted for the single-family residence at 1036 Elm Street.
5. **Case No. 22-02-LPC – 151 Meadow Lane:** Review of the Historical Architectural Impact Study (HAIS) for the single-family residence at 151 Meadow Lane.
6. Other Business.
 - a. February 3, 2020, Meeting Minutes – Transcription Amendment
 - b. April 4, 2022, Meeting – Quorum check.
 - c. 2021 Preservation Awards – Update
 - d. Comprehensive Plan – Update
7. Adjournment.

Note: Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or (2) by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

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

NOTICE

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).

**LANDMARK PRESERVATION COMMISSION
FEBRUARY 7, 2022 MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Laura Good
Joseph Stuart
Paul Weaver

Non-Voting Member Present:

Bob Dearborn

Members Absent:

Beth Ann Papoutsis

Village Staff:

David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community Development
Christopher Marx, Associate Planner

Introductory Remarks Regarding Conduct of Virtual Meeting.

Chairman Coladarci read the Oral Declaration into the record.

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:15 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comment

Mr. Norkus allowed members of the public into the meeting to comment. Mr. Marx confirmed no members of the public are at the Village Hall. No public comment was made at this time.

Approval of January 3, 2022 Meeting Minutes.

Chairman Coladarci asked for a motion to approve the January 3, 2022 meeting minutes. A motion to approve the January 3, 2022 minutes was made by Mr. Enck and seconded by Ms. Good. A vote was taken and the motion unanimously passed, 5 to 0:

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

Case No. 22-04-LPC – 655 Lincoln Avenue: Review of the demolition permit application submitted for the single family residence at 655 Lincoln Avenue.

Mr. Marx noted John Toniolo is representing the property owner and identified the property's location, size and zoning classification for the home constructed in 1924 which had subsequent slight alterations. He then referred to photos and stated the property is not listed on the Illinois Historic Structures Listing but the Historical Society indicated the home has architectural significance due to the architect. Mr. Marx asked if there were any questions. No questions were raised at this time.

Mr. Norkus allowed the applicants into the meeting. Jeff Harding and John Toniolo of GTH Architects introduced themselves to the Commission. Mr. Harding stated the applicants contacted them in connection with initially renovating the home and he described the possible alterations necessary to make the home work for their family. He stated after cost was considered for renovation compared to new construction, he identified several factors of the home which would have made renovation cost prohibitive. Mr. Harding stated their firm specializes in renovation and this home is not a rehab candidate due to the roof, interior condition, lack of maintenance, etc. He then stated the applicants would like for the new home to not look foreign in the neighborhood.

1 Chairman Coladarci asked if there were any questions. Mr. Enck asked if the new home would be for their clients
2 and is not a spec home. Mr. Harding confirmed that is correct. Rebecca Dragojlovich introduced herself as the
3 property owner who informed the Commission of their goal to move to the North Shore. She described their
4 intention to buy an old home and stated they fell in love with the home and neighborhood. Ms. Dragojlovich
5 stated they worked hard to explore options to save the home and then asked if there were any questions. Mr.
6 Harding further described the work needed in order to make the home feasible as well as elaborated further on
7 the home's poor condition. Mr. Enck commented the home appeared to be in good condition and thanked the
8 architects for the additional explanation regarding the home's condition.
9

10 The Commission Members discussed Highgate Builders and the work they have done in the Village. Mr. Weaver
11 thanked the applicant for speaking with professionals who specialize in restoration and renovation. Mr. Harding
12 reiterated they approached the home with the intent to renovate it. Mr. Enck asked for Mr. Harding to describe
13 the new home's design, massing, etc. which Mr. Harding provided in detail to the Commission.
14

15 Ms. Good asked Ms. Dragojlovich if the home was purchased directly from another party and not listed on the
16 market. Ms. Dragojlovich informed the Commission of the events leading to the purchase. Ms. Good asked Ms.
17 Dragojlovich if she or the architect was aware of the home's original architect. Ms. Dragojlovich responded they
18 were not. She added they looked extensively at a lot of North Shore homes.
19

20 Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time.
21 Chairman Coladarci then asked for public comment. Mr. Norkus allowed members of the public into the meeting
22 to comment. Elizabeth Christopher, the next door neighbor, stated she had no comment. No comments were
23 made at this time.
24

25 Chairman Coladarci then called the matter in for discussion. Mr. Enck commented he was extremely disappointed
26 to see this demolition application and the fact there have been no other teardowns near the property. Chairman
27 Coladarci commented on the home's history provided by the Historical Society. Mr. Weaver agreed it is an
28 attractive and unique home on an extremely narrow lot. He then referred to the neighborhood disruption during
29 the teardown and commented he would be sad to see the home torn down. Ms. Good agreed with Mr. Enck's
30 comments relating to the neighborhood being untouched and intact. She then stated with regard to the home's
31 issues explained by the architect, she referred to other historic homes which appear to be in far worse shape. Ms.
32 Good then stated she wished the Commission had access to a professional to verify or contradict the home's
33 condition presented by applicants. Mr. Stuart commented on the character vanishing on the street and stated
34 there have to be other options.
35

36 Chairman Coladarci stated based on the home's history and architect, he asked for a motion to require an HAIS.
37 Ms. Good moved to require an HAIS due for 655 Lincoln due to its architectural significance. The motion was
38 seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 5 to 0:

39 AYES: Coladarci, Enck, Good, Stuart, Weaver

40 NAYS: None

41 NON-VOTING: Dearborn
42

43 Mr. Dearborn informed the architect there are provisions in the ordinance to allow relief from FAR in terms of
44 renovation and asked for the applicant to revisit the renovation opportunity during the HAIS process.
45

46 **Case No. 22-05-LPC – 455 Linden Street: Review of the demolition permit application submitted for the single**
47 **family residence at 455 Linden Street.**

48 Mr. Marx stated Ayman Khalil represented the property owner and identified the property's location, size and
49 zoning classification with a possible construction date of 1912 and subsequent alterations. He stated the property
50 is not listed on the Illinois Historic Property Structures Listing and the Historical Society stated the property does
51 not have architectural or historical significance. Mr. Marx then referred to photos and stated the applicant has
52 been before other Village Boards for review in terms of the property's redevelopment. Mr. Enck questioned the
53 property's classification as multiple family and Mr. Marx and Mr. Schoon confirmed it is multi-family. Mr. Marx

1 explained the process in connection with the redevelopment proposal. Mr. Schoon confirmed final approval by the
2 Village Council’s has not been completed since they are awaiting this Commission’s review. Mr. Marx stated the
3 applicant can further explain the multi-family proposal for the property.
4

5 Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time. Mr.
6 Norkus allowed the applicant into the meeting. Ayman Khalil stated the current home is a two flat which was
7 formerly a single family residence before the additions. He stated they intend to demolish the home and replace it
8 with a four unit building. Mr. Khalil stated they have been through a vigorous process with the DRB and ZBA in
9 terms of zoning compliance and design aesthetic. He then stated the four units would be advantageous to empty
10 nesters and would include underground parking for 10 vehicles.
11

12 Chairman Coladarci asked if there were any questions. Mr. Weaver commented on the garage size. Mr. Khalil
13 responded engineering and surveying determined it can be done and explained the variation needed due to the
14 underground garage. No additional questions were raised at this time.
15

16 Mr. Norkus then allowed members of the public into the meeting to comment. No comments were made at this
17 time.
18

19 Chairman Coladarci then called the matter in for discussion and asked the Commission Members if they felt an
20 HAIS would be appropriate. Mr. Enck responded no based on the Historical Society’s comments and referred to the
21 lack of the property being intact.
22

23 Chairman Coladarci then referred to the findings and asked for a motion to grant the demolition permit for 455
24 Linden. Mr. Weaver moved to approve the demolition permit application to proceed without delay for 455 Linden.
25 Ms. Good noted one of the previous owners was listed as Irving Berlin. The motion was seconded by Ms. Good. A
26 vote was taken and the motion unanimously passed, 5 to 0:

- 27 AYES: Coladarci, Enck, Good, Stuart, Weaver
- 28 NAYS: None
- 29 NON-VOTING: Dearborn

30
31 **Other Business.**

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

33 The Commission Members continued this matter to the next meeting.
34

35 b. March 7, 2022 Meeting – Quorum Check.

36 Mr. Schoon informed the Commission the next meeting may be in person as opposed to virtual. The Commission
37 Members discussed their availability.
38

39 c. Comprehensive Plan Update.

40 Mr. Schoon stated the PC is working on the visioning aspect of the Comprehensive Plan which would occur through
41 May and he would keep all of the Boards and the Commission apprised of the topics.
42

43 Mr. Enck referred to the work being done at New Trier and Mr. Schoon confirmed the Commission’s review related
44 to the percentage amount of the demolition. Mr. Enck then questioned the status of 82 Essex. Mr. Marx
45 responded no new permits have been submitted.
46

47 **Adjournment:**

48 A motion to adjourn was made by Ms. Good and seconded by Mr. Weaver. A vote was taken and the motion
49 unanimously passed, 5 to 0:

- 50 AYES: Coladarci, Enck, Good, Stuart, Weaver
- 51 NAYS: None
- 52 NON-VOTING: Dearborn

53

1 The meeting adjourned at 8:27 p.m.
2
3 Respectfully submitted,
4
5 Antionette Johnson
6 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: FEBRUARY 28, 2022
SUBJECT: 1036 ELM STREET - DEMOLITION PERMIT (CASE NO. 22-06-LPC)

| | |
|---|---|
| INTRODUCTION | |
| Meeting Date | March 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 | 1036 Elm Street (See Attachment A – Aerial Map) |
| Property Owner | Trend Development Partners – 1036 LLC |
| Application Submitted by | Cory Todd, principal of ownership |
| 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 | 0.3 acres |
| Location | South side of Elm Street between Rosewood Avenue and Locust Street |
| Improvements | Single-family residence with detached garage |
| Zoning | R-5 Single Family Residential |
| Surrounding Zoning | R-5 Single Family Residential |
| PROPERTY HISTORY | |
| | See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society (WHS) Research |
| Constructed | Undeterminable from Village records, Winnetka Historical Society Research indicates approximate date of construction in 1880's |
| Additional Construction Activity | 1927 – One-story and four-car frame garage, 1976 - Construct powder room addition to single family residence, 1982 - Construct deck to single-family residence, 2015 - Repair existing deteriorated wood on 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 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.

Should the LPC request an HAIS for the subject property at the March 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 March 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;**
- ~~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)**

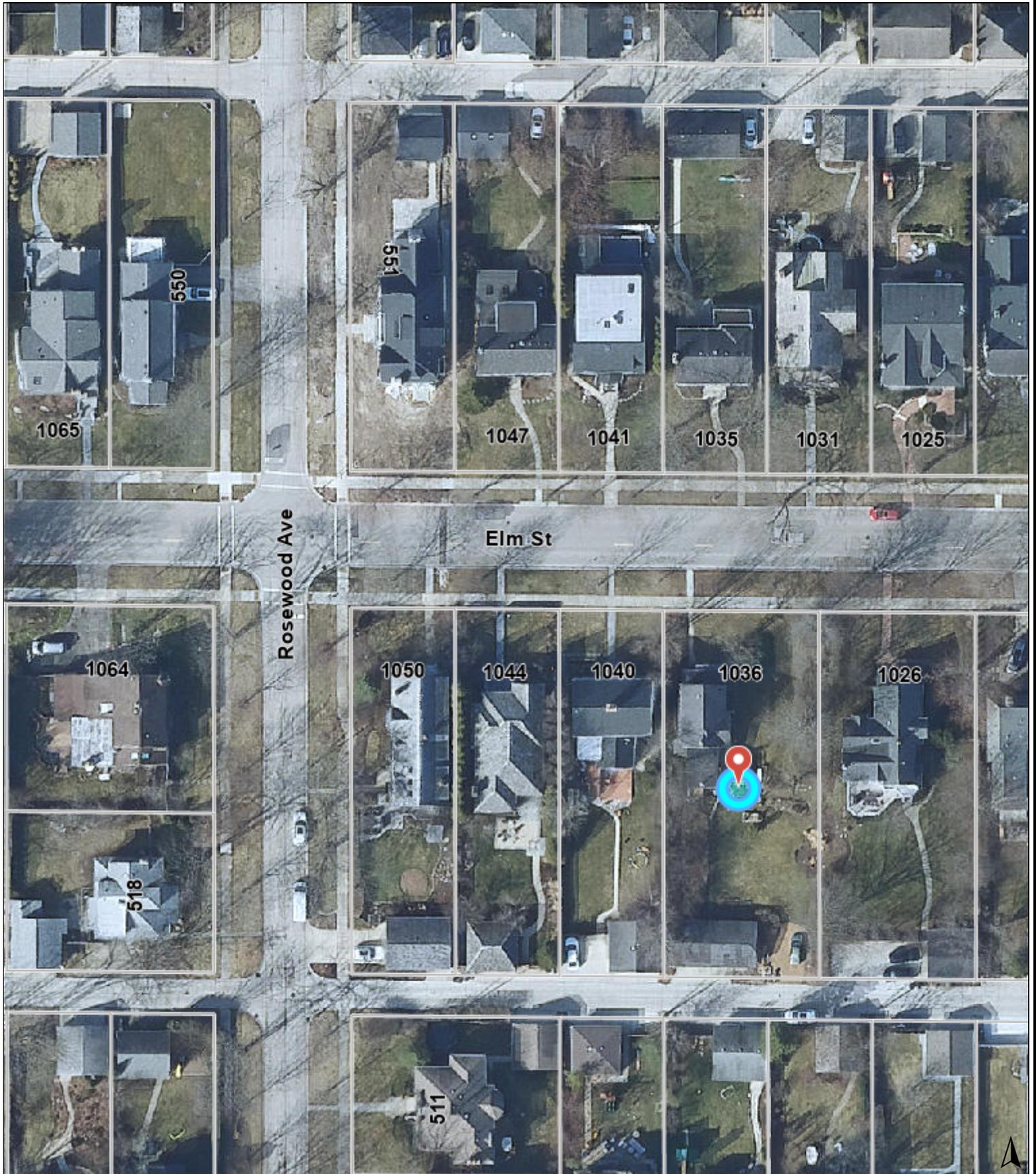
Building and/or Property Lacks Historic or Architectural Significance

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: FEBRUARY 14, 2022
SUBJECT: CASE NO. 22-06: 1036 ELM STREET

INTRODUCTION

On March 7, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage at 1036 Elm Street. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Monday, February 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> |
|-------------|--|--------------------------|------------------|
| 6-15-1927 | One story and four car frame garage | A.W. Smith | Not listed |
| 4-28-1976 | Construct power room addition to single family residence | Mr. and Mrs. D.A. Cryier | Not listed |
| 7-15-1982 | Construct deck to single family residence | Richard T. Fox | Not listed |
| 1-27-2015 | Repair existing deteriorated wood on residence | Nancy Fox | Not listed |

PLAT OF TOPOGRAPHY

OF

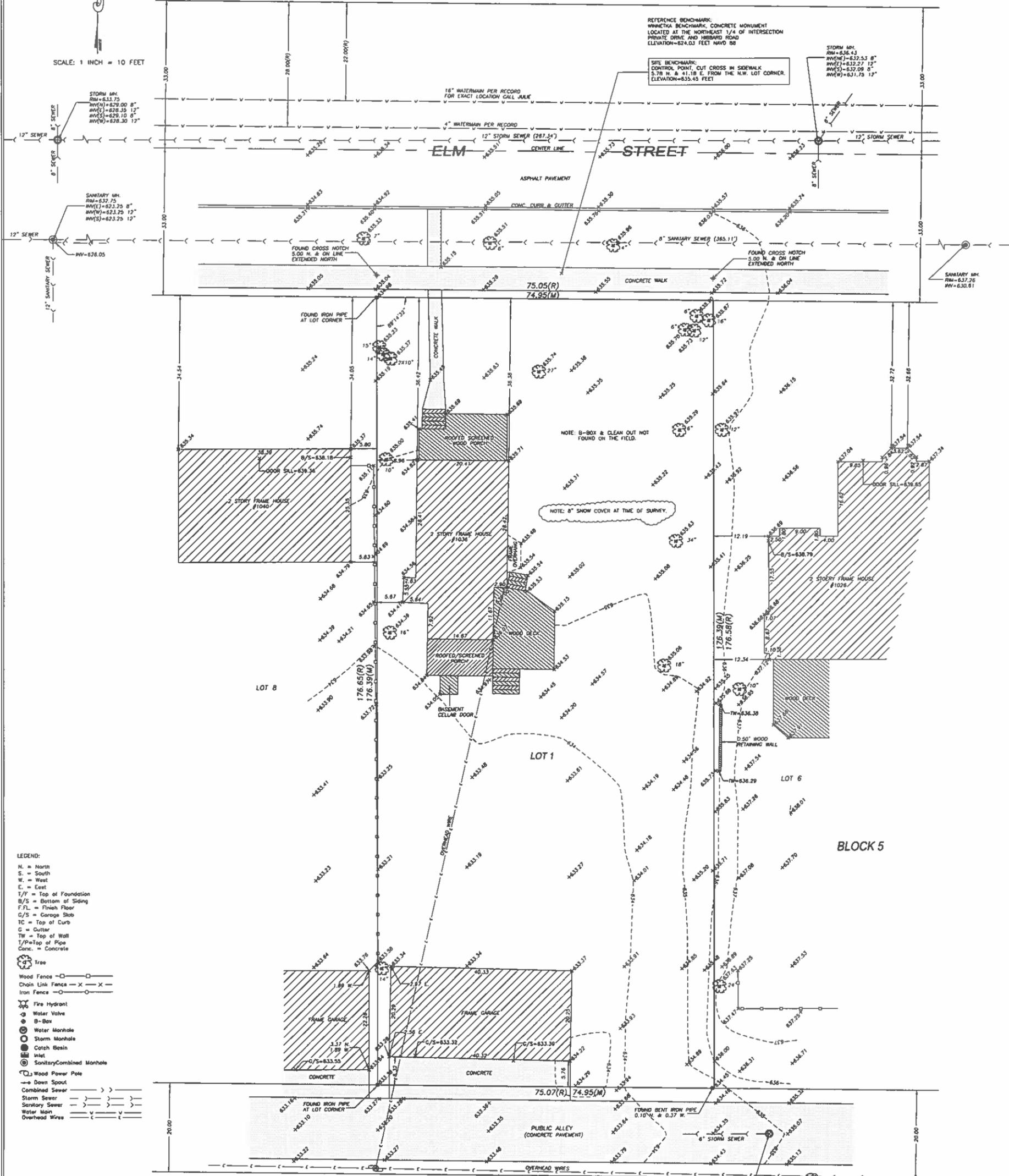
LOT 1 IN FOX'S CONSOLIDATION OF LOT 7 AND THE WEST 1/2 OF LOT 6 IN
BLOCK 5 IN GROVELAND ADDITION TO WINNETKA, A SUBDIVISION OF THE EAST
70 ACRES OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 13,220 SQ. FT.

COMMONLY KNOWN AS: 1036 ELM STREET, WINNETKA, ILLINOIS 60093



SCALE: 1 INCH = 10 FEET



- LEGEND:**
- N. = North
 - S. = South
 - W. = West
 - E. = East
 - T/F = Top of Foundation
 - B/S = Bottom of Siding
 - F.F.L. = Finish Floor
 - G/S = Garage Slat
 - TC = Top of Curb
 - C = Gutter
 - TW = Top of Wall
 - T/P = Top of Pipe
 - Conc. = Concrete
 - Tree
 - Wood Fence
 - Chain Link Fence
 - Iron Fence
 - Fire Hydrant
 - Water Valve
 - B-Box
 - Water Manhole
 - Storm Manhole
 - Catch Basin
 - Inlet
 - Sanitary/Combined Manhole
 - Wood Power Pole
 - Down Spout
 - Combined Sewer
 - Storm Sewer
 - Sanitary Sewer
 - Water Main
 - Overhead Wires

ORDER NO.: 22-023
ORDERED BY: TREND DEVELOPMENT PARTNERS

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004384
CONSTRUCTION AND LAND SURVEYORS
200 WALKERMAN ROAD, GLENVIEW, IL 60025
TEL: (847) 904-7890; FAX: (847) 904-7891
info@geodetic.com www.geodeticsurveying.com

NOTE: Location of underground utilities and sewer size where not substantiated by physical evidence are taken from records normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.

Locations of existing utility services are based on visual observations. Contractor must confirm location and condition of all utility services to remain.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E.
©1-800-892-0123 BEFORE DIGGING

GENERAL NOTES:

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

STATE OF ILLINOIS
COUNTY OF COOK

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

FIELD WORK COMPLETED: FEBRUARY 4, 2022

DATED THIS 7th DAY OF FEBRUARY, 2022.

BY: *Thomas R. Fisher*
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3000
LICENSE EXPIRES 11/30/2022



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PROPERTY RESEARCH COVERSHEET



Address: 1036 Elm

Construction Details:

Original construction date: c. 1880s
Construction type: Frame/shingle
Style: Gable Front

OWNERSHIP HISTORY:

| OWNER NAME | DATES OCCUPIED | INFORMATION ATTACHED | SIGNIFICANCE |
|--|-------------------------|--|---|
| Michael (Mike) and Minnie Smith, Mabel Smith (later Mabel Perine), Arthur W. Smith | By 1904 – 1963 | 1904 directory, 1909 directory, 1912 directory, real estate listing | Mike Smith was Carleton Prouty's coachman/gardener and a member of the Winnetka Volunteer Fire Department |
| Donald A. and Rosemary B. Cyrier | 1964 – 1980 | 1964 directory, real estate listing, <i>Chicago Tribune</i> obituary | |
| Richard and Nancy Fox | By 1982 – at least 2019 | Real estate listing, Cook County Assessor records | |

ARCHITECTS: No information available.

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

Findings:

Our research does not indicate that this property maintains historical or architectural significance. While it is an older house that has been a long-term home for three Winnetka families, we did not find any information about the structure or residents that warrants further research. In addition, we were not able to find any information about the original architect.

Date of Research: 2/15/2022

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, June 15 1927

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 1 Story and ~~Basement~~ 4 - Car Frame Garage (TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION - Lot 7, Block 5 Subdivision

STREET and NUMBER Graveland 1036 Elm St.

DIMENSIONS of BUILDING - Front 40'0" feet. Depth 30'0" feet. Height 10'0" feet

NUMBER of ROOMS

KIND of MATERIAL Frame

OWNER A. W. Smith Address 1036 Elm.

TOTAL COST 1000

ARCHITECT Owner 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 6-15 1927

Permit Number 3113

Fee 300 1357

SIGNED A. W. Smith

ADDRESS 1036 Elm St. LPC-1036 Elm - Page 2

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, April 26, 1976

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to (work to be performed)

Construct powder room addition to a single family residence.

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

PROPERTY DESCRIPTION—

Table with REAL ESTATE INDEX NUMBER (05, 20, 110, 004) and Vol. 101 ITEM

STREET and NUMBER 1036 Elm St.

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

NUMBER of ROOMS 1

EST. CONST. COST \$1,600 KIND of MATERIAL frame PHONE NO.

OWNER Mr/Mrs. D. A. Cyrier Address 1036 Elm St. 446-1160

ARCHITECT Same Address

BUILDER Address

CARPENTER Address

MASON Address

SEWER BUILDER Address

PLUMBER Bratschi Address 801 Oak 446-1421

ELECTRICIAN E D. A. Cyrier Address

REMARKS

Date Job Completed

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

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

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

Permit Issued April 28, 1976 by HWB

SIGNED [Signature]

Building Permit Number 9530

ADDRESS 1036 Elm

Occupancy Permit Number

C. B. No. 56044

PHONE NO. LPC - 1036 Elm - Page 13

THE VILLAGE OF WINNETKA

Department of Public Works

25.⁰⁰
6/13/82

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, JUNE 29, 1982

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct deck to a

(work to be performed)

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

PROPERTY DESCRIPTION—

| REAL ESTATE INDEX NUMBER | | | |
|--------------------------|----|------|-----|
| 05 | 20 | 110 | 023 |
| Vol. | | ITEM | |

STREET and NUMBER 1036 Elm

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

NUMBER of ROOMS _____

EST. CONST. COST \$3,000.00 KIND of MATERIAL Wallpapered Pine PHONE NO. _____

OWNER Richard T. Fox Address 1036 Elm 441-737

ARCHITECT _____ Address _____

BUILDER _____ Address _____

CARPENTER Carl D. Campbell + Assoc. Address 3504 W. North 486 2020

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

Date Job Completed _____

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

_____ hereby certify that _____ the legal owner of all the property described above, comprising _____ (I or We) _____ (I am or We are) 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.

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

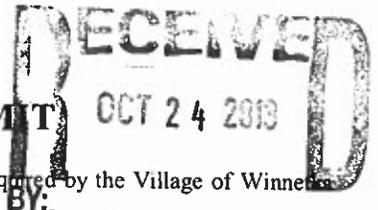
Permit Issued 7/15/82 by Gil SIGNED _____

Building Permit Number 10427 ADDRESS _____

Occupancy Permit Number _____

C. B. No. 89012 PHONE NO. _____

VILLAGE OF WINNETKA
APPLICATION FOR BUILDING PERMIT



This application shall be accompanied by plans, including all specifications, and all other documents required by the Village of Winnetka necessary to process the application.
The applicant hereby certifies to the correctness of the information provided and agrees to construct the proposed improvements in strict compliance with the approved plans as well as the provisions of the Village of Winnetka Building Code and Zoning Ordinance.

Application is made for a permit to REPAIR EXISTING DETERIORATED WOOD ON RESIDENCE
(Work to be performed/Type of building - residential, commercial, garage, etc.)

For HANLY FOX At 1036 ELM Phone 847-441-7374
(Name of own) (Address of building)

Application for: New Construction Addition Remodeling Plumbing Electric Demo Other REPAIR
(Specify)

Estimated Cost of Construction \$ 9,000 +/- T&M (Include materials & labor)

CONTRACTOR INFORMATION

Lic Bond _____ (street, city, zip code)

Architect _____ Address _____ Phone _____

Gen Contractor _____ Address _____ Phone _____

Carpenter EDWARD A. ANDERSON CO Address 20 GREEN BAY ROAD Phone 317 446 1018

Plumber _____ Address _____ Phone _____

Electrician _____ Address _____ Phone _____

HVAC _____ Address _____ Phone _____

Concrete _____ Address _____ Phone _____

Sewer _____ Address _____ Phone _____

Other _____ Address nick Phone _____

Other _____ Address _____ Phone _____

FOR OFFICE USE ONLY

PERMIT FEES

Building Permit \$ 270.-

Plan Review \$ 50.-

Plumbing \$ _____

Electrical \$ _____

HVAC \$ _____

Sewer \$ _____

Water Service/Meter \$ _____

Electric Service \$ _____

Impermeable Surface \$ _____

ROW Occ./Opening \$ _____

Tree Rem./Repl. \$ _____

Roofing \$ _____

Other - without permit \$ 270.-

TOTAL FEES \$ 590.-

Signed [Signature] Date 10/24/13
Signature of Owner or Agent
Printed Name CHK 20633 Date 590.00
R: 0000585183 29-Oct-13 02:24 PM

Phone _____

Approved this 29 Day of Oct 2013

Permit # B13-02205 Expires 1/27/15

RETURNED: _____ AMOUNT: \$ _____ BALANCE: \$ _____
TRANSFER: _____

Original: Community Development
Yellow: Finance Department

revised 6/25/2009

1904 directory

Smith Maggie es Ridge 1st n Willow, dressmaker
 Smith Mary es Ridge 1st n Willow, dayworker
 Smith Mike (Minnie wife) ss Elm 3d e Central tel 692, coachman
 es Prospect 3d n Park
 Smith Rieka ns Elm 1st w Walnut
 Smith Susan (widow) es Ridge 1st n Willow
 Smock Louis es Sheridan rd 1st n Spruce, coachman

1909 directory

bard rd
 Smith Frank tinner Oak 1st sw Linden Wilmette
 Smith Harry Clk r Oak 1st h sw Provident
 Smith Jacob P (Emma wife) electr r Oak 1st h ne Birch
 Smith John (Julia M wife) butter and eggs Ash 1st h ne
 Provident tel 1133
 Smith Mabel Miss clk r Elm 3rd h se Central av
 Smith Margarethe Miss dressmkr r Ridge av 1st h ne
 Willow

1912 directory

SKOKIE DAIRY & POULTRY FARM Joseph Luchesi
 prop 1103 Spruce tel 44
 Small A R 780 Darroch rd
 Smith Arthur apprentice r 1036 Elm
SMITH DOUGLAS banker r Sheridan rd nr North av
 tel 58
 Smith Douglas Lodge 915 Sheridan rd

Smith Katherine Miss r 715 Willow
 Smith Kenneth r Sheridan rd opp North av tel 58
 Smith Mabel Miss clk r 1036 Elm
 Smith Maggie Miss dressmkr r 715 Willow
 Smith Mary Miss r 715 Willow
 Smith M (Minnie) gardener r 1036 Elm
 Smith Peter steamftr r 715 Willow
 Smith Susie (Jacob) r 715 Willow
 Snell Edwin F Box (E)

1964 directory

Cypin Chas 8212 Keatng Skokie-----677-5754
Cypkin Meyer 8043 Crawfd Skokie-----OR 6-2989
Cyr Irene 4345 Church Skokie-----ORchrd 5-5077
Cyranski David L 829 Simpsn Evnstn-----869-1674
Cyrer Donald A 1036 Elm Winetka-----446-1160
Cygog Robt J DVM Lincln & Cicero Skokie--OR 3-3100
res 4828 Jerome Skokie-----OR 3-1040
Cyor Edmund A 1444 Sequoia Glenwv -----729-2544
Cyor John J 2105 Parks Dr Des Pl-----296-4660

Winnetka Talk, May 6, 1971

Arthur W. Smith

Funeral services for Arthur W. Smith, 78, of Palo Alto, Cal., a resident of Winnetka for more than 50 years, were held Apr. 19 in Palo Alto. Burial was in Gates of Heaven Cemetery, Los Altos, Cal.

Mr. Smith, formerly of 1036 Elm St., died Apr. 16 in Palo Alto.

Survivors include his widow, Josephine; a son, Arthur of Palo Alto; a daughter, Mrs. Josephine Essig of Whittier, Cal.; and 10 grandchildren.

1896 map of existing structures



1914 Sanborn Fire Insurance map



Ex-Elk Grove Township GOP official Donald Cyrier

By Pat Clawson

SPECIAL TO THE TRIBUNE

Donald A. Cyrier, the former treasurer of the Regular Republican Organization of Elk Grove Township, died Tuesday in his Mt. Prospect home. He was 69.

Born in Chicago, Mr. Cyrier graduated from Northwestern University in 1950 before becoming a certified public accountant for Price Waterhouse and various other companies throughout metropolitan Chicago. He retired in 1986.

A resident of Mt. Prospect for nearly four decades, Mr. Cyrier served as treasurer of Community Consolidated School District 57 in Mt. Prospect and of Community Consolidated School District 59 in Arlington Heights.

A lifelong Republican, he served as treasurer for the Republican Party from 1988-1995. He also was continuing education chairman for the O'Hare Chapter of the Illinois CPA Society from 1981-85.

"Just functioning as the treasurer of Elk Grove Township was very important to him," said his wife, Ruth, who added that Mr. Cyrier once traveled to Washington, D.C., to meet one of his most favorite people—U.S. Rep. Henry Hyde. "He felt he was using his ability as a CPA to contribute to the organization."

Besides his wife, survivors include his son, Dennis; two daughters, Kathryn Bizjack and Mary; three brothers; a sister; and five grandchildren.

Visitation will be from 3 to 9 p.m. Friday in Friedrichs Funeral



Donald Cyrier

Home, Inc., 320 W. Central Rd., Mt. Prospect, and from 9 a.m. to 10 a.m. Saturday in St. Raymond Church, 300 S. Elmhurst Rd., Mt. Prospect, with a mass immediately following.

HISTORIC CERTIFICATION CONSULTANTS

Suite 201, 1105 West Chicago Avenue, Chicago, Illinois 60622

Susan Benjamin (847) 432-1865. Victoria Granacki (312) 421-1131

Neighborhood Character 1000 block of Elm Street, Winnetka

| Address | Architectural Style | Date of construction | No of stories | Exterior material | Rating |
|-------------------|------------------------|----------------------|---------------|-------------------|--------|
| 1004 | Gable Front | 1890s | 2 | Sided | C |
| 1010 | Gable Front + addition | 1890s | 2 | Stucco | C |
| 1011 | Neo Traditional | 1990s | 3 | Wood Shingle | NC |
| 1016 | Gable Front Cottage | 1890s | 1 ½ | Sided | C |
| 1017 | Gable Front + addition | 1890s | 2 | Wood Shingle | NC |
| 1020 | Gable Front Cottage | c. 1895 | 1 ½ | Siding | C |
| 1021 | Colonial Revival | 1920s | 2 | Brick | C |
| 1025 | Gable Front + addition | 1890s/2000 | 2 ½ | Frame | NC |
| 1026 | Gable Front Cottage | 1890s | 2 | Frame | C |
| 1031 | Italianate | 1880s | 2 | Sided | C |
| 1035 | Colonial Revival | 1920s | 2 | Brick | C |
| ✓ 1036 <i>ELM</i> | Gable Front | 1890s | 2 | Frame/Shingle | C |
| 1040 | Colonial Revival | 1920s | 2 | Frame | C |
| 1041 | Dutch Colonial Revival | 1920s | 2 | Brick | C |
| 1044 | Gable Front | c. 1889 | 2 | Frame | C |
| 1047 | Craftsman | 1910s | 2 | Sided | C |
| 1050 | Gable Front | 1890s | 2 | Frame | C |
| 551 Rosewood | Dutch Colonial Revival | 1920s | 2 | Frame | C |

The ratings used above assess the architectural distinction of each building on both sides of the 1000 block of Elm Street. The meaning of the ratings is as follows:

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

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

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

The attached photos illustrate every house on each side of the block. If the pages are lined up in a row, the photos in the top row will illustrate the houses on the south side of the street from east to west and the photos in the bottom row will illustrate the houses on the north side of the street from west to east.

Evanston North Shore Board of Realtors Listing Form 11-57

Directions:

| | | | | | | | | | | | | | | |
|---|---|--------------|------------------|---------|-------------|-----------------|--------------------|--------------|------------|----------|----------|---------|------------------|---|
| <p>Address: 1036 Elm Street G 5846</p> <p>City: Winnetka, Illinois</p> <p>Constr: Frame</p> <p>Style: 2 Story</p> <p>Roof: Asphalt Shingle</p> <p>Built: Older Faces: North</p> | <p>Lot Size 75' x 172'*</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Rms. 6</td> <td>Bed. 3</td> <td>Baths 1</td> <td>Heat HW Oil</td> </tr> <tr> <td>Year—Taxes 1962</td> <td>Porches open front</td> <td>Garage 4 car</td> <td>Cost \$250</td> </tr> <tr> <td>\$346.90</td> <td>Scr.back</td> <td>xx-Det.</td> <td>Elect: 220V-110V</td> </tr> </table> | Rms. 6 | Bed. 3 | Baths 1 | Heat HW Oil | Year—Taxes 1962 | Porches open front | Garage 4 car | Cost \$250 | \$346.90 | Scr.back | xx-Det. | Elect: 220V-110V | <p>\$ 24,900</p> <p>FILE COPY</p> <p>Contract:</p> |
| Rms. 6 | Bed. 3 | Baths 1 | Heat HW Oil | | | | | | | | | | | |
| Year—Taxes 1962 | Porches open front | Garage 4 car | Cost \$250 | | | | | | | | | | | |
| \$346.90 | Scr.back | xx-Det. | Elect: 220V-110V | | | | | | | | | | | |

| | | |
|---|---|---|
| <p>Basmt: Full</p> <p>1st</p> <p>2nd</p> <p>3rd</p> | <p>Living Room with bay, Kitchen with eating area, pantry, screened back porch</p> <p>3 Bedrooms, 1 Bath.</p> | <p>LR 28' x 11'</p> <p>DR 11' x 8'</p> <p>K 11' x 9'</p> <p>BEN</p> <p>BR's 12' x 11'5"</p> <p>12' x 11'</p> <p>11'5' x 11'</p> |
|---|---|---|

Check: School: Grade: Crow Island JHS: Skokie HS: New Trier

Transp: RR. C & NW Bus: Glencoe-Evanston Other:

Mortgage: Existing Clear Available:

City water, ~~Walk~~ Sanitary Sewer, Storm Sewer, ~~Septic Tank~~ (Cross out that not applying)

Remarks and any special conditions *Home is situated on West 50' of lot. Lot is well hedged and landscaped. Some beautiful trees: Chestnut, Oak, Elm, Catalpa, many Lilac bushes. House and grounds have been well maintained.

Possession 45 days

Arthur W. Smith
 Owner: Mabel C. Perine Bus. Phone: Res. Phone:

This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.

Open House Realtor Office: NASH REALTY Phone: HI 6-7180

07303 Sales Person: Richard Nash, Jr. Home Phone: CR 2-2175

Reason for Sale: California

Title

08/06/80 66 DAYS LB-94 SB-4 L-121,500 S-110,000



| | | | |
|---|----------------|---|---|
| Ad 1036 ELM STREET | City WINNETKA | Area 40 | L# 805493 |
| [X] Incomp | | | |
| Bdrms 3 | Baths 1.5 | T/H CYRIER, ROSEMARY B. Ph 446-1160 | |
| Str FGANE | Str 2 | Blt 1890 | Gar 4-DET Sp/As |
| Fl | Tax 1979 - 1/2 | HE Poss | Lot |
| 28 x 11 | \$908.55 | X | 90 A.C. 75 x 172 Heat HW OIL |
| or DEN 11 x 8 | [X] Rng | [] Dshw | [2] Porch [] M/B [] C/A [] Water Soft [] Own [] Rent |
| 11 x 9 | [X] Ref | [] Dspl | [] Patio [] Fpl [] W/AC Water: [] Well [] Pri [X] Mun |
| Sewer: [X] San [X] St [] Septic Bsmt FULL Trans | | | |
| 12 x 11.5 | 2 | Schls CROW ISLAND, NEW TRIER | |
| 12 x 11 | 2 | Remarks SPARKLING VICTORIAN ON BEAUTIFUL LOT. | |
| 11.5 x 11 | 2 | - FOUR CAR GARAGE - | |
| Flood Hazard Insurance may be required by Lender | | | |
| Slsp JOAN R. FREEMAN | | Ph 251-8438 | No 1358 Co-op 3% 1st \$50M: |
| CO NASH REALTY, WINNETKA - 446-7180 No 94 Ph 2.5% THEREAFTER | | | |

12/63 Sold by Nash

Evanston North Shore Board of Realtors Listing Form 11-57

Directions: **G 5846**

Address: 1036 Elm Street
 City: Winnetka, Illinois
 Constr: Frame
 Style: 2 Story
 Roof: Asphalt Shingle
 Built: Older
 Faces: North

Lot Size: 75' x 172'*

| | | | |
|----------------------------|-----------------------------|---------|---|
| Rms. 6 | Bed. 3 | Baths 1 | Heat HW Oil Cost \$250 |
| Year - Taxes 1962 \$346.90 | Porches open front Scr.back | | Garage 4 car xx-Det. Elect: 220V-110V |

\$ 24,900

Basmt: Full

1st Living Room with bay, Kitchen with eating area, pantry, screened back porch

2nd 3 Bedrooms, 1 Bath.

3rd

Contract: LR 28' x 11'
DR 11' x 8'
K 11' x 9'
BRN
BR's 12' x 11'
12' x 11'
11'5 x 11'

Check: School: Grade: Crow Island JHS: Skokie HS: New Trier
 Transp: RR. C & NW Bus: Glencoe-Evanston Other:
 Mortgage: Existing Clear Available:
 City water, Walk Sanitary Sewer, Storm Sewer, Septic Tank (Cross out that not applying)
 Remarks and any special conditions *Home is situated on West 50' of lot.
 Lot is well hedged and landscaped. Some beautiful trees;
 Chestnut, Oak, Elm, Catalpa, many Lilac bushes. House and
 grounds have been well maintained.

Possession 45 days

Reason for Sale: California

Title

Owner: Arthur W. Smith
 Mabel C. Perine

Bus. Phone: Res. Phone:

This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.

Open House 07303

Realtor Office: NASH REALTY
 Sales Person: Richard Nash, Jr.

Phone: HI 6-7180
 Home Phone: CR 2-2175



Property Details

05-20-110-024-0000

1036 ELM ST • WINNETKA, IL • New Trier

Tax Details

| | |
|-----------------------------|---------------|
| PROPERTY CLASSIFICATION | 205 |
| SQUARE FOOTAGE (LAND) | 13,286 |
| NEIGHBORHOOD | 44 |
| TAXCODE | 23008 |
| NEXT SCHEDULED REASSESSMENT | 2022 |

Assessed Valuation

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

| | 2021 Assessor Certified | 2020 Board of Review Certified |
|------------------------------|--------------------------------|---------------------------------------|
| TOTAL ESTIMATED MARKET VALUE | \$579,980 | \$579,960 |
| TOTAL ASSESSED VALUE | \$57,998 | \$57,996 |
| LAND ASSESSED VALUE | \$23,915 | \$23,914 |
| BUILDING ASSESSED VALUE | \$34,083 | \$34,082 |

** Information may be available by submitting an FOIA Request

Exemption Status

| | |
|------|--|
| 2020 | Homeowner \$792.30 Senior Citizen \$633.84 Senior Freeze N/A |
| 2019 | Homeowner \$799.70 Senior Citizen \$639.76 Senior Freeze N/A |
| 2018 | Homeowner \$824.00 Senior Citizen \$659.20 Senior Freeze \$5,819.66 |
| 2017 | Homeowner \$784.60 Senior Citizen \$627.68 Senior Freeze \$5,769.16 |
| 2016 | Homeowner \$552.86 Senior Citizen \$394.90 Senior Freeze N/A |

Exemption History

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

Characteristics

| | |
|------------------------------|---|
| DESCRIPTION | Two or more story residence, over 62 years, up to 2,200 sq.ft. |
| RESIDENCE TYPE | Two Story |
| USE | Single Family |
| EXTERIOR CONSTRUCTION | Frame |
| FULL BATHS | 1 |
| HALF BATHS | 1 |
| BASEMENT ¹ | Full and Unfinished |
| ATTIC | None |
| CENTRAL AIR | No |
| NUMBER OF FIREPLACES | 0 |
| GARAGE SIZE/TYP ² | 3.5 car detached |
| AGE | 133 |
| BUILDING SQUARE FOOTAGE | 1,286 |
| ASSESSMENT PHASE | Assessor Valuation |

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

| Year | Previous Board Certified | Assessor Post-Appeal Valuation | Assessor Valuation | Appeal Number | Attorney/Tax Representative | Applicant | Status | Result |
|------|--------------------------|--------------------------------|--------------------|---------------|-----------------------------|-------------|------------------------|--|
| 2019 | \$56,035 (2018) | \$63,040 | \$65,009 | 27516 | JAMES FORTCAMP | NANCY M FOX | Appeal Review Complete | Assessed Value Adjusted - The result of a market analysis of your property as well as an analysis of comparab properties |
| 2013 | \$53,662 (2012) | \$53,640 | \$55,970 | 40531 | JAMES R FORTCAMP | | Appeal Review Complete | Assessed Value Adjusted - This is the result of a analysis of comparab properties |
| 2010 | \$73,050 (2009) | \$59,865 | \$59,865 | 1106 | SEYFARTH SHAW | NANCY M FOX | Appeal Review Complete | Assessed Value Not Adjusted - This is due to your property's uniformity with comparab properties |
| 2007 | \$54,199 (2006) | \$79,581 | \$82,907 | 375 | SEYFARTH SHAW | NANCY M FOX | Appeal Review Complete | Assessed Value Adjusted - This is the result of a analysis of comparab properties |

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. D120000-077

Property Information

Site Address: 1036 Elm St Winnetka, IL 60093

Parcel Identification Number(s) (PIN): 05201100240000

Description of all structures to be demolished: Single family home and detached garage

Current Property Owner Information

Legal Name: Trend Development Partners- 1036 LLC

Applicant Information

Legal Name: Trend Development Partners 1036 LLC

Primary Contact: Cory Todd

Primary Contact: Cory Todd

Address: [REDACTED]

Address: [REDACTED]

City, State, Zip: Winnetka, IL 60093

City, State, Zip: Winnetka, IL 60093

Phone: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Email: [REDACTED]

Date owner acquired property: 01/13/2022

Applicant's relationship to current property owner: owner

(If contract purchaser, attach copy of executed purchase agreement)

Contractor Information *(If known, otherwise indicate "not known")*

Legal Name: Trend Development Partners

Address: [REDACTED]

City, State, ZIP: Winnetka, IL 60093

Phone: [REDACTED]

Email: [REDACTED]



Property Maintenance Requirements

During processing of the demolition permit, it is important that the owner and contractor 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.

We (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 We (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 _____

Applicant Signature: _____ Date: 01/26/2022
 Printed Name: Cory Todd
 Owner Signature: _____ Date: 01/26/2022
 Printed Name: Cory Todd

Acknowledgement of Owner and Applicant Property Maintenance Responsibilities

I hereby acknowledge that in submitting the attached application for demolition, the subject property is and will continue to be maintained in accordance to all requirements of the Winnetka Village Code, including but not limited to the following specific standards:

- Grass is, and shall be, mowed and maintained at a height not to exceed 8 inches;
- Garbage, yard waste, miscellaneous rubbish, and debris have been removed from the property and will not be allowed to accumulate;
- Building(s) shall be secured (doors and windows in working order, closed and locked).

Applicant Signature: _____ Date: 01/26/2022
 Printed Name: Cory Todd
 Owner Signature: _____ Date: 1/26/22
 Printed Name: Cory Todd

Proposed Demolition and Construction Schedule for 1036 Elm St Winnetka

Start Date April 14th, 2022

| | |
|-------------------|---|
| Week 1 | Receive Approval from City Of Winnetka for Construction |
| Week 2 | Demolish Existing Structures |
| Week 3-5 | Dig and Pour Foundation for New Structures |
| Week 6-10 | Frame New Structure and Install Roof |
| Week 10 | Installation of New Windows |
| Week 11-14 | Rough installation of Plumbing, Electrical, and HVAC |
| Week 15 | Installation of Insulation |
| Week 15-18 | Masonry and Siding Installation |
| Week 19-22 | Installation of Drywall |
| Week 23-24 | Installation of Hardwood Flooring |
| Week 24-27 | Installation of Trim and Doors |
| Week 30-33 | Paint |
| Week 34-36 | Installation of Cabinets, Plumbing Trim, Lighting Fixtures, Granite and Carpet |
| Week 37-40 | Installation of Landscaping, Patio, and Driveway, weather dependent |
| Week 40-43 | Finish up Odds and Ends |
| Week 44 | Get Certificate of Occupancy |

Completion February 13th, 2023



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: FEBRUARY 28, 2022
SUBJECT: 151 MEADOW LANE - HISTORICAL AND ARCHITECTURAL
 IMPACT STUDY (CASE NO. 22-02-LPC)

| | |
|---|---|
| INTRODUCTION | |
| Meeting Date | March 7, 2022 |
| Requested Commission Action | Determine (1) whether the HAIS is complete; (2) whether the proposed demolition will have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood; and (3) whether demolition should be delayed in order to explore alternatives to total demolition. |
| Preliminary Historical and Architectural Review | January 3, 2022, by a vote of 5-0, required submittal of an HAIS. |
| Property Address | 151 Meadow Lane (See Attachment C – Aerial Map) |
| Property Owner | 151 ML LLC |
| Application Submitted by | H. Gary Frank, on behalf of property owner |
| Mail Notice Sent to Property Owners within 250 feet | Completed |
| Newspaper Notice | The meeting was properly noticed in the <i>Winnetka Talk</i> on February 17, 2022. |
| 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. |
| Winnetka Historical Society (WHS) Comments on HAIS | WHS finds the HAIS complete and agrees with the assessment that the property at 151 Meadow Lane has architectural and local historical significance. (Attachment B). |
| PROPERTY DESCRIPTION | |
| Size | 2.53 acres |
| Location | East side of Meadow Lane cul-du-sac, north of Hill Road |
| Improvements | Single-family residence with attached garage |
| Zoning | R-2 Single Family Residential |
| Surrounding Zoning | R-2 Single Family Residential |
| PROPERTY HISTORY | |
| Constructed | See Attachment D, Preliminary Property History See Attachment E, Winnetka Historical Society Research 1930 |

| | |
|---|---|
| Additional Construction Activity | 1930 – Build two-story masonry residence and attached garage, 1937 – Alter interior of 2½-story brick single family dwelling, 1980 – Construct alterations and additions to residence |
| Illinois Historic Structure Survey Listing | No |
| Winnetka Historical Society (WHS) Preliminary Report | The WHS research indicates that the property has architectural significance. See attached report from the WHS provided in Attachment E 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 up to but not exceeds 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.

If after reviewing the HAIS the LPC determines the home is significant and a delay should be issued, at that time **the Commission may issue a demolition delay up to but not exceeding 270 days from January 3, 2022.**

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

COMMISSION REVIEW

In making its determination regarding the historical and architectural impact of the subject property, the Landmark Preservation Commission shall consider the following:

- a. the historic and architectural impact study prepared pursuant to the foregoing Section 15.52.050;
- b. the preliminary property history study prepared pursuant to Section 15.52.040;
- c. comments of the Winnetka Historical Society on the application and study; and
- d. any other information, comment or evidence received by the Commission at the impact determination meeting or at the preliminary review meeting.

Prior to making a determination, the Commission must first determine if it finds the Historical Architectural Impact Study (HAIS) complete. If the LPC determines that the HAIS filed by the Applicant is incomplete or otherwise insufficient to enable the LPC to make a determination as to the impact of the proposed demolition, the LPC may direct the Applicant to complete, amend or

supplement the report and may continue the impact determination meeting pending the Applicant's filing of a complete application.

If the Commission does find the HAIS complete, a Commission member may make one of the two following motions (a) the Building and/or Property Lacks Sufficient Historic or Architectural Significance or (b) Delay of Demolition:

Building and/or Property Lacks Sufficient Historic or Architectural Significance

The Commission finds that the Historical Architectural Impact Study (HAIS) for 151 Meadow Lane prepared by Guarino Historic Resources Documentation is complete and that the proposed demolition will not have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood. **Based upon these findings, the demolition may proceed without a delay.**

Delay of Demolition

The Commission finds that the Historical Architectural Impact Study (HAIS) for 151 Meadow Lane prepared by Guarino Historic Resources Documentation is complete and that the building or structure is considered to be historically or architecturally significant as it meets one or more of the following standards ***[Commission member should note which of the following standards should be included in the motion]:***

- (1) the structure exhibits a high quality of architectural design without regard to the time built or historic associations;
- (2) the structure exhibits a high quality of architectural design that is not the result of a change or a series of changes in the original structure;
- (3) the structure exemplifies an architectural style, construction technique or building type once common in the Village;
- (4) the structure exhibits an unusual, distinctive or eccentric design or construction technique that contributes to the architectural interest of its environs as an accent or counterpart; or
- (5) ~~that the property has been designated a landmark pursuant to Chapter 15.64 of the Village Code, has been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation, or has been listed on the National Register of Historic Places or the Illinois Register of Historic Places~~ **(Subject Property is not a local landmark, on the National Register, or listed on the State survey)**

The Commission also finds that the proposed demolition will have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood due to the following architecturally or historically significant aspects of the structure:

1. ***[Commission member to fill in]***
2. _____ -

Preservation alternatives to the demolition of the structure include:

1. ***[Commission member to fill in].***

Based upon these findings, the demolition must be delayed for a period of up to 270 days from January 3, 2022, in order to explore alternatives to total demolition. Demolition of the structure may not occur prior to September 30, 2022.

ATTACHMENTS

Attachment A: HAIS prepared by Guarino Historic Resources Documentation

Attachment B: Historical Society HAIS Comments

Attachment C: GIS Aerial Map

Attachment D: Preliminary Property History Study

Attachment E: Historical Society Research

Attachment F: Application Materials

HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS):

THE SUMNER T. McCALL HOUSE
151 MEADOW LANE
WINNETKA, ILLINOIS



Built 1930; Architect Chester H. Walcott

HAIS PREPARED BY:

Jean L. Guarino, Ph.D.

Guarino Historic Resources Documentation

844 Home Avenue | Oak Park, IL 60304

708.386.1142

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Submitted to the Village of Winnetka on February 4, 2022

Synopsis of Findings of Significance

The McCall House at 151 Meadow Lane has architectural significance as a distinctive Colonial Revival style residence with two-story Doric portico that was designed by Chester H. Walcott. An esteemed architect, Walcott specialized in high-style residential work, designing many houses on the North Shore and in Winnetka in partnership with Edwin Clark, and as a sole practitioner. The house is also historically significant on a local level due to its 36-year association with Roy Ingersoll, who in the 1950s served as president and chairman of the Borg-Warner Corporation, an international company based in Chicago. Under Ingersoll's leadership, Borg-Warner became the nation's leading maker of automatic transmissions as well as a major employer in the metropolitan region through its several dozen subsidiaries. No information was found relating the house to an historic event.

Ownership history of the 151 Meadow Lane parcel

| Property Owner Name | Period of Ownership |
|--------------------------------------|----------------------|
| Sumner T. McCall | 1930 to 1936 or 1937 |
| Roy C. and Lulu Ingersoll | 1936 or 1937 to 1973 |
| Rosemary and William J. Griffin, Jr. | 1973 to 2021 |

The chain of ownership was ascertained by reviewing a range of sources, including building permits, contemporary newspaper articles, phone directories, a real estate listing, and documentation in the building file for 151 Meadow Lane at the Winnetka Village Hall. Biographical information on the historic (pre-1971) owners of this property is shown below.

Sumner T. and Charlotte McCall

The house at 151 Meadow Lane was commissioned by Sumner T. McCall (1882-1963), a steel company executive who lived there with his family for about five years. He was born in Winchester, Massachusetts, the son of Samuel W. and Ella (Thompson) McCall. Sumner's father, Samuel W. McCall, served as a member of the U.S. House of Representatives from 1893 to 1913, and as governor of Massachusetts from 1915 to 1919.¹ On his maternal side, Sumner was a descendent of John Thompson, who settled in Plymouth Colony about 1630.²

Sumner T. McCall graduated from Harvard University in 1903 and from Harvard Law School in 1906. He was admitted to the Illinois bar in 1907 and practiced in Chicago until 1910. He served as an executive with the American Manganese Steel Company from 1910 until at least 1926. He also served as an executive with the American Forge Company from 1918 until at least 1926.³

¹ "Governor Samuel Walker McCall," in: <https://www.nga.org/governor/samuel-walker-mccall/>.

² *A Genealogy of Descendants of John Thompson of Plymouth Massachusetts*, in: Ancestry.com. *North America, Family Histories, 1500-2000*.

³ A.N. Marquis, *The Book of Chicagoans* (Chicago: A.N. Marquis & Co., 1917) 451; A.N. Marquis, *The Book of Chicagoans* (Chicago: A.N. Marquis & Co., 1926) 574.

He later served as Vice President of the American Brake Shoe and Foundry Company of New York.

Sumner McCall married Charlotte R. Gardner of Evanston on February 3, 1909.⁴ The couple had four daughters: Charlotte (b. 1909), Margaret (b. 1912), Ann (b. 1916), and Esther (b. 1918).⁵ The McCalls resided in Evanston for the first twenty years of their marriage: first in a house on Davis Street, and by 1920, in a house at 1022 Sheridan Road.⁶ In 1930, Sumner McCall hired architect Chester Walcott to design a 2 ½ story house on an oversized parcel at 151 Meadow Lane in Winnetka. Walcott had previously designed a 1924 addition to the nearby Indian Hill Country Club, in partnership with Edwin Clark.



Undated photo of Sumner T. McCall

The McCall family’s residence at 151 Meadow Lane was short-lived, as they moved to Greenwich, Connecticut, in the Fall of 1934.⁷ The move was likely spurred by Sumner McCall’s work as Vice President of the American Brake Shoe and Foundry Company of New York. The U.S. Census for 1940 shows that Sumner and Charlotte McCall then resided in a house at 353 Bayberry Lane in Greenwich with two of their daughters—Charlotte and Esther—and three servants.

Sumner McCall’s wife, Charlotte, died in their Bayberry Lane house on May 8, 1942.⁸ McCall retired as Vice President of the American Brake Shoe and Foundry Company of New York in 1947, the year he purchased a farm in Williamsville, Vermont, where he resided until his death in 1963.⁹

Roy C. and Lulu Ingersoll

Roy C. Ingersoll (1884-1966) was born in Sandoval, Illinois, the son of Stephen A. and Cordelia Ingersoll. His father, Stephen, came to Illinois from New York at the age of 12, became a farmer, and saved enough money by the time he was a young man to establish a small farm implements parts plant in Sandoval in 1884, with 20 employees. This company soon entered competition with major steel firms of the East, as it was the only plant turning out coultter discs for farm plows in the Midwest.¹⁰

⁴ Ancestry.com. *Illinois, U.S., Marriage Records, 1800-1940*.

⁵ U.S. Census for 1920.

⁶ U.S. Census for 1910, 1920, and 1930.

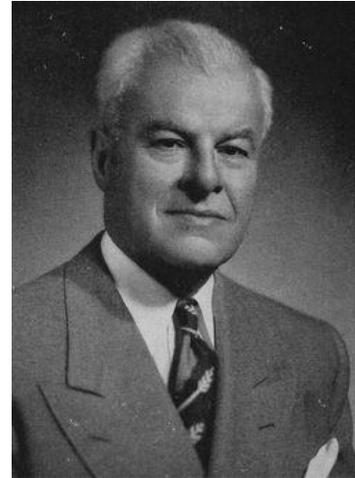
⁷ “John L. Doles Will Give Party Tonight,” *Chicago Tribune* (June 29, 1935).

⁸ “McCall,” *Chicago Tribune*, May 10, 1942.

⁹ “Williamsville,” *The Brattleboro Reformer* (February 4, 1947); “Sumner T. McCall,” *The Boston Globe* (December 11, 1963).

¹⁰ “Portrait of Ingersoll: Captain of Industry,” *Galesburg Register-Mail* (October 28, 1959).

Roy Ingersoll was exposed to hard work as a youth in the plant owned by his father. After graduating from high school in 1901, he used his savings of \$1,200 to establish barrel making business, with small factories in Sandoval and in Centralia, Illinois. In 1904, Roy's father decided to move his factory to Galesburg, Illinois, to be nearer his customers and so he could send his children to Knox College. Roy graduated from Knox in 1909 and went to work immediately for his father's Galesburg Coulter Disc Company, which in that year had sales totaling \$113,000.¹¹ Roy became president of this company in 1928, the year that his father retired.



Undated photo of Roy C. Ingersoll

In 1929, the Galesburg Coulter Disc Company became a division of the newly established Borg-Warner Corporation of Chicago, an auto parts manufacturer. Roy Ingersoll became a director of Borg-Warner at that time and was also elected president of the renamed Ingersoll Steel and Disc Corporation, which moved its plant from Galesburg to Chicago in 1930. In June 1935, Borg-Warner announced its purchase of the Calumet Steel Company's mill in Chicago Heights, which was subsequently operated as one of its subsidiaries. Roy was elected president of the Calumet Steel Company, while retaining his executive roles at Borg-Warner and its Ingersoll Steel division. In addition to his work as an executive, Roy Ingersoll developed a technique unique in the steel industry—controlled heat treatment for steel discs—which gained national attention around this time.¹²

Roy Ingersoll became president of Borg-Warner in 1950 and chairman in 1954. Under his leadership, Borg-Warner built a new headquarters building at 200 S. Michigan Avenue in 1958. Designed by William Lescaze, the 20-story edifice was among the first glass-and-steel office towers in Chicago's Loop. Borg-Warner's annual sales rose from about \$50 million in 1929 to over \$600 million by the late 1950s, when it became the nation's leading manufacturer of automatic transmissions. In the post-World War II era, the company entered the industrial plastics business and opened plants overseas.¹³ Roy Ingersoll retired as chairman of Borg-Warner in 1961, closing out a 53-year active business career. He was succeeded in this role by his son, Robert S. Ingersoll, who had been president since 1956.¹⁴

A civic leader, Roy C. Ingersoll served as president of the Salvation Army Association of Chicago and was a founder and co-chairman at the Chicago Chapter of the American Cancer

¹¹ "The Road to Success: A Sketch of Roy C. Ingersoll, Borg-Warner President," *Chicago Tribune* (January 3, 1953).

¹² "The Road to Success: A Sketch of Roy C. Ingersoll, Borg-Warner President," *Chicago Tribune* (January 3, 1953); "Borg -Warner Buys Calumet Steel; Names New Officers," *Chicago Tribune* (June 15, 1935); "Portrait of Ingersoll: Captain of Industry," *Galesburg Register-Mail* (October 28, 1959).

¹³ Janice L. Reiff (Ed.), *Chicago Business and Industry* (Chicago: The University of Chicago Press, 2013) 198.

¹⁴ "Roy Ingersoll Retiring at Borg," *Chicago Tribune* (September 18, 1961).

Society. He also served as chairman and director of the Better Government Association, a director of the Chicago Civic Federation, and as a trustee of Knox College.¹⁵

Roy met Lulu Hinchliff at Knox College and the two married in 1911. The couple had four children: Jane (b. 1911), Robert S. (b. 1915), Barbara (b. 1917), and James (b. 1919). The Ingersoll family lived in Galesburg until at least 1930, according to the U.S. Census. They moved to the Chicago area in the early 1930s and initially resided in a large Colonial Revival style house at 414 Forest Avenue in Oak Park. The couple also maintained a summer home, called Crystal Downs, in Frankfort, Michigan.¹⁶ Roy Ingersoll purchased the house at 151 Meadow Lane by 1937, the year that he obtained a building permit to install a basement recreation room with knotty pine walls and wet bar.

Roy C. Ingersoll died in his home at 151 Meadow Lane on January 31, 1966, at the age of 81.¹⁷ Lulu Ingersoll (b. 1884) sold the Winnetka house in 1973 and moved to Wilmette, and then Lake Forest, where she died in 1981, at the age of 97.¹⁸

William J. and Rosemary Griffin

William Griffin was a native of Winnetka, the son of William J. and Mary Griffin. He graduated from North Shore Country Day School, New Trier High School, and Yale University. A third-generation member of the Chicago Board of Trade, he was elected to serve on its board of directors from 1976 to 1978.¹⁹

In 1965, William Griffin married Rosemary McCarron, whose parents then lived on Lake Shore Drive. The ceremony took place at SS Faith, Hope and Charity Church in Winnetka, with a reception in the Indian Hill Club. Rosemary grew up in River Forest and attended Trinity High School and Barat College.

William and Rosemary Griffin had three children: William J., Shannon, and John T. The Griffin family lived in Chicago prior to purchasing the house at 151 Meadow Lane in 1973. William and Rosemary Griffin resided in this house for the remainder of their lives. William J. Griffin died in 2013. Rosemary Griffin died in 2020.²⁰



William C. and Rosemary Griffin on their wedding day in 1965.

¹⁵ R.C. Ingersoll Dies; Headed Borg-Warner,” *Chicago Tribune* (Feb. 1, 1966).

¹⁶ “Wed at Summer Home,” *Chicago Tribune* (July 21, 1935).

¹⁷ R.C. Ingersoll Dies; Headed Borg-Warner,” *Chicago Tribune* (Feb. 1, 1966).

¹⁸ “Lulu Ingersoll,” *Chicago Tribune* (November 17, 1981).

¹⁹ “William Joseph Griffin, Jr.,” *Chicago Tribune* (July 10, 2013).

²⁰ “Griffin-McCarron,” *Chicago Tribune* (May 2, 1965); “Rosemary M. Griffin,” in: <https://www.donnellanfuneral.com/obituaries/Rosemary-M-Griffin?obId=18987676>

Narrative Description of the McCall House

Legal Description for 151 Meadow Lane: Part of the Southwest Quarter of the Southeast Quarter of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in the Village of Winnetka, Cook County, Illinois.

P.I.N.: 05-20-407-009-0000

Construction Date: 1930

The building permits for the house at 151 Meadow Lane found in the Village of Winnetka's files are listed below. Copies of these permits are attached to the end of this report.

| Permit Date | Owner | Action | Architect |
|-------------|-------------------------|---|---------------------|
| 03-07-1930 | Sumner T. McCall | Build one story masonry residence and attached garage | Chester Walcott |
| 02-06-1937 | R.C. Ingersoll | Interior alterations of recreation room: \$3,700 | Frederic B. Schmidt |
| 05-16-1980 | William J. Griffin, Jr. | This alteration covers the remodeling of the present kitchen and the addition of a Breakfast Room and Greenhouse. | Francis R. Stanton |

The McCall House is located on Meadow Lane, a private drive on the western periphery of Winnetka that extends northward from Hill Road and provides access to five other houses. The residence is set back about 120 feet from the east side of Meadow Lane, and is fronted by a paved, circular driveway. A slate walkway from the driveway leads to the front entrance of the west-facing house, which is set on a 2.5-acre, pentagonal-shaped parcel with a park-like setting, featuring expansive front and rear lawns and mature trees.

The two-story, Colonial Revival style McCall House, built in 1930 and designed by Chester Walcott, has a rectangular-shaped footprint comprised of a main block; flanking, setback wings; and a three-car attached garage. The house is sheathed in tan-colored brick except for the front (west) façade of the central block, which is sheathed in stucco painted white. All sections of the house have gable roofs covered with slate tiles. The ends of the central block have exterior brick chimneys that rise above the rooflines of the two wings. Both chimneys are flanked by a half-circle window at the attic level that are infilled with wood louvers.

Fenestration throughout the house is symmetrically arranged and primarily comprised of either six-over-six or six-over-nine wood-sash windows with wooden louvered shutters that are arranged alone or in pairs. The north (sunporch) wing has wood multi-paned casement windows. Windows are detailed with either stone keystones, lintels, or jack arches. Second floor windows on the east and west facades of the wings/garage are set within shed-roofed wall dormers.

The front (west) façade of the central block features a two-story, shed-roofed Doric portico with entablature and unadorned frieze band; two-story Doric pilasters at either end; a central entrance with wood-paneled door, Classical surround, and metal balconette; and a multi-pane window above the entrance with elliptical fanlight. The west façades of both flanking wings have a trio of first floor windows, each of which is topped by a decorative wood fanlight motif. The west façade of the attached garage has three windows directly above each of the overhead wood-paneled doors.

The rear (east) façade of the main block has a centrally located entrance with wood-paneled door and Classical surround; a multi-paned window with elliptical fanlight above the entrance; and a wood entablature with unadorned frieze band at the roofline. The east façade of the south wing has a projecting one-story family room and an adjacent greenhouse, both of which were added in 1980. The family room has three-sided bay window and wood balustrade that surrounds its flat roof. The small greenhouse has a brick base and glass walls/roof. An flight of concrete stairs adjacent to the greenhouse descends to a door at the basement level. The east façade of the north wing has a trio of first floor windows, each of which topped by a decorative wood fanlight motif.

The south façade of the McCall House has two wood-paneled service doors: one in the south wing that opens onto a mudroom and one on the garage. The north façade of the family room addition has a pair of French doors. The north façade of the north wing has a pair of French doors flanked by paired windows, each of which topped by a decorative wood fanlight motif.

The first-floor plan includes an entrance foyer with power room, central hall with stairs to both the second floor and basement, and a living room, dining room and library in the main block; sunroom in the north wing; and kitchen/family room and mudroom in the south wing. The kitchen opens onto the garage and the family room opens onto the greenhouse. A secondary wood staircase between the first and second floors is accessed from the mudroom. A secondary wood staircase to the basement is accessed from the kitchen.

The formal entrance hall has a staircase with turned wood railings as well as round-arched door openings with keystones. The library walls are paneled in knotty pine and have built-in bookshelves. The south wall of this room has a fireplace with gray marble surround and dog-eared wood molding. The dining room has paneled wood wainscoting as well as a fireplace on its south wall with tan marble surround and dog-ear wood molding painted white. The north wall of the living room has a fireplace with black marble surround and painted wood mantel detailed with fluted pilasters and egg-and-dart molding. The sunporch has a pair of French doors on its north wall and a fireplace with smooth, gray stone surround on its south wall.

The second floor has a double-loaded, north-south hallway that extends from the main block southward to the living space above the garage. This hallway opens onto a wood stairway that leads to an unfinished attic. The second floor includes a large master bedroom with a fireplace and two doorways on its north wall, each of which opens onto a dressing room and a full bathroom. This floor has an additional six bedrooms, four full bathrooms, and a laundry room with door on its west wall that opens onto the balcony above the family room.

The basement has two storage rooms, a billiard room, a large recreation room with wet bar, and a powder room. The recreation room has a fireplace with simple wood mantle on its north wall.

Walls are mainly finished in plaster, except for the library and the basement recreation and billiard rooms, which have walls paneled in pine. Ceilings are finished in plaster. Hardwood flooring is used throughout the house, except in the kitchen and basement recreation/billiard rooms (red clay tiles); bathrooms, most of which feature octagonal tile flooring; and basement storage rooms, garage, and greenhouse (concrete). The wood flooring in two of the bedrooms is covered with wall-to-wall carpeting. Most rooms throughout the house have simple, unadorned wood baseboard and ceiling molding, as well as equally simple wood door and window casings, all painted white or cream. Wood paneled interior doors are painted white.

Alterations: The McCall House has excellent architectural integrity and is virtually unchanged from its original appearance. The main exterior alteration was the construction of a family room and small greenhouse on the east (rear) side of the house in 1980. The current basement recreation and billiard rooms with knotty pine walls and wet bar were installed in 1937, just seven years after the house was completed. The kitchen was remodeled in 1980. The current master bedroom originally existed as two separate bedrooms. Wall-to-wall carpeting was installed over hardwood flooring in two of the bedrooms.

Architect Chester Howe Walcott

The McCall House at 151 Meadow Lane is among the distinctive residential designs by architect Chester H. Walcott. An esteemed architect, Walcott specialized in high-style residential work, designing many houses on the North Shore and in Winnetka. Sketches, plans, and photos of his work as a sole practitioner, and in partnership with Edwin Clark, were published in national magazines/journals, such as *The American Architect*, *Architectural Record*, *House and Garden*, *Western Architect* and *Country Life* (New York). News of Walcott's work was also regularly published in the popular press, including the *Chicago Tribune*.

Chester Walcott (1883 to 1947), the son of Chester P. and Martha (Howe) Walcott, graduated from Evanston High School in 1901 and from Princeton University in 1905 with a B.S. degree in architecture. He continued his architectural studies in Italy, and in the studios of the Ecole des Beaux Arts in Paris over the next three years. He entered a partnership with Arthur Brown (Brown and Walcott) in 1911 and practiced under his own name from 1916 to 1919.²¹ Walcott married Julie Cummings on June 27, 1912, and the couple had two children: Helen (b. 1914) and Julie (b. 1917). The family lived in a house at 302 Forest Avenue in Winnetka in 1920, later moving to Lake Forest.²²

Chester Walcott established an architectural partnership with Edwin Clark in 1920, which lasted four years. An issue of *American Contractor*, dated May 15, 1920, announced the formation of the new firm: "Edwin H. Clark and Chester H. Walcott have announced that they have formed a partnership for the practice of architecture under the name of Clark and Walcott, at 8 E. Huron Street, Chicago."²³

The Clark and Walcott firm specialized in residential architecture, designing large houses and country estates in a variety of revival styles throughout Chicago's North Shore suburbs. Their elegantly styled residences were characterized by decorative restraint and an appreciation for fine craftsmanship and materials. Residential work by Clark and Walcott in Winnetka included the McPherson House at 644 Pine Lane (1922; demolished), the Butler House at 630 Pine Lane (1922; demolished), the Price House at 920 Hill Road (1924), the Henry T. Stanton House at 698 Blackthorn Lane (1920), the William B. Mouton House at 1161 Pine Street (1920), and houses located at 1127 Sheridan (1920), 520 Oak Street (1921), 480 Rosewood (1921), and 610 Spruce Street (1921).²⁴

A photo of Clark and Walcott's French Provincial style residence for Francis Parker Jr. in Lake Forest was included in the October 1922 issue of *The Architectural Record*. The November 1923 issue of the same journal featured a photo of a Spanish Revival style house in Chicago designed

²¹ Albert N. Marquis, *The Book of Chicagoans* (Chicago: A.N. Marquis & Co., 1931) 899.

²² Ibid. U.S. Census for 1920.

²³ *American Contractor* (May 15, 1920) 36.

²⁴ Historian Charles Haskins compiled a list in ca. 2001 of Winnetka residences designed by Edwin Clark, either alone or in partnership with others, which is on file at the Winnetka Historical Society. This list identifies the houses at 1161 Pine Street and 1127 Sheridan as Clark and Walcott designs. The identification of the other houses in this paragraph as Clark and Walcott designs was through a review of the partial architectural survey of the Village of Winnetka, which is also on file at the Winnetka Historical Society, and contemporary newspapers.

by Clark and Walcott for Victor S. Pearlman, in association with S.C. Wentworth. Clark and Walcott also designed houses for Leeds Mitchell and Alfred T. Carton in Lake Forest, and for Clifford Off and William G. Burt in Evanston.²⁵

Non-residential commissions by Clark and Walcott in Chicago included the aquarium and hatchery in Lincoln Park Zoo (1923; now Reptile House) and a remodeling of St. Chrysostom's Parish House at 1424 N. State Parkway. The latter project was profiled in the November 1923 issue of *Architectural Record*. In Winnetka, they designed a large addition to the Edwin Clark-designed Indian Hill Club (1924) and buildings for the North Shore Country Day School.²⁶

The work of Clark and Walcott was profiled in the October 22 issue of *Western Architect* (Volume 31), which included 16 pages of photos and floor plans illustrating their work. An accompanying essay stated:

Clark and Walcott, architects, Chicago, are among the younger members of the profession who have established an enviable reputation for work of excellence and distinction. That suburban territory stretching north along the lake shore from Chicago, known as the North Shore, is the district in which the firm has done most of its work. Largely residential, there is some charming church work, a country club, and more recently some school work which bear the name of this firm of the individual members, Mr. Edwin H. Clark and Mr. Chester H. Walcott. Certain districts of Winnetka, notably that in the vicinity of Hill Country Club, bears the stamps of excellence of this firm's work.

...As will be noted in some designs, the architects have been influenced by American-Colonial work, in others by English models; but an original and distinctly personal quality permeates each essay, whatever its inspiration, and in no case does one feel that the architects have been "bound" by historic precedent....In the work of Clark and Walcott we find a distinctly refreshing originality the expression of which has been made in terms well known to all—historic precedent if you please.²⁷

Chester Walcott's successful application for membership in the American Institute of Architects was signed and endorsed by architects Edwin H. Clark and C. Herrick Hammond.²⁸

Clark and Walcott dissolved their partnership in 1924 and established independent practices, as announced *Chicago Tribune*:

²⁵ "Residence of Francis Parker Jr., Lake Forest, *Architectural Record*, Vol. 52 (October 1922) 289-299; "Residence of Victor Pearlman, Chicago, *Architectural Record*, Vol. 42 (November 1923) 549-551;

²⁶ "Chicago's First Aquarium—in Lincoln Park," *Chicago Tribune* (July 30, 1922); "St. Chrysostom's Parish House, Chicago," *Architectural Record*, Vol. 54 (November 1923) 531; "Indian Hill Club and \$100,000 Addition," *Chicago Tribune* (June 8, 1924); "Plan Elaborate Group for North Shore School," *Chicago Tribune* (October 1, 1922).

²⁷ "The Work of Clark and Walcott," *The Western Architect*, Vol. 31 (October 1922) 117; plates 1-16.

²⁸ Chester Walcott AIA membership application, undated: <http://content.aia.org/sites/default/files/2018-09/WalcottChesterH.pdf>.

Edwin H. Clark and Chester H. Walcott, who have operated under the firm name of Clark & Walcott for several years at 8 East Huron Street, are to practice architecture individually. Mr. Clark will remain at the present Huron street address and Robert G. Dwen and Walter J. Quaid will continue with him in their same capacity. Mr. Walcott has opened offices at 108 South LaSalle Street.²⁹



Clark and Walcott-designed addition (left) to the Edwin Clark-designed Indian Hill Club in Winnetka.
Source: *Chicago Tribune* (June 8, 1924).

Chester Walcott's later residential works included Hawthorne Hall (1927), a Tudor style stone mansion built on a five-acre tract on the north side of Illinois Road, west of Locust Road, in a then-unincorporated area between Winnetka and the Indian Hill estates section of Wilmette. In 1934, he designed an enormous Colonial Revival style mansion for attorney Edward Brundage at 700 S. Ridge Road in Lake Forest. He also designed several YMCA buildings, including those in Evanston (1420 Maple Avenue) and in Kenosha, Wisconsin. At the time of his death in 1947 at the age of 64, Walcott was working on plans for buildings on the new Lake Forest Academy grounds. He then lived at 770 N. Sheridan Road in Lake Forest.³⁰

Landmark Status of the Property

The McCall House is not a locally designated landmark or in a locally designated historic district. It is not listed individually on the National Register of Historic Places or in a National Register Historic District. It is not listed in the Illinois Historic Structures Survey conducted in the early 1970s.

Evaluation of Historic Significance

The historic (pre-1970) owners of this house were researched through a variety of sources, including the newspapers.com database, U.S. Census records, and the book titled, *Who's Who in Chicago and Vicinity* for varying years. The house possesses historic significance at a local level due to its 36-year association with Roy Ingersoll, who in the 1950s served as president and

²⁹ "News of the Architects," *Chicago Tribune* (August 3, 1924).

³⁰ "Hawthorne Hall, Big North Shore Home, Sold by Californian," *Chicago Tribune* (September 28, 1947); "C.H. Walcott, 64, Lake Forest Architect, Dies," *Chicago Tribune* (October 27, 1947); <https://www.chicagobusiness.com/residential-real-estate/medline-ceos-ex-wife-selling-lake-forest-estate>.

chairman of the Borg-Warner Corporation, a Chicago-based manufacturer of automotive parts that operated internationally. Under Ingersoll's leadership, Borg-Warner became the nation's leading maker of automatic transmissions as well as a major employer in the metropolitan region through its several dozen subsidiaries. Ingersoll also oversaw construction of new Borg-Warner Corporation headquarters building at 200 S. Michigan Avenue, which was one of the first glass-and-steel skyscrapers in the Loop. The house was not determined to possess statewide or national historic significance. No information was found relating the house to an historic event.

Evaluation of Architectural Significance

The McCall House at 151 Meadow Lane is architecturally significant as a distinctive residential design by architect Chester Walcott and as a noteworthy example of an architectural style. Walcott was a highly esteemed architect who specialized in high-style residential work, designing many houses on the North Shore and in Winnetka. Sketches, plans, and photos of his work designed with Edwin Clark were published in national magazines/journals that included *The American Architect*, *Architectural Record*, *House and Garden*, *Western Architect* and *Country Life* (New York). News of their work was also regularly published in the popular press, including the *Chicago Tribune*.

The McCall House, built 1930, is a large-scale and well-preserved example of a Colonial Revival style house in Winnetka. The Colonial Revival was fashionable as a residential style throughout the nation from the late nineteenth century through the 1940s and reflected the prevailing trend toward historicism, as architects looked nostalgically to the past for inspiration. Dozens of houses in Winnetka built from the 1920s through the 1940s were designed in this popular style. Such houses in the Village are typically clad in brick or wood and have a rectangular footprint, a symmetrical front façade with centrally located door, double-hung windows with multi-pane glazing, and a side-gabled or hipped roof, sometimes with dormers. High style examples may feature doors with fanlights and/or sidelights, porches with balustrades, Palladian windows, modillioned cornices, and pedimented dormers.

The two-story McCall house is distinguished by size—featuring a main block and flanking wings/attached three-car garage—and the impressive two-story Doric portico with Classical entablature that extends across the central block's front facade. The brick- and stucco-sheathed house displays many of the style's most characteristic features, such as symmetrical massing; centrally located front and rear wood-paneled doors with Classical surrounds; two-story Doric pilasters; side gable roofs covered with slate tiles; multi-paned double-hung windows with wood louver shutters detailed with keystones, lintels, or jack arches; elliptical fanlights above two of the multi-paned windows; and exterior chimneys flanked by quarter-circle windows. Also typical of the Colonial Revival, it features a formal center hall plan, with elegant, reverse-flight staircase; wood paneled wainscoting (dining room); and round-arch doorways detailed with keystones. The house displays high quality materials and craftsmanship, which includes six fireplaces with Classically-styled wood mantels and/or hearths faced with marble.

The house has excellent architectural integrity overall. The main exterior change (addition of a family room and small greenhouse) occurred on the rear façade and does not detract from the historic appearance of the house.

Evaluation of Neighborhood Impact

The McCall House is one of six single-family houses on Meadow Lane, a private drive that extends north of Hill Road, on the southern periphery of Winnetka, near the Indian Hill Club. Property owners commissioned prominent architects to build large, high-style houses on expansive parcels within this cul-de-sac, which in some cases are over two acres in size. In addition to the McCall House, Meadow Lane originally featured four historical revival houses from the 1920s—which ranged from two- to two-and-a-half stories in height—and a one-story Ranch house, built 1955 at the terminus of this private drive. (See Sanborn Map attached to this report.)

Today, the grouping of six houses on Meadow Lane lacks a cohesive architectural character, as it includes two houses from the 1920s, one from 1930, one from 1955, and two from the 2010s (115 Meadow Lane and 120 Meadow Lane) that replaced houses built in 1927 and 1928, respectively. The houses on Meadow Lane currently range from one- to two-and-a-half stories in height and feature a variety of architectural styles, cladding materials, and rooflines. All six houses are spread far apart, and none were conceived in relation to each other.

The nearest houses to Meadow Lane that are visible from the public right-of-way are those on the 900 block of Hill Road. There are eight houses on this block: five on the north side and three on the south side. All houses have deep setbacks and are situated on oversized lots. Five were built in the 1920s, one in 1935, and two ca. 1960. All but one of these houses are two stories in height and were designed in a variety of historical styles, including French Eclectic, Beaux Arts, Spanish Revival, Tudor Revival and Colonial Revival.

The McCall House is in keeping with the type of houses that populate the length of Hill Road near the Indian Hill Club, most of which were constructed in the interwar period on oversized lots, are generally two stories in height, and feature a diverse array of historical styles. However, the McCall House is located on an isolated parcel that is over 500 feet from Hill Road and is not visible from this thoroughfare. The property is only visible to the residents of three neighboring houses within its cul-de-sac: 115 Meadow Lane, 120 Meadow Lane, and 150 Meadow Lane. As a result, the demolition of the McCall House would not have a negative impact on the existing character of the surrounding neighborhood since it is not visible from the public right-of-way.

Person Responsible for Performing the Study

Jean L. Guarino, Ph.D., has worked as an independent architectural historian since 1998, documenting hundreds of buildings through local and national landmark nominations, architectural survey work, and Historic American Buildings Survey (HABS) projects. She has also developed over a dozen HAIS reports for houses in Winnetka. Clients include architectural firms, non-profit organizations, development firms, and municipalities, including the City of Chicago.

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List of Attachments

- Attachment A: Exterior Photographs, January 2022
- Attachment B: Interior Photographs, January 2022
- Attachment C: Floor Plans
- Attachment D: Neighborhood Character Table
- Attachment E: Houses in the vicinity of 151 Meadow Lane
- Attachment F: Representative houses designed by Clark and Walcott or Chester Walcott
- Attachment G: Representative Colonial Revival style houses in Winnetka

Supplementary Materials

Exterior Photographs, January 2022



Front façade, looking west.



Front entrance and porch columns.



Front entrance detail.

Exterior Photographs, January 2022



Front façade, looking southeast.



Front façade, looking northeast.

Exterior Photographs, January 2022



Front portico.



Front façade windows illuminating the library.



Front and south facades, looking northeast.

Exterior Photographs, January 2022



Rear façade, looking northwest.



Stairs to basement door.



Greenhouse.



Typical window.

Exterior Photographs, January 2022



Rear façade, looking west.



Rear façade, looking northwest.

Exterior Photographs, January 2022



Typical windows.



South façade, looking north.



Rear façade, looking southwest.

Interior Photographs



Front hall, looking toward living room.



Views of front hall staircase.



Front door and adjacent half-bathroom.

Interior Photographs



Library with fireplace.



Library with built-in shelves and cabinets.

Interior Photographs



Dining room with fireplace, looking toward kitchen.



Dining room, looking toward front hall.

Interior Photographs



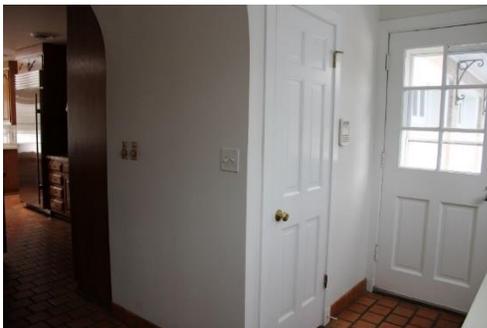
Stairs to basement, off the kitchen.



Kitchen, looking toward breakfast room.



Kitchen, looking northwest.



Mudroom off kitchen.



Secondary staircase to second floor, off mudroom.



Half-bathroom off Mudroom.

Interior Photographs



Three-car garage with wood-paneled doors.



Greenhouse added 1980.



Living room, looking northeast.



Living room fireplace.

Interior Photographs



Living room, looking southwest toward front hall.



Sunroom, looking northeast.



Sunroom fireplace, looking southeast.



Views of second floor landing.

Interior Photographs



Master bedroom, looking north toward his and her dressing rooms.



Master bedroom, looking southeast.



Master bedroom, looking west.



West dressing room, off master bedroom.



West master bathroom.

Interior Photographs



East dressing room, off master bedroom.



East master bathroom.



Bedroom No. 2.



Full bathroom off Bedroom No. 2.



Bedroom No. 3



Full Bathroom between Bedrooms 3 and 4.

Interior Photographs



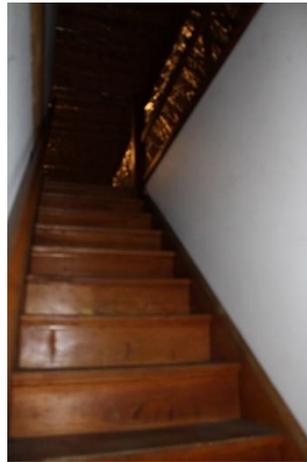
Bedroom No. 4.



Secondary staircase between first and second floors.



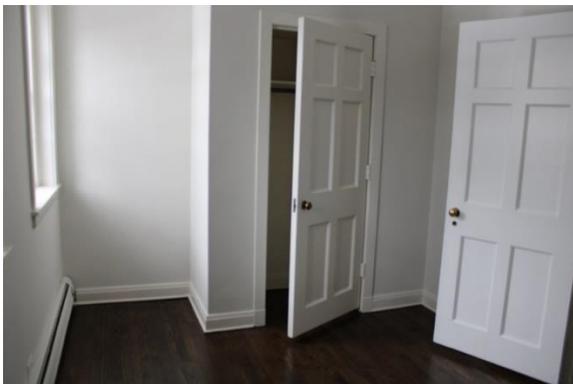
Second floor hallway.



Stairs to attic off second floor hallway.



Attic, looking north.



Bedroom No. 6.



Second floor laundry room.

Interior Photographs



Full bathroom at south end of second floor hallway.



Second floor sitting room.



Bedroom No. 5.



Full bathroom off Bedroom no. 5.



Basement storage room showing exterior door.



Basement Billiard Room.

Interior Photographs



Basement Recreation Room with fireplace, looking northeast.

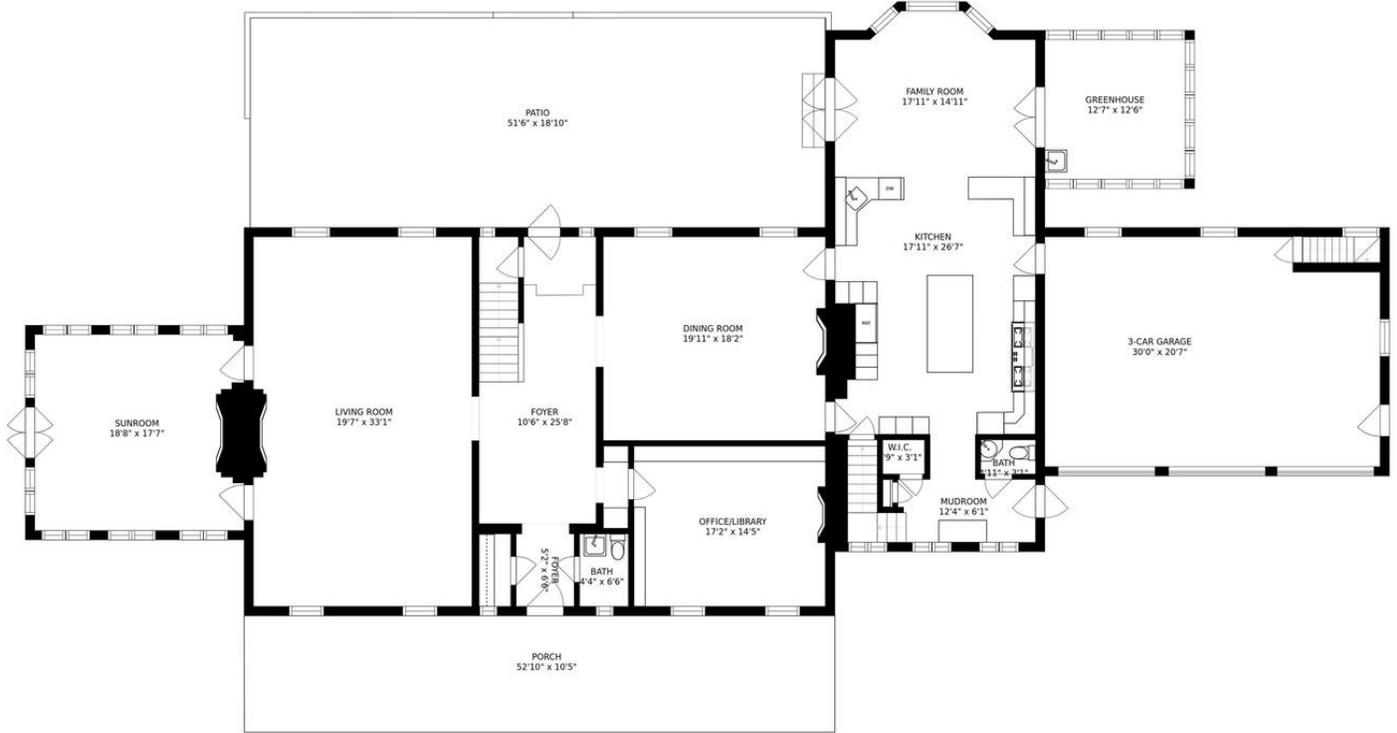


Basement Recreation Room with wet bar.



Stairs between basement and first floor.

Floor Plans

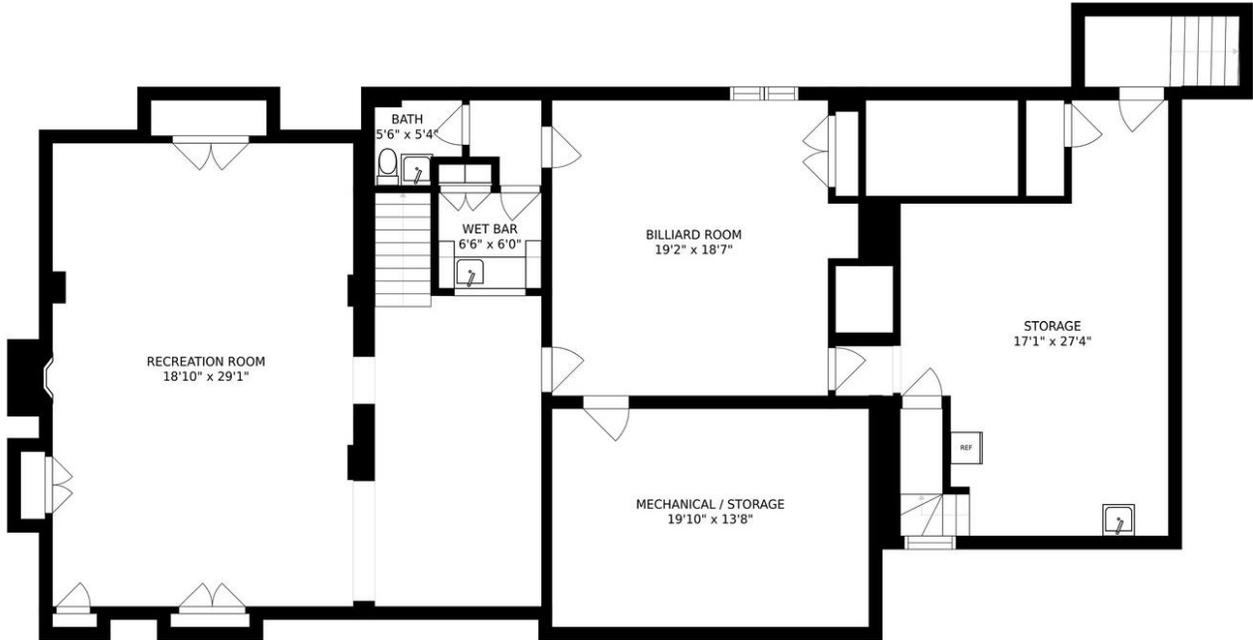


First Floor

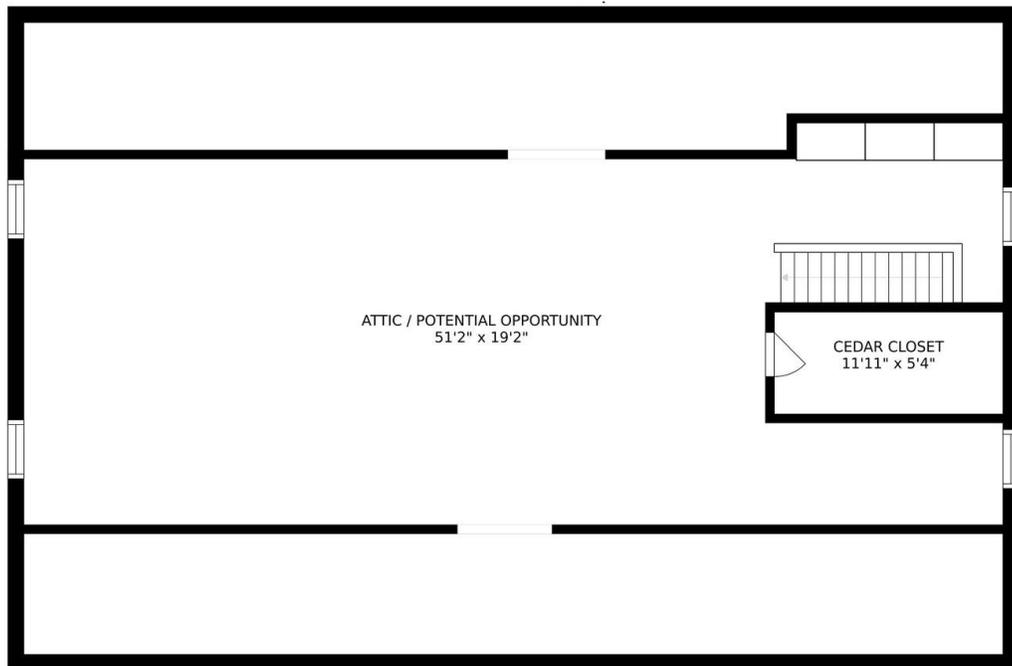


Second Floor

Floor Plans



Basement



Attic

Neighborhood Character Table

| Address | Architectural Style | Construction Date | No. of stories | cladding |
|---|----------------------------|--------------------------|-----------------------|---------------------------------------|
| 100 Meadow Lane (old address: 933 Hill) | Spanish Revival | 1926 | 2 | Stucco |
| 115 Meadow Lane | Neo-Colonial Revival | 2014 | 2 ½ | Brick |
| 120 Meadow Lane | Neo-Tudor Revival | 2019 | 2 | Stone and stucco |
| 150 Meadow Lane | Colonial Revival | 1928 | 2 ½ | stone |
| 151 Meadow Lane | Colonial Revival | 1930 | 2 | Brick and stucco |
| 180 Meadow Lane | Ranch | 1955 | 1 | Unknown; not visible from Meadow Lane |
| 901 Hill Road | French Eclectic | 1928 | 2 | Brick |
| 919 Hill Road | Beaux Arts | 1925 | 2 | Stone |
| 920 Hill Road | Spanish Revival | 1924 | 2 | Stucco |
| 950 Hill Road | Tudor Revival | 1927 | 2 | Brick |
| 955 Hill Road | Colonial Revival | 1926 | 2 | Brick |
| 969 Hill Road | French Eclectic | 1935 | 2 | Brick |
| 984 Hill Road | Ranch | 1960s | 1 | Brick |
| 999 Hill Road | French Eclectic | 1959 | 2 | Brick |

Houses in the vicinity of 151 Meadow Lane



100 Meadow Lane



115 Meadow Lane



120 Meadow Lane



150 Meadow Lane



901 Hill Road



919 Hill Road

Houses in the vicinity of 151 Meadow Lane



920 Hill Road; Clark & Walcott



950 Hill Road; designated Winnetka landmark



955 Hill Road



969 Hill Road



984 Hill Road

Houses in the vicinity of 151 Meadow Lane



988 Hill Road



999 Hill Road

Representative Houses designed by Clark and Walcott or Chester Walcott



698 Blackthorn Rd., Winnetka, Clark & Walcott



1161 Pine Street, Winnetka, Clark & Walcott



1127 Sheridan Road, Winnetka, Clark & Walcott



520 Oak Street, Winnetka, Clark & Walcott



610 Spruce Street, Winnetka, Clark & Walcott



700 Ridge Road, Lake Forest, Chester Walcott

Representative Colonial Revival style houses in Winnetka



1225 Pine Street



470 Willow Road



152 DeWindt Road



535 Poplar Street



1000 Sunset Road



932 Sheridan Road

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Mar. 27 1930

TO THE SUPT. OF PUBLIC WORKS:

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

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

STREET and NUMBER 151 Meadow Lane (Private)
DIMENSIONS of BUILDING — Front 125 feet. Depth 36 feet. Height _____ feet

NUMBER of ROOMS 15

KIND of MATERIAL Masonry

OWNER Sumner T McCall Address 1022 Sheridan, Evanston

TOTAL COST 65000

ARCHITECT Chester Talcott Address _____

BUILDER B. L. Jackson Co. Address _____

CARPENTER " Address _____

MASON " Address _____

SEWER BUILDER _____ Address _____

PLUMBER David Park Address _____

ELECTRICIAN not let

REMARKS _____

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

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

Permit Issued 3-7 1930

Permit Number 3779

Fee 1184

SIGNED Sumner T. McCall

ADDRESS by A. Dawson

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

Winnetka, Illinois, FEB. 6, 1937

THE SUPT. OF PUBLIC WORKS:

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

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

PROPERTY DESCRIPTION—LOT _____, Block _____

Subdivision PART OF S 1/2 SW 1/4 SE 1/4 SEC 20 T 42 N. R 13 E. 3RD P.M.

STREET and NUMBER 151 MEADOW LANE

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

NUMBER of ROOMS INTERIOR ALTERATIONS OF RECREATION ROOM

KIND of MATERIAL FRAME

OWNER R. C. INGERSOLL Address 151 MEADOW LANE

TOTAL COST \$3,700

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

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

CARPENTER _____ " _____ Address _____

MASON _____ " _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

Permit Issued FEB. 6, 1937

Building Permit Number 4433

Occupancy Permit Number _____

SIGNED R. C. Ingersoll, Mayor

ADDRESS A. L. Jackson Co.

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

Winnetka, Illinois, 25 April 1980

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct the Alterations and Additions
(work to be performed)
to residence (Single family residence)
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—
SEE ATTACHED PLAT OF SURVEY

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

STREET and NUMBER 151 Meadow Lane

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

NUMBER of ROOMS One (1)

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

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

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

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

CARPENTER " " " Address " " " " "

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

SEWER BUILDER Address _____

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

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

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

Date Job Completed _____

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

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

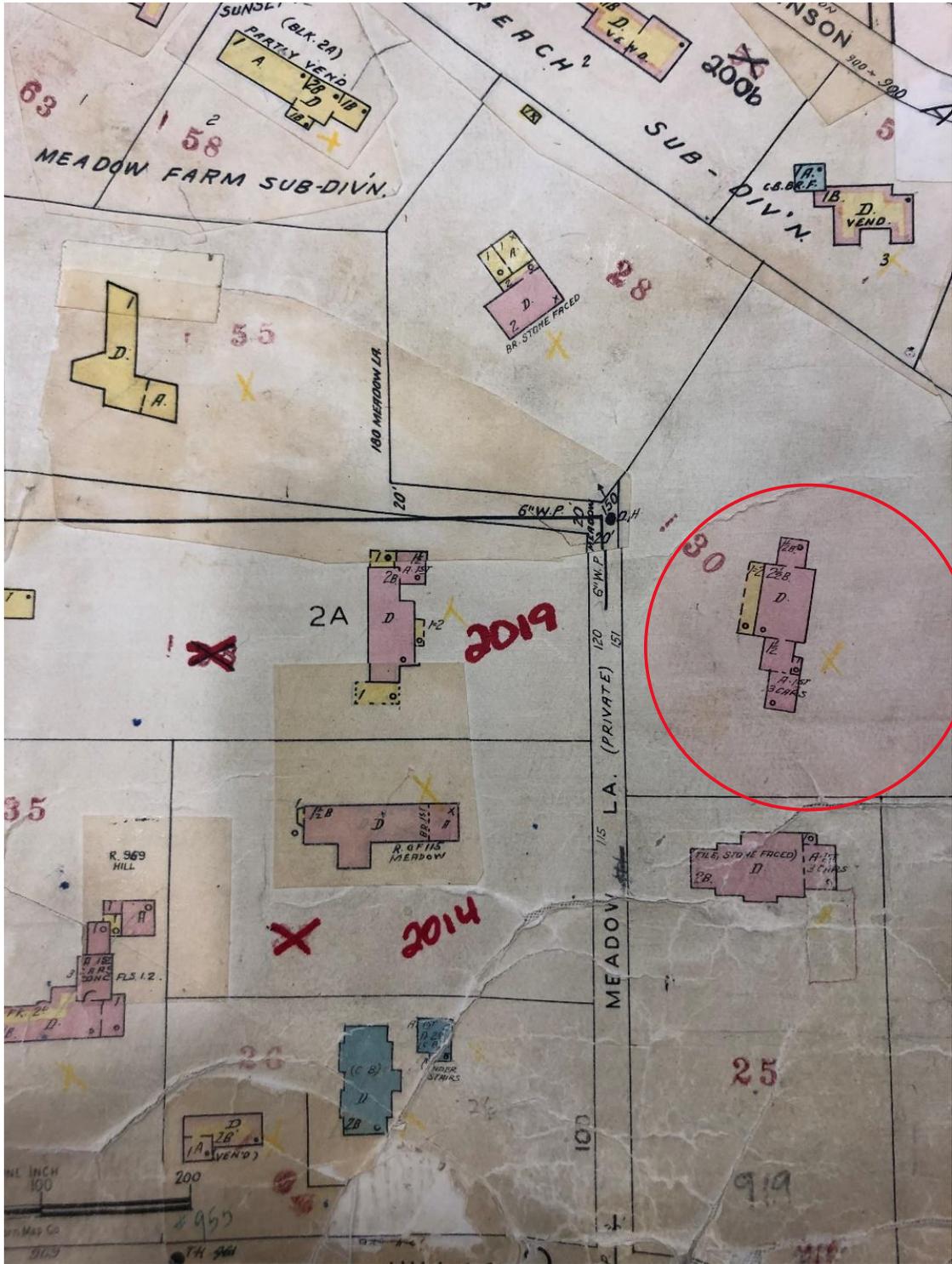
I hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka, and I hereby consent to inspection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

Permit Issued May 16, 1980 by HWB SIGNED William J. Griffin, Jr.

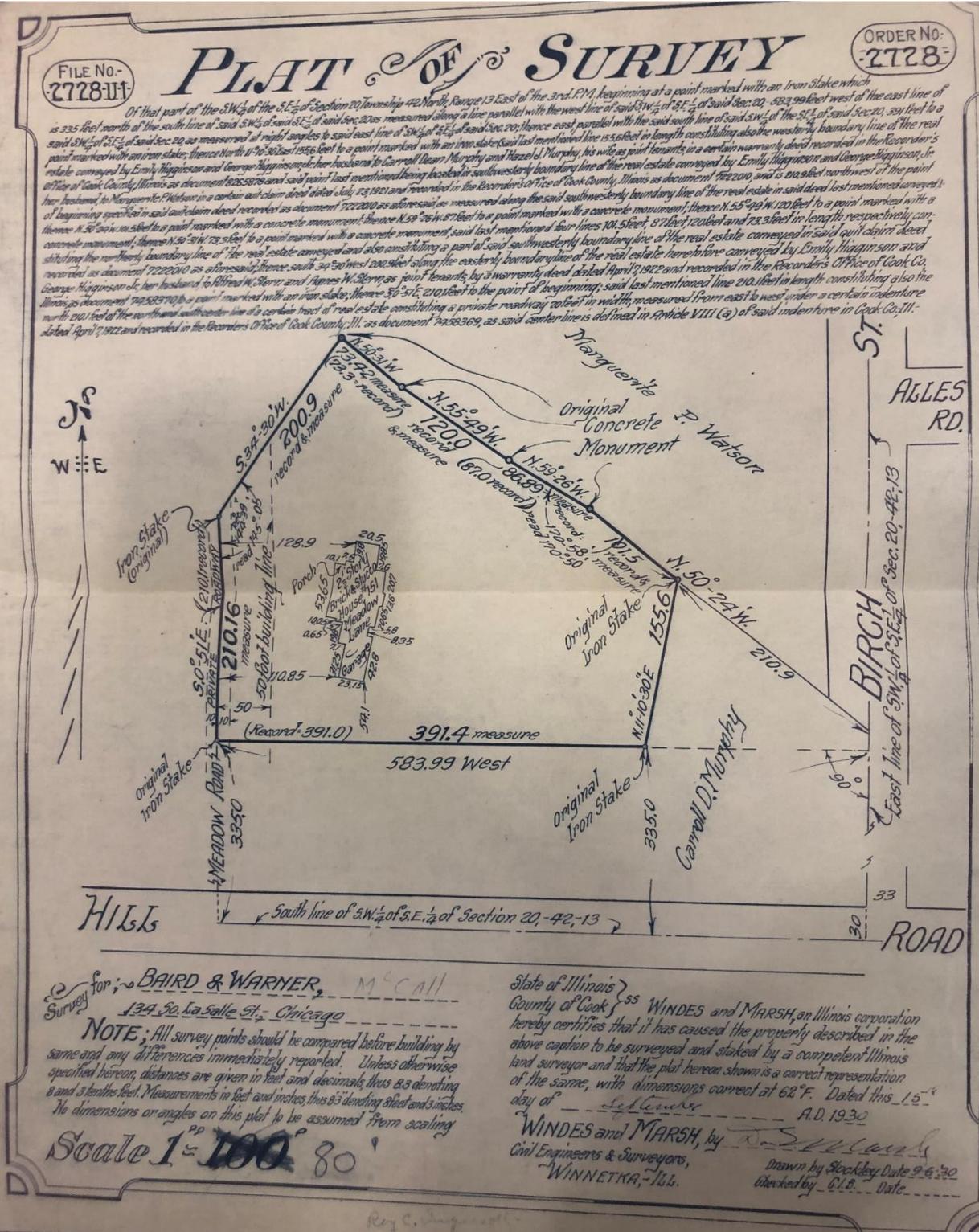
Building Permit Number 10100 ADDRESS 151 Meadow Lane

Occupancy Permit Number _____ Winnetka, IL 60093

C. B. No. 15669 75669 PHONE NO. 446-6082



Footprint of 151 Meadow Lane, as shown on the *Sanborn Fire Insurance Company Map for Winnetka* (New York: Sanborn Fire Insurance Company, 1938, rev. 1950).



Windes and Marsh, Plat of Survey for the property at 151 Meadow Lane, September 6, 1930.



Undated historic photographs of the McCall House. Source: Winnetka Historical Society.

112

Directions:

Address: 151 Meadow Lane
 City: Winnetka
 Constr: Brick
 Style: Colonial
 Roof: Slate
 Built: Faces: West

778

Lot Size Approx. 2 1/2 acres

| | | | |
|------------------------------|----------|---------------|------------------|
| Rms. 13 | Bed. 5-3 | Baths 1 1/2-1 | Heat HW-Gas |
| Year - Taxes Approx. \$7,800 | Porches | Garage 3 | Att. 2st |
| | | | Elect: 220V-110V |

\$ 295,000.00
 Sold
 220,000
 Nash 673
 Contract:

Basmt: Yes--Recreation room with fireplace

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

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

3rd

Check: School: Grade: Crow Island JHS: Skokie-Washburne HS: New Trier East
 Transp: RR. C&N.W. Bus: Green Bay Rd. Other: Faith, Hope & Charity Available:
 Mortgage: Existing
 City water, Sewer, Sanitary Sewer, Storm Sewer, Septic Tank
 Special Assessments \$ for

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

LR 22 x 33
 DR 18 x 20
 K
 DEN 13 x 17.6
 Sunrm. 18 x 18
 BR's 11.6 x 20
 17.6 x 18
 14 x 15
 13 x 14
 12 x 20
 plus 3 maids room

Possession: To be arranged

Reason for Sale: Apartment

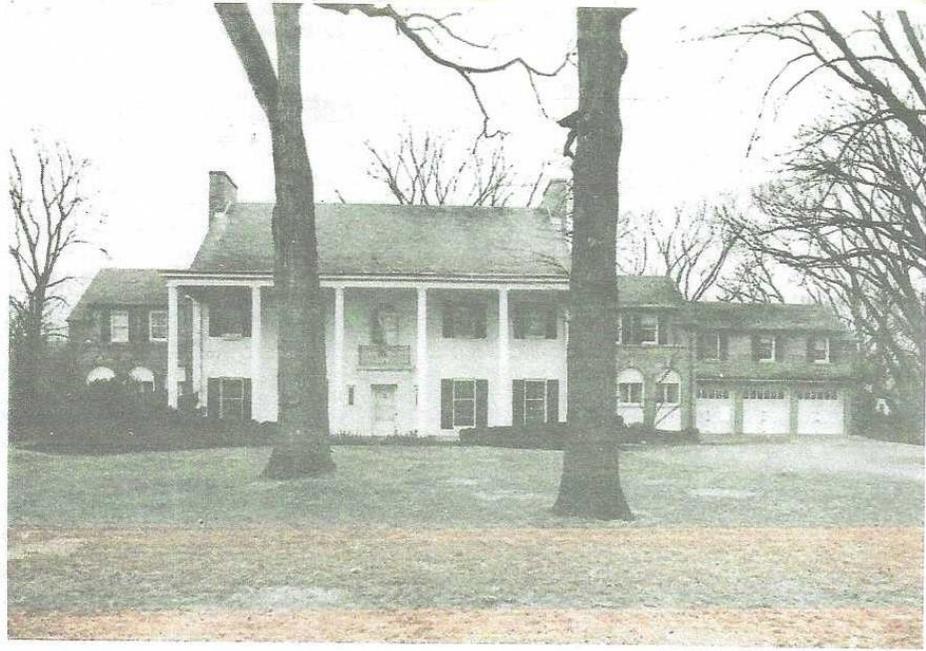
Title

Titleholder: C.T.&T Co. as Trustee
 Phone: BROKERAGE FEE: 6% \$50,000-5% balance

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

For office use only | Realtor Office: Goelzer and Wilde | Phone: 416-5544
 012673 | Sales Person: Larry Goelzer | Home Phone: 295-2416

-North Shore MULTIPLE LISTING CORPORATION



LUCIUS TETER,
CHAIRMAN OF THE BOARD

WARNER G. BAIRD,
PRESIDENT

FOUNDED 1855
BAIRD & WARNER
INC.
EVANSTON, ILL.

522 DAVIS STREET
GREENLEAF 1855
HOLLYCOURT 1855

MORTGAGE INVESTMENTS
PROPERTY MANAGEMENT
APPRAISALS
INSURANCE
REAL ESTATE

October 14, 1932

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

Gentlemen: Attention, Mr. H. L. Hultman

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

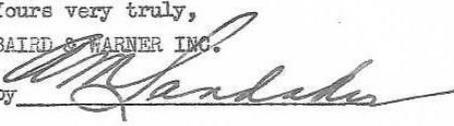
The house constructed of white brick of Southern Colonial design located on two and one-half acres of ground all very nicely landscaped. The first floor of it contains reception hall, living room, solarium, library, dining room, kitchen, breakfast room and lavatory and toilet; second floor, five master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

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

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

Yours very truly,

BAIRD & WARNER INC.

by 

AML:MMR

ATTACHMENT B



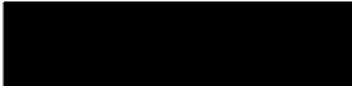
February 16, 2022

Christopher Marx, AICP
Associate Planner
Village of Winnetka – Department of Community Development
510 Green Bay Road
Winnetka, Illinois 60093

Dear Mr. Marx,

The Winnetka Historical Society has reviewed Guarino Historic Resources Documentation's thorough research of the Sumner T. McCall House at 151 Meadow Lane. We agree with the assessment that the property has architectural significance as a Colonial Revival design (that has remained relatively unchanged) by prominent North Shore architect Chester H. Walcott. In addition, we agree that the property maintains historical significance as the former longtime home of Roy Ingersoll.

Sincerely,

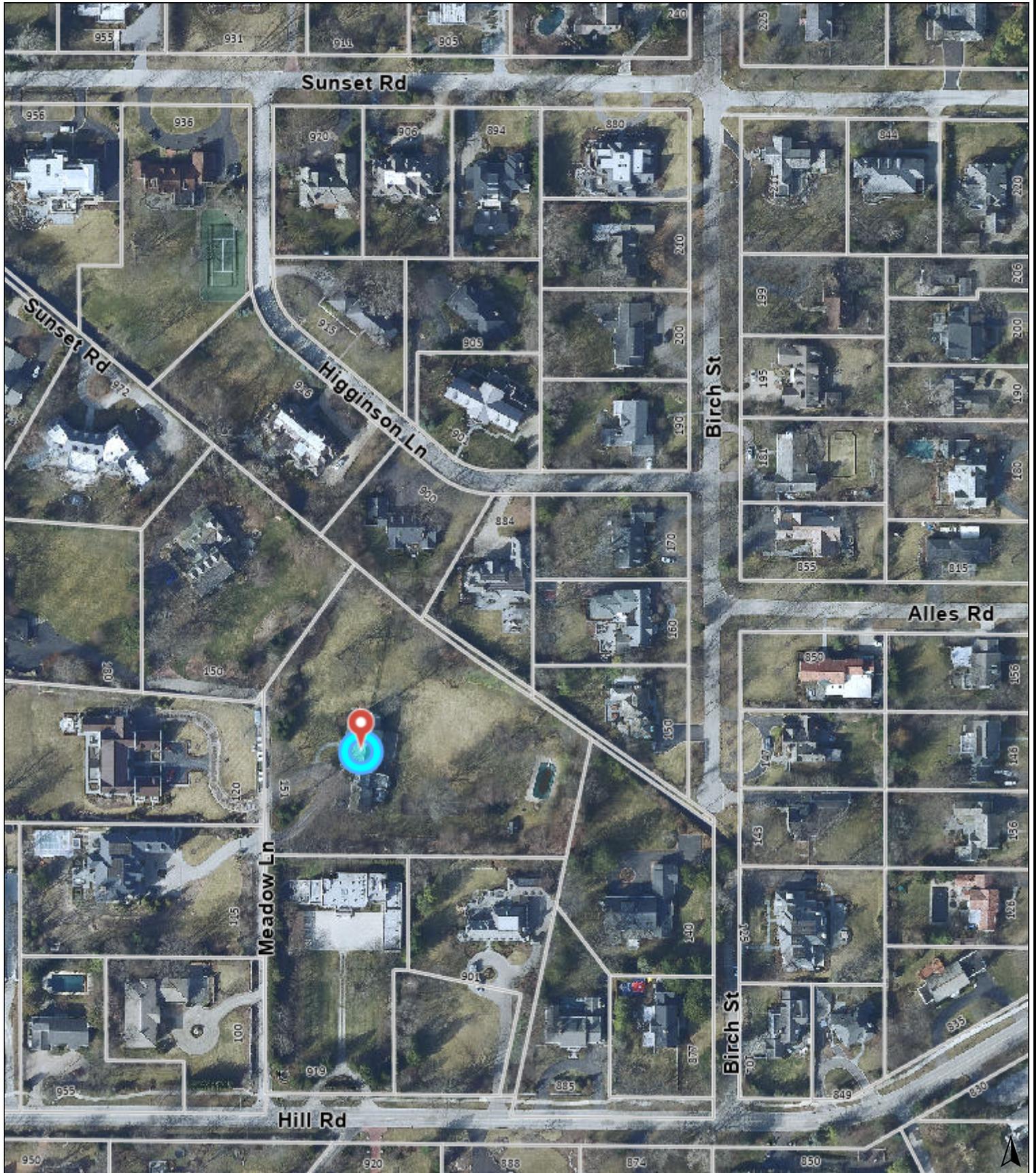


Mary Trieschmann
Executive Director



Meagan McChesney, PhD.
Curator

ATTACHMENT C



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



**MEMORANDUM
VILLAGE OF WINNETKA**

COMMUNITY DEVELOPMENT DEPARTMENT

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

INTRODUCTION

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

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

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





ATTACHMENT E

PROPERTY RESEARCH COVERSHEET



Address: 151 Meadow Lane

Construction Details:

Original construction date: 1930

Construction type: Brick

Style: Colonial

OWNERSHIP HISTORY:

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

ARCHITECTS:

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

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

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

Findings:

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

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

Date of Research: 12/15/2021

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Mar. 27 1930

TO THE SUPT. OF PUBLIC WORKS:

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

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

STREET and NUMBER 151 Meadow Lane (Private)

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

NUMBER of ROOMS 15

KIND of MATERIAL Masonry

OWNER Sumner T McCall Address 1022 Sheridan, Evanston

TOTAL COST 65000

ARCHITECT Chester Halcott Address _____

BUILDER A. L. Jackson Co. Address _____

CARPENTER " Address _____

MASON " Address _____

SEWER BUILDER _____ Address _____

PLUMBER David Park Address _____

ELECTRICIAN not let

REMARKS _____

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

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

Permit Issued 3-7 1930

Permit Number 3779

Fee 1184

SIGNED Sumner T. McCall

ADDRESS by A. L. Jackson

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

Winnetka, Illinois, FEB. 6, 1937

THE SUPT. OF PUBLIC WORKS;

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

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

PROPERTY DESCRIPTION—LOT _____, Block _____

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

STREET and NUMBER 151 MEADOW LANE

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

NUMBER of ROOMS INTERIOR ALTERATIONS OF RECREATION ROOM

KIND of MATERIAL FRAME

OWNER R. C. INGERSOLL Address 151 MEADOW LANE

TOTAL COST \$3,700

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

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

CARPENTER " Address _____

MASON " Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

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

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

Permit Issued FEB. 6, 1937

Building Permit Number 4433

Occupancy Permit Number _____

SIGNED R. C. Ingersoll

ADDRESS A. L. Jackson Co.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 25 April 1980

THE SUPT. OF PUBLIC WORKS:

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

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

PROPERTY DESCRIPTION—

SEE ATTACHED PLAT OF SURVEY

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

STREET and NUMBER 151 Meadow Lane

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

NUMBER of ROOMS One (1)

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

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

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

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

CARPENTER " " " Address " " " " "

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

SEWER BUILDER _____ Address _____

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

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

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

Date Job Completed _____

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

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

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

Permit Issued May 16, 1980 by HWB

SIGNED William J. Griffin, JR

Building Permit Number 10100

ADDRESS 151 Meadow Lane

Occupancy Permit Number _____

Winnetka, IL 60093

C. B. No. 75669

PHONE NO. 446-6082

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

Property Details

05-20-407-009-0000

151 MEADOW LN • WINNETKA, IL • New Trier

Tax Details

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

Assessed Valuation

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

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

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

** Information may be available by submitting an FOIA Request

Exemption Status

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

Exemption History

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

Characteristics

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

¹ Excluded from building square footage, except apartment

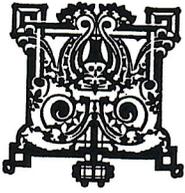
² Excluded from building square footage

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

** Information may be available by submitting an FOIA Request

Appeal History

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



Neighborhood Character
Address: 120 Meadow Lane

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

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

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

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

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

FOUNDED 1855

BAIRD & WARNER

INC.

EVANSTON, ILL.

522 DAVIS STREET
GREENLEAF 1855
HOLLYCOURT 1855

MORTGAGE INVESTMENTS
PROPERTY MANAGEMENT
APPRAISALS
INSURANCE
REAL ESTATE

October 14, 1932

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

Gentlemen: Attention, Mr. H. L. Hultman

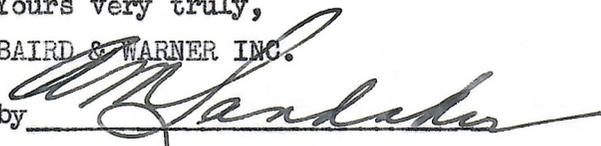
Below please find information in connection with residential property of Mr. Sumner T. McCall at 151 Meadow Lane, Winnetka.

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

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

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

Yours very truly,
BAIRD & WARNER INC.

by 

AML:MMR

Winnetha

HOUSE FOR SALE

| | | | | |
|---------------|--------------------------------------|---------|-------------|-------------|
| Location | 151 Meadow Lane | | Date | 8/3/36 |
| Price | 210,000 | | Lot | 2 1/2 |
| Construction | Tan Brick - Vermont Col. White Sides | | | |
| Rooms | 11 | Sun Rm. | ✓ Slp. Pch. | |
| Bedrooms | 8 | 1st | 2nd | 3rd |
| | | | 5 | 13 |
| | | | | |
| | | | | |
| Baths | 5 | 1st | 2nd | 3rd |
| | | | | |
| | | | | |
| Heat | McIlwaine oil burning | | Taxes | 34-1,200 |
| Garage | 3-car | | When Build | 1930 |
| Mortgage: 1st | 35,000 - 5% - 1935 | | 2nd | had. 28,000 |
| Owner | McCall Home | | | |
| Address | Dunlop & Lydon St. Full Town | | | |
| Remarks | Chester Walcott - arch. (over) | | | |

Directions:

Address: **151 Meadow Lane**
 City: **Winnetka**
 Constr: **Brick**
 Style: **Colonial**
 Roof: **Slate**
 Built: _____

Lot Size **Approx. 2 1/2 acres**
 Rms. **13** Bed. **5-3** Baths **4 1/2-1** Heat **HW-Gas**
 Cost _____
 Year — Taxes **Approx. \$7,800** Porches _____
 Garage **3** Att. ~~Det~~ _____
 Elect: **220V-110V**

~~\$ 295,000.00~~
Sold
220,000
Nash 6/73
 Contract: _____

778

Faces: **West**

Basmt: **Yes--Recreation room with fireplace**
 1st **Living room with fpl. pine paneled library with fpl., dining room with fpl., sun room or den with fpl., kitchen, butler's pantry and breakfast room; powder room.**
 2nd: **Five twin family bedrooms, one with fpl., 4 family baths, plus**
 3rd **3 servants room and bath.**

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

Check: School: Grade: **Crow Island** JHS: **Skokie-Washburne** HS: **New Trier East**
 Transp: RR. **C&N.W.** Bus: **Green Bay Rd.** Other: **Faith, Hope & Charity**
 Mortgage: Existing Available: _____
 City water, ~~W.M.~~ Sanitary Sewer, Storm Sewer, ~~Septic Tank~~

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

Possession: **To be arranged**
 Reason for Sale: _____
Apartment
 Title _____

Titleholder: **C.T.&T Co. as Trustee** BROKERAGE FEE: **6% \$50,000-5% balance**
 Phone: _____
 This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the Realtor is liable for errors. The listing may be changed without notice.

For office use only | Realtor Office: **Goelzer and Wilde** Phone: **446-5544**
012673 | Sales Person: **Larry Goelzer** Home Phone: **295-2446**



-North Shore MULTIPLE LISTING CORPORATION

EQUITY TRADING CORPORATION





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

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

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

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

1933 directory

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

1935 directory

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

1969 directory

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

1977 directory

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

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

CHESTER HOWE WALCOTT

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

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

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

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

Sumner T. McCall WWI draft registration

2461

REGISTRATION CARD

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

1. Name: **Summer, Thompson, McCall** (Last name)

2. PERMANENT HOME ADDRESS: **1027 Sheridan Rd Evanston Cook Ill.** (City or town) (County) (State)

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

RACE

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

U. S. CITIZEN

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

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

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

18. PLACE OF EMPLOYMENT OR BUSINESS: **1850 W. Belmont St. Chicago Cook Ill.** (City or town) (County) (State)

19. NEAREST RELATIVE: Name **Charlotte G. McCall (wife)** Address: **1027 Sheridan Rd. Evanston Ill.** (City or town) (County) (State)

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

Sumner T. McCall (Signature)

M. G. O. (Official No. 1 (200) 63-6171 (Registrant's signature or mark) (OVER)

Register of Former Students, Massachusetts Institute of Technology, 1912

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

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

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

Death Notice: WILLIAM JOSEPH GRIFFIN JR.

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

[ProQuest document link](#)

ABSTRACT

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

FULL TEXT

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

Loving husband of Rosemary McCarron Griffin.

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

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

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

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

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

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

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

Sign Guestbook at chicagotribune.com/obituaries

This is a paid death notice.

DETAILS

| | |
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R. C. INGERSOLL DIES; HEADED BORG-WARNER

Leader in Business, Civic Affairs

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

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

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

Consolidated Firms

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



Roy C. Ingersoll

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

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

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

Civic Activities Told

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

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

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

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

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

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

BY WILLIAM CLARK

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

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

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

Won't Inhale Praise

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

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

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

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

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



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

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

Research a Milestone

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

[Continued on Page 9, col. 2]

Story, Opinions of Roy C. Ingersoll

[Continued from Page 7, col. 4]

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

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

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

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

Offset Cost Inflation

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

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

something that recognizes inflation."

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

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

Competition for Power

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

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

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

Tale of the Mouse

Still later, as a student at Knox college in Galesburg, he

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

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

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

Long Range View

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

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

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

With a "best wishes!" let's leave it at that.

STANTON



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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. DR2001-1308

Property Information

Site Address: 151 Meadow

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

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

Current Property Owner Information

Legal Name: 151 ML LLC

Primary Contact: Jared Smith

Address: [REDACTED]

City, State, Zip: Chicago, IL 60614

Phone No. 630-880-4637

Email: [REDACTED]

Date owner acquired property: 12/02/2021

Applicant Information

Legal Name: H.Gary Frank Architects

Primary Contact: Gary Frank

Address: 523 Chestnut

City, State, Zip: Winnetka, IL 60093

Phone No. 847-421-4212

Email: gary@hgaryfrankarchitects.com

Applicant's relationship to current LLC property owner: Architect

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

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

Legal Name: TBD

Address: _____

City, State, ZIP: _____

Phone No: _____

Email: _____



Property Maintenance Requirements

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

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

Applicant/Owner Acknowledgments

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

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

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

Print Name & Title: H. Gary Frank Architects

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

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

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

H. Gary Frank | Architects

New Homes

Renovations

Additions

Historic Preservation

Village of Winnetka

151 Demolition Schedule

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



Gary Frank
H. Gary Frank Architects

523 Chestnut Street

Winnetka IL 60093

O 847 501 4212

www.hgaryfrankarchitects.com

gary@hgaryfrankarchitects.com

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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