

Adopted on June 3, 2024

**LANDMARK PRESERVATION COMMISSION
MAY 6, 2024 MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Laura Good
Paul Weaver

Members Absent:

Beth Ann Papoutsis
Joseph Stuart

Non-Voting Members Present:

Kim Handler

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:05 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comment

No public comment was made at this time.

Approval of Minutes:

Chairman Coladarci asked for a motion to approve the April 1, 2024, meeting minutes. A motion to approve the April 1, 2024, minutes was made by Mr. Weaver and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Good, Weaver

NAYS: None

NON-VOTING: Handler

Demolition Permit Applications:

a. **Case No. 24-06-LPC - 636 Walden Road:** Review of the demolition permit application submitted for the single-family residence at 636 Waldren Road.

Mr. Marx identified the applicant, the property's location, size and zoning classification which was constructed in 1923 with a one-story garage constructed in 1954. He stated the property is not on the Illinois Historic Structures Listing and the Historical Society found the property does not have architectural or historical significance. Mr. Marx added no public comment was received and asked if there were any questions.

Mr. Enck asked if this is the first time this home has come before the Commission for demolition. Mr. Marx confirmed that is correct. No additional questions were raised at this time.

Brian Linane of Shoreline Builders presented the request on behalf of the applicant and described the new home to be built on the property. Chairman Coladarci asked why they decided to tear down the home as opposed to performing renovation. Mr. Linane responded the home is 100 years old and has been neglected over several decades. He described the water and leak issues in the home indicating the home is not in good shape. Mr. Linane also informed the Commission the new home would be built for Andrew and Alexandra Holden who have ties to Winnetka and would live in the home. No additional questions were raised at this time.

Chairman Coladarci asked the Commission Members if they felt an HAIS would be appropriate. Mr. Enck responded it would not based on the Historical Society's comments. Chairman Coladarci then asked for a motion to approve the demolition permit for 636 Waldren Road. A motion to approve the demolition permit for 636 Waldren Road without delay was made by Mr. Weaver and seconded by Ms. Good. A vote was taken and the motion unanimously passed, 4 to 0:

1 AYES: Coladarci, Enck, Good, Weaver
2 NAYS: None
3 NON-VOTING: Handler
4

5 **b. Case No. 24-07-LPC - 647 Garland Avenue: Review of the demolition permit application submitted for**
6 **the single-family residence at 647 Garland Avenue.**

7 Mr. Marx identified the applicant, the property's location, size and zoning classification which was constructed in
8 1920 with a garage and subsequent addition. He stated the property is not on the Illinois Historic Structures Listing
9 and the Historical Society found the property does not have architectural or historical significance. Mr. Marx also
10 stated no public comment was received and asked if there were any questions. No questions were raised at this
11 time.
12

13 Cory Todd presented himself as the builder and current owner and stated their intent is to build a new single
14 family home. He informed the Commission they always initially consider rehabilitation over demolition and
15 described the dilapidated basement condition as well as the home's exterior. Mr. Todd also described the home's
16 electrical and foundation issues as needing significant repairs other issues. He noted the home was last occupied
17 as of 4-5 months ago. Mr. Enck stated Mr. Todd's description made the home to appear abandoned and asked if
18 the new home would be a spec home. Mr. Todd confirmed that is correct. Ms. Good asked if there were interior
19 photos. Mr. Todd responded he can provide interior photos to Mr. Marx and document the home's interior. Ms.
20 Good suggested the Commission ask for interior photos in the future.
21

22 Chairman Coladarci asked if the interior greatly changed from its original condition. Mr. Todd responded there may
23 not have been massive construction changes over the last 80 years with the kitchen possibly later rehabbed. He
24 informed the Commission he is rehabbing a home in Wilmette. Mr. Weaver referred to the Village's teardown
25 regulations. No additional questions were raised at this time.
26

27 Chairman Coladarci asked the Commission Members if the home required an HAIS. Mr. Enck commented the home
28 appeared to be solidly built although the Historical Society's comments indicate additional information may not be
29 obtained from an HAIS. Ms. Good noted for the record the home is a contributing structure to the surrounding
30 homes and commented she is disappointed the home is being torn down. No additional comments were made at
31 this time.
32

33 Chairman Coladarci then asked for a motion to approve the demolition permit for 647 Garland. A motion to
34 approve the demolition permit for 647 Garland without delay was made by Mr. Weaver and seconded by Mr. Enck.
35 A vote was taken and the motion unanimously passed, 4 to 0:

36 AYES: Coladarci, Enck, Good, Weaver
37 NAYS: None
38 NON-VOTING: Handler
39

40 **c. Case No. 24-08-LPC - 473 Sheridan Road: Review of the demolition permit application submitted for the**
41 **single-family residence at 473 Sheridan Road.**

42 Mr. Marx identified the applicant, the property's location, size and zoning classification which was constructed in
43 1960 with a subsequent addition. He stated the property is not on the Illinois Historic Structures Listing and the
44 Historical Society found the property to have architectural significance. Mr. Marx asked if there were any
45 questions.
46

47 Mr. Enck asked if the request is part of a consolidation or rebuild. Mr. Marx responded the applicant planned to
48 make extensive renovation and identified several of the contributing factors. He referred to the code requirement
49 that removal of more than 50% of the floor area required a demolition permit and that portions of the home
50 would remain intact with no lot consolidation being sought. Mr. Weaver asked if other homes in that
51 neighborhood have been recently demolished. Mr. Marx confirmed 435 Sheridan Road is under demolition and
52 referred to the status of 445 Sheridan Road and 645 Sheridan Road. No additional questions were raised at this
53 time.

William Murphy introduced himself to the Commission and stated he is working with the homeowners who planned to make this their home. He indicated they initially considered renovation and determined more than half of the home would be removed because raising the first floor and roof would be considered removing floor area. Mr. Murphy then referred to the steep slope regulations instituted which paused the application at that time. He referred to the building's challenges which would have been difficult to overcome. Mr. Murphy then stated the home had less than 8-foot high ceilings and described their initial proposal to raise the roof as well as other proposed renovations. He confirmed they planned to keep the existing garage with the new home not be very different from the existing home in terms of scale and its setting. Mr. Murphy informed the Commission instead of a full basement, there would be a crawl space together with 1,000 square feet of full basement space. He stated in all of the renovations and additions they have done in Winnetka, this is not their first course in terms of the proposed renovations to the home.

Chairman Coladarci questioned the rationale of a home with 8-foot ceilings. Mr. Murphy confirmed homes they have done in Winnetka have 9 foot plus ceiling heights. No additional questions were raised at this time.

Chairman Coladarci asked the Commission Members if they felt an HAIS is warranted. Mr. Weaver stated he understood how the home could not be adapted to the future and referred to the Historical Society's comments. Ms. Good stated she appreciated the applicant's thoughtfulness in terms of the process and that they planned to follow a similar property footprint as well as listening to the Commission's comments. She commented on the Historical Society's description of the home and did not agree with their assessment. She stated the information should be kept on file to see what the architect has designed. Mr. Marx confirmed the information is kept in the home's property file. Ms. Good concluded that an HAIS is not required.

Chairman Coladarci agreed with Ms. Good's comments and stated he would also not be in favor of an HAIS. Mr. Enck referred to the architect being brought up in a prior HAIS. Mr. Marx confirmed the architect was connected to another home with the Historical Society noting several other homes the architect designed. Mr. Weaver identified other homes built by the architect and agreed with the comments made. Mr. Enck also agreed with the comments and stated that additional information would not be learned with an HAIS. Mr. Murphy informed the Commission they could provide additional information relating to the home to contribute to the building file.

Chairman Coladarci then asked for a motion to approve the demolition permit without delay. A motion to approve the demolition of 473 Sheridan Road without delay was made by Ms. Good and seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Good, Weaver

NAYS: None

NON-VOTING: Handler

Other Business.

a. June 3, 2024 Meeting – Quorum Check.

Mr. Marx informed the Commission the Village Council would review the landmark nomination for 1207 Whitebridge Hill Road at its next meeting. The Commission Members discussed their availability. Mr. Marx provided an update for 445 Sheridan Road.

b. Monthly Communications For LPC - Discussion and Content Decision.

Mr. Marx provided an update on the information to be shared in the May 2023 monthly communication. He asked for a volunteer to draft the text for these items. Mr. Marx stated the goal is to decide to have a volunteer to decide on the items to vote on for next month's communication and to add any topics for that month as well from a list that carried over from one month to the next. Mr. Weaver volunteered and indicated he would obtain information on the Charlie Hayes' lot located between Oak Street and Cherry Street on the lake.

Ms. Handler suggested a format for the information such as containing a series of questions relating to architects. Mr. Weaver suggested putting together a list of architects who have worked on historic homes. Mr. Marx stated an

1 objective way would have to be determined in terms of delineating what is considered an old home. Chairman
2 Coladarci confirmed the Commission cannot recommend architects. Ms. Handler stated the interview concept
3 cannot be used as a recommendation. Mr. Marx stated a majority of the HAIS reports done were authored by two
4 consultants and that a list of architectural historians is provided to applicants who need to have HAIS reports done.
5 Mr. Weaver stated they should make it easier for applicants to talk to an architect willing to fix an older home. Mr.
6 Enck referred to the process of adding such architects to an online database. Ms. Good stated applicants can also
7 be referred to the Landmarks Illinois restoration link. The Commission Members discussed architects who have
8 done restoration work to be added to the list.
9

10 Ms. Good suggested that monthly, the Commission can have children identify a particular style of home by riding
11 their bikes in the Village and provide a gift. She also suggested having a write-up of children who want to know
12 their home's style. Ms. Good added she would be willing to go to the schools and work with the second graders in
13 terms of teaching them to identify different home styles to garner interest in the competition. Mr. Enck suggested
14 reprinting the Winnetka coloring book used in the past. Mr. Enck stated that would apply to the Commission's
15 mission relating to educating the community.
16

17 c. 2024 Preservation Awards Update.

18 Mr. Marx provided the Commission Members with the preservation awards update. He stated there is one
19 nomination which was formerly a teardown in the new construction category. Mr. Marx asked the Commission
20 Members to consider properties worth nominating and to ask for the homeowner's consent on the application. He
21 confirmed the deadline is at month end with the Commission's review taking place at their June meeting and
22 plaque presentation at year-end. Mr. Marx also informed the Commission a signed letter from the Commission
23 was presented to President Rintz regarding the Commission's name change.
24

25 Adjournment:

26 Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Weaver and seconded by
27 Mr. Enck. A vote was taken and the motion unanimously passed, 4 to 0:

28 AYES: Coladarci, Enck, Good, Weaver

29 NAYS: None

30 NON-VOTING: Handler

31 The meeting adjourned at 8:15 p.m.
32

33 Respectfully submitted,
34

35 Antionette Johnson

36 Recording Secretary
37