



LANDMARK PRESERVATION COMMISSION REGULAR SCHEDULED MEETING

MONDAY, OCTOBER 7, 2019 - 7:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order.
2. Public Comment.
3. Approval of August 5, 2019 meeting minutes.
4. **Case No. 19-18: 689 Locust Street:** Preliminary Review of the application for demolition of the single-family residence at 689 Locust Street.
5. **Case No. 19-19: 14 Indian Hill Road:** Preliminary Review of the application for demolition of the single-family residence at 14 Indian Hill Road.
6. Review and vote of 2019 Preservation Award nominations.
7. Discussion of historic preservation incentives.
8. Old Business.
9. New Business.
10. **Next meeting – November 4, 2019**
11. Adjournment.

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at villageofwinnetka.org (Government > Boards & Commission > Agenda Packets).

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510 Green Bay Road, Winnetka, Illinois 60093

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LANDMARK PRESERVATION COMMISSION
AUGUST 5, 2019 MEETING MINUTES

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

Non-Voting Member Present: Jack Coladarci

Members Absent: Katie Comstock
Laura Good

Village Staff: Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

Call to Order:

Chairperson Holland called the meeting to order at 7:04 p.m. She noted there would be one change to the agenda with regard to 126 Bertling Lane which would be heard first.

Public Comment

Chairperson Holland asked if there was any public comment. No comments were made at this time.

Approval of July 1, 2019 Meeting Minutes.

Chairperson Holland asked for a motion to approve the July 1, 2019 meeting minutes. A motion was made by Ms. Papoutsis and seconded by Mr. Enck. She then asked if there were any comments or changes. No comments were made at this time. A vote was taken and the motion unanimously passed.

Case No. 19-17: 126 Bertling Lane: Preliminary Review of the application for demolition of the single family residence at 126 Bertling Lane.

Darin Marcus introduced himself to the Commission as the property owner. He stated the intent is to demolish the home and build a new home. Chairperson Holland stated the home has a lot of history and was the home of New Trier principal, Eston Tubbs, and dated to 1923. She commented the home looked substantial and asked if it could not be renovated. Mr. Marcus responded it could not which they initially looked to do. He indicated it would be dangerous to renovate the home since the structure is not stable and is starting to bow and sink. Mr. Marcus also stated the home's brick is twisting and is 100 years old. He also stated the home is settling and noted an addition to the home could also fall down.

Mr. Stewart asked when the addition was done and Mr. Marcus responded approximately 40 years ago. Mr. Stewart then asked if something happened to the property on either side which caused the condition of the home to deteriorate. Mr. Marcus responded the homes on either side are not affecting the home. He also stated since he recently acquired the home, he is not sure of the past condition and can only attest to its current condition. Mr. Coladarci asked who was the previous owner and Mr. Marcus responded a family and he did not know how long they owned it. Mr. Coladarci asked Mr. Marcus if he intended to live in the home and Mr. Marcus responded no. He added he lived in Northbrook. Mr. Coladarci then asked Mr. Marcus if he bought homes to rehab them and Mr. Marcus responded he did and while he lived in Northbrook, this was his first purchase in Winnetka. He added he

1 has been rehabbing homes for 8 years and has done 4 or 5 in Northbrook. Mr. Coladarci asked if it
2 looked like the previous owners lived in the home with its current problems. Mr. Marcus responded it
3 did not look like the home had not been lived in recently. Mr. Coladarci asked if the home had been on
4 the market for a long time and Mr. Marcus responded approximately one year.

5
6 Mr. Enck asked if the home was listed on the MLS and if it was listed as a teardown. Mr. Marcus
7 confirmed it was listed on the MLS and marketed as a teardown. Chairperson Holland asked how that is
8 done. Mr. Marcus stated the listing agent listed the home as land for sale with a teardown being the
9 best use for the property given the condition of the home. He stated the home is unable to be rehabbed
10 and there is too much risk involved and the listing agent may have felt that way as well.

11
12 Mr. Enck stated the ownership history indicated 1944-1999. Chairperson Holland referred to the
13 information from the Historical Society files and asked if the large tree in the front yard would be taken
14 down. Mr. Marcus stated it has not been determined yet and if it is taken down, it would be replaced
15 with a tree of equal value to the neighborhood. Chairperson Holland asked if there were any other
16 questions.

17
18 Mr. Weaver asked what size home would be built. Mr. Marcus responded it would be the same size as
19 the current home at 3,500 square feet. He stated the home's exterior would be a contemporary farm
20 house. Mr. Weaver asked if the new home would be situated similarly on the lot and Mr. Marcus
21 confirmed that is correct and would be lower than the current home with approximately three floors
22 and similar to other homes in the neighborhood. He noted the third floor would be very small.

23
24 Chairperson Holland stated the homes on the block have an average front setback. She referred to the
25 addition on the front of the home and the average on the block. Mr. Marcus confirmed they would
26 follow code requirements in terms of the setback. Chairperson Holland asked if there were any other
27 questions. No additional questions were raised at this time. She then asked for a motion.

28
29 A motion was made by Mr. Weaver and seconded by Mr. Enck to approve the demolition request for
30 126 Bertling Lane. Chairperson Holland asked if the Commission could write a note to Jim Stier to
31 determine the value of keeping the large tree in the front yard. Ms. Klaassen stated they would have to
32 review the plans submitted and provide a tree preservation plan and work with Mr. Stier to determine
33 whether or not the tree would be removed as part of the proposed construction plan. Chairperson
34 Holland urged Mr. Marcus to keep the tree.

35
36 A vote was taken and the motion unanimously passed.

37
38 AYES: Enck, Holland, Papoutsis, Stewart, Weaver

39 NAYS: None

40 Nonvoting: Coladarci

41
42 **Case No. 19-16: 1094 Fisher Crescent Lane: Review of application for local landmark designation.**

43 Chairperson Holland congratulated the owners of 1094 Fisher Crescent Lane in coming to the
44 Commission for landmark designation for the Seyfarth home and noted there have been no such
45 designations since 2012 with this home being the third one this year.

46
47 Susan Benjamin, of Benjamin Historic Certifications, stated she and Gwen Sommers Yant would make
48 the presentation to the Commission. Ms. Sommers Yant began by stating the principal owner was

1 Willoughby Walling and his wife, Frederika, who lived in the home for 72 years. She described Mr.
2 Walling as an extraordinary person born in 1878. Ms. Sommers Yant stated his father was a doctor and
3 was appointed U.S. Counsel in Scotland with traveling to Scotland having a profound effect on Mr.
4 Walling and his brother. She stated Mr. Walling's upbringing gave a lifelong sympathy for laborers.

5
6 Ms. Sommers Yant stated the family moved to Chicago on Drexel Avenue in 1896 and identified the
7 south loop and Hyde Park in an illustration for the Commission. She identified it as more of a middle
8 class neighborhood where he attended school at the University of Chicago and graduated from Harvard
9 where he met his wife who was also from a prominent South Carolina family. Ms. Sommers Yant stated
10 Mr. Walling was described as: "...portray[ing] the best qualities of a fine gentleman and a staunch friend.
11 Interested in many civic and philanthropic endeavors...Ever kindly and tolerant in his approach he was
12 yet firm and steadfast in his convictions."

13
14 Ms. Sommers Yant then stated economically, Mr. Walling built his foundation on banking in Chicago and
15 in 1921 he became president of Chicago's Morris Plan Bank which was part of a network of banks whose
16 intent was to help the middle class obtain home loans. She stated he was also a director of the Winnetka
17 State Bank and Indiana's Fletcher Savings & Trust Company in Indianapolis, as well as a director on
18 corporate boards. Ms. Sommers Yant stated his financial acumen was solicited in the roaring 1920's and
19 the bust 1930's and during the Depression, he served as an advisory board member of the
20 Reconstruction Finance Corporation ("RFC") which provided financial support to state and local
21 governments.

22
23 Ms. Sommers Yant stated humanitarian instincts ran deep in Mr. Walling who descended from three
24 generations of Walling physicians where many of his pursuits were public health related. She noted his
25 involvement and leading roles with the Red Cross as well as the Cook County School Board of Nursing.
26 Ms. Sommers Yant also stated he was a leader and expander of upgrading hospital facilities for African
27 Americans during a critical time. She stated he was also a trustee at Provident Hospital, the first hospital
28 for African Americans. She stated his concern with regard to the plight of African Americans was shared
29 by his older brother, William English Walling who was one of the founders of the NAACP. Ms. Sommers
30 Yant noted he was a director of the Michigan Boulevard Garden Apartments which was called the
31 Rosenwald since it was a pet project of Julius Rosenwald. She then stated what he wanted to
32 demonstrate was that it was profitable to invest in decent housing in African American neighborhoods.
33 Ms. Sommers Yant informed the Commission the Rosenwald was home to many famous African
34 Americans such as Duke Ellington and Joe Louis among others.

35
36 Ms. Sommers Yant went on to state in the realm of affordable housing; Mr. Walling was the vice
37 chairman of the original Chicago Housing Commission. She also stated in the realm of social welfare, he
38 was president of the Chicago Council of Social Agencies as well as the chair of the Illinois Board of Public
39 Welfare Commissioners. Ms. Sommers Yant added he was also staunchly involved with conservation and
40 environmental protection, a leader in progressive education in Winnetka and one of a group of families
41 which helped establish the North Shore Country Day School as well as president of the Board of
42 Directors. She also stated he was a founding director of the Graduate Teacher's College of Winnetka.

43
44 Ms. Sommers Yant stated when the Village first undertook its first modern planning effort; Mr. Walling
45 was a member of the Winnetka Plan Commission and also played a leading role in saving the Ravinia
46 Festival. She stated he was also one of the incorporators of the Indian Hill Club. Ms. Sommers Yant
47 stated he died in 1959 and his wife lived in the home until her death in 1973.
48

1 Ms. Sommers Yant stated with regard to the home, she stated the Wallings purchased the home in 1904
2 from the Coolidges when the Hubbard Estates Subdivision opened. She stated they built a home on Lot 4
3 which was used as a summer home and had the home remodeled in 1907 to become a year-round
4 home. Ms. Sommers Yant informed the Commission there was a major fire in 1919 and they hired
5 Robert Seyfarth to rebuild the home who used the same footprint with an addition in the back.

6
7 Ms. Benjamin described Seyfarth as prolific and an incredible man who designed over 200 homes. She
8 referred to his sense of scale and beauty in designing homes. Ms. Benjamin also stated he was widely
9 published in House Beautiful and noted his homes are woven in the North Shore fabric as well as in
10 Chicago and River Forest. She then stated in 2014, there was a celebration in Highland Park of his work
11 where he designed over 40 homes with tours and lectures. Ms. Benjamin informed the Commission
12 Seyfarth was a graduate of the Chicago Manual Training School and noted his first employer was August
13 Fiedler, one of the interior designers of the Samuel Nickerson home whose attention to detail was
14 credited to Seyfarth. She then stated his second employer was George Maher with whom he worked for
15 many years.

16
17 Ms. Benjamin stated Seyfarth grew up in Blue Island and identified a home in an illustration as designed
18 by Maher after the home he designed for himself. She described Maher as a fine teacher to Seyfarth.
19 Ms. Benjamin then stated he went on his own in 1909 and rented space in the Corn Exchange Building.
20 She also stated he worked in the home he built in Highland Park and wanted to live in the community
21 near his client base.

22
23 Ms. Benjamin then identified Seyfarth homes in Glencoe and Highland Park as well as several others on
24 the North Shore and in other communities. She stated he had the ability to combine a modern
25 sensibility derived from the prairie architecture he first developed in his career and more traditional
26 aspects. Ms. Benjamin stated although he used traditional details, they are very much in his own idiom
27 and simplified aspects which she described as sparse and strategically placed. She then referred to his
28 doorways which she described as extraordinary and noted he favored inset dormers. Ms. Benjamin
29 described him as an eloquent architect and appraised by Stewart Cohen among others and described
30 him as distinguished in his own world as Mr. Walling was in his.

31
32 Ms. Benjamin informed the Commission she knew his son, Hugh, and granddaughter Mary who is a
33 proponent of Seyfarth's work. She also stated she spent time with Peter Seyfarth in Los Angeles who
34 provided a lot of the information for the report and who has become a spokesperson for his
35 grandfather. Ms. Benjamin suggested they visit Peter's website on his grandfather. She then stated Hugh
36 noted his father was a great admirer of Howard Van Doren Shaw which is evident in his work. Ms.
37 Benjamin identified the Mayfield home in Glencoe he designed noting you can see he adapted the
38 influence and the idiom that transformed it into his own way of expressing architecture. She stated if
39 you look at the doorway for the Walling home and compare it to the Maher doorway, you can see it is
40 eloquently designed and an ongoing influence of Maher.

41
42 Ms. Benjamin then stated if they were to place the Walling home in a stylistic category, she would call it
43 arts and crafts. She also referred to his style of simplicity and use of stucco and quality and his ability to
44 absorb these influences and transform them into his own design.

45
46 Ms. Sommers Yant identified an image in the illustration of the home when Mrs. Walling still lived there
47 and noted only one permit was issued for a garage and indicated the home is pretty much the home
48 Seyfarth designed. She then stated after Mrs. Walling's death in 1973, it was bought in 1976 and noted

1 only the exterior was painted. Ms. Sommers Yant also stated after the purchase of Lot 4, it remained the
2 same configuration. She informed the Commission their children attempted to sell the parcel as a single
3 unit and it was unsuccessful with the parcel being subdivided in 1995 in three parcels. Ms. Sommers
4 Yant identified the shape of the three parcels from the real estate listing and location of the existing
5 home on the middle parcel. She then stated the driveway configuration did not work for the home after
6 the subdivision with a new driveway configuration which currently remained.

7
8 Ms. Sommers Yant stated in connection with the hardscape, the only changes are a spa at the rear done
9 in the mid 1990's. She referred the Commission to an illustration of the home's main façade and noted
10 there has been virtually no change and identified two double hung windows which were replaced with
11 casement windows. Ms. Sommers Yant noted the change to the home over time consisted of the garage
12 and stated in 1995, there was an extension added. Ms. Sommers Yant noted the original garage was
13 retained, dormers were put on the half story and two more bays were added to the west and a
14 playroom in the upper half story. She then referred to the view of an exterior entrance for the
15 playroom.

16
17 Ms. Sommers Yant then identified the main part of the front façade, the garage wing and the back
18 façade and the portion of the home past the chimney. She stated the home then cuts back and the only
19 changes the present owner made were the two kitchen windows on the first floor which are not visible
20 from the street. Ms. Sommers Yant also stated she included the criteria to be considered by the
21 Commission.

22
23 Chairperson Holland asked if there were any questions. Mr. Weaver about the interior of the home and
24 asked if it is original. Ms. Benjamin responded it is very original and referred to the stair hall with arts
25 and crafts detailing which remained the same and referred to the sun room's tile work which is all
26 original. She noted the only changes made were to the kitchen in the rear and the service areas and the
27 home is otherwise intact.

28
29 Chairperson Holland commented the landmark application is wonderful and thanked the applicants for
30 coming to the Commission. She then stated while there are a few Seyfarth homes in the Village, none of
31 them are of this quality. Chairperson Holland stated the Commission appreciated the report and the
32 application and ownership. She then stated the Commission is to go through the System of Evaluation of
33 Landmarks which contained two tiers including point value, weight and score.

34
35 Chairperson Holland stated for the first item under Rarity: Architectural Type, Style and Period, she
36 asked for the Commission Members' comments. Mr. Enck asked in view of the architect's work, in the
37 view of the other homes he designed, if there are many others which are arts and crafts. Ms. Sommers
38 Yant and Ms. Benjamin responded there are none. The Commission Members determined the category
39 to be rare with a point value of 4. Chairperson Holland referred to the next category of Rarity: Method
40 of construction and its application and referred to the use of stucco which is not rare. Mr. Enck stated it
41 is a remodeling project as opposed to reconstruction. Mr. Coladarci asked if there has been the use of
42 stucco on such a large home as this before. Ms. Benjamin responded for arts and crafts, stucco is
43 common. Ms. Sommers Yant stated at the time of construction, it was touted as the miracle material.
44 Mr. Enck asked if the construction of the home is wood frame stucco or masonry and stucco. Ms.
45 Sommers Yant indicated it may be and is something they used on old homes.

46

Chairperson Holland asked the Commission Members if it should be somewhat rare or common. Mr. Enck commented he did not think it was as common as others which have wood siding or brick. The Commission Members determined it should be somewhat rare with a score of 2.

Chairperson Holland referred to the next category: Association with a Historical Event, Person or Cultural Activity. The Commission Members determined the rating should be national with a score of 5. Chairperson Holland referred to the next category: Association with an Architect or Master Builder. Chairperson Holland and Mr. Enck stated Seyfarth is published nationally. The Commission Members determined the rating should be national with a score of 5. Chairperson Holland referred to the next category: Established or Familiar Visual Feature. The Commission Members determined the rating should be "A conspicuous and familiar structure in the context of a neighborhood" with a score of 3.

Chairperson Holland confirmed the category which deserved the highest weight related to the category in connection with the architect. It was determined the Tier 1 Score is 64. She stated the Commission would now review Tier 2 and the first category of Alteration of (Originality) Design Integrity. The Commission Members determined the rating should be excellent with a score of 50. Chairperson Holland stated the age of the structure is 1900-1930 which is based on the rebuild with a score of 12. She referred to the next category: Alteration of Surrounding Properties (View from Property). Ms. Klaassen stated they are to consider the time the home was rebuilt in 1919 and the time of the subdivision which occurred in the 1970's noting there are at least two homes in close proximity. She suggested the Commission Members are to consider the original construction of the property and the changes which occurred since then. Mr. Coladarci stated the property has been stable since the 1970's. The Commission Members determined the rating should be minor alterations with a score of 12. Chairperson Holland stated the next category is Alteration of Original Site (View of Property). The Commission Members determined the rating should be minor alteration with a score of 9. Chairperson Holland stated the last category is Structural Condition. The Commission Members determined the rating should be exceptional with a score of 15.

Chairperson Holland confirmed the Tier 2 score is 83.6 making the level of significance "unique." She then congratulated the applicants and stated the home would be included in the next landmark brochure. Ms. Klaassen stated the Commission is to make a motion and referred to the findings on page 4 of the materials.

Chairperson Holland read the following findings: "In the attached materials submitted by the applicants, the applicants have provided a history of the subject property identifying the architect, the ownership history and a description of alterations to the subject property. Does the Commission find that the subject property meets the criteria for designation as a locally designated landmark; and if so, is the Commission prepared to make a recommendation to the Village Council regarding the requested landmark designation? She then asked for a motion.

Mr. Enck moved to find the subject property meets the criteria for designation as a locally designated landmark and the Commission therefore recommends 1094 Fisher Crescent Lane be designated a local landmark. The motion was seconded by Mr. Weaver. A vote was taken and the motion unanimously passed.

AYES: Enck, Holland, Papoutsis, Stewart, Weaver

NAYS: None

Nonvoting: Coladarci

Review and possible vote of 2019 Preservation Award nominations.

Chairperson Holland asked if the Commission Members drove around to see all of the nominations. She then referred to the first nomination for 514 Willow Road which is a rehabilitation. Chairperson Holland commented they did a wonderful job of adding to the structure. Mr. Enck stated the garage is in keeping with the home and carriage home. Chairperson Holland asked if they are to vote. Ms. Klaassen responded that would be up to them and if the Commission did, they can order the plaques which take 12-16 weeks. Chairperson Holland stated they would review them all first and then vote.

Chairperson Holland stated the next nomination is 250 Poplar which included before and after photos. She stated they took a non-descript older home and rehabbed it. Chairperson Holland stated the next nomination is for 510 Sheridan Road who she confirmed is her neighbor and she would not vote. She stated they redid the entire property's landscape. Chairperson Holland added the photos did not do it justice and noted they reworked all of the cobblestones as well as the addition of a vegetable garden.

Chairperson Holland stated the next nomination did not have an address. Mr. Marx identified it as being on Boal Parkway and is new construction and a description was submitted. Chairperson Holland asked where on Boal the property is located. Ms. Klaassen stated it is located approximately midway down Boal Parkway. Chairperson Holland asked if the Commission can make a decision without all of the background information. Mr. Enck asked if the property was a teardown and Ms. Klaassen confirmed that is correct.

Chairperson Holland then stated Hadley Institute is her suggested nomination and she wrote out the reason for the rehab which related to their technological educational efforts. She noted the building is approximately 60 years old and it was difficult to put in all of the technology required to serve their many learners. Chairperson Holland also stated while it was a huge effort financially, they had a good architect and manager on the project. Ms. Klaassen referred to the rendering approved by the DRB and stated they have not yet submitted plans for that portion of the project yet relating to the mechanical units. Chairperson Holland commented the interior is remarkable and was a total gut job and described the stairway installed with braille. She also referred to the development agreement with One Winnetka relating to any potential damage to the structure during construction. She also referred to the cell windows which were part of the design and the technology constructed in the basement used by the visually impaired to learn how to cross streets. Chairperson Holland also stated Hadley would be 100 years old in 2020.

Chairperson Holland stated the last nomination is for 880 Sunset Road. Mr. Marx informed the Commission the application was a late submission and referred to the explanation provided by the applicant for the new class modern farm style home. Mr. Enck asked what was there before and Ms. Klaassen responded it was 220 Birch on the corner of Birch and Sunset. She described it as a white house close to the corner of Sunset. Mr. Stewart added it was part of an Adler home. Chairperson Holland noted there was also a Howard Van Doren Shaw home. Ms. Klaassen noted since the application was received on July 5, 2019, the Commission did not have to consider it along with the previous nominations and can suggest it be resubmitted for next year or wait until September in order to provide Commission members time to see it. She added the awards for last year's winners were not presented until January 2019. Chairperson Holland asked for the Commission's comments. Ms. Klaassen stated in years past, the awards have been presented in September. Chairperson Holland stated they do not want to hold off on the landmark nomination. Ms. Klaassen confirmed the awards presentation would not be scheduled until they receive the plaques. The Commission Members decided to wait until the next meeting date of September 16, 2019 for the final preservation awards decision.

Discussion of historic preservation incentives.

Chairperson Holland stated the Commission is doing something right in that there have been three landmark applications. She stated with regard to the incentive list Ms. Papoutsis worked on, she has not yet met with President Rintz to discuss them and in the fall there would be a Village meeting where there were three questions on the survey with regard to preservation which were all very positive with the question on the delay increasing to 120 days being half and half. Chairperson Holland stated the question was not worded adequately for people to make a decision. She stated she had to explain to them the process to landmark a property. Chairperson Holland stated the first thing on their agenda should be the designation of the three landmark designations and it would be up to President Rintz to put the matter on their agenda. She congratulated the Commission Members and commented the brochure was a success. Chairperson Holland also stated it should be easy to add a page to the brochure for the new landmarks. She confirmed the Commission would wait until she was able to speak to President Rintz with regard to incentives and for Mr. Rintz to put the matter on the Village Council agenda.

Old Business

Chairperson Holland asked if there was any old business. No old business was discussed at this time.

New Business

Chairperson Holland asked if there was any new business. Mr. Enck asked what triggered a home coming before the Commission and referred to a home on Cherry Street. Chairperson Holland stated there is a limit of 50% for it being considered new construction. Mr. Enck also referred to a demolished home on Willow Road. Ms. Klaassen stated they are in the same process with those owners who have also gone beyond the scope of approved work and noted once 50% of the floor area is removed, it is considered a demolition and would need to come before the Commission. Mr. Coladarci asked if there was any reason they exceeded the teardown percentage and coming before the Commission. Ms. Klaassen responded with regard to the Willow Road home, the owners determined what was left was not structurally safe and kept tearing it down without receiving approval from the Village. She stated with regard to the other home, she did not know as many details. Chairperson Holland asked if there was a fine. Ms. Klaassen responded there certainly could be if they have to go to court and noted neither property has been raised to that level. Ms. Klaassen stated it is rare although there are currently two of these situations.

Chairperson Holland asked if there was any other new business. No additional new business was discussed at this time.

ADJOURNMENT:

The meeting adjourned at 8:39 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: OCTOBER 1, 2019
SUBJECT: CASE NO. 19-18-LPC: 689 LOCUST STREET - DEMOLITION PERMIT

INTRODUCTION

On October 7, 2019, the Landmark Preservation Commission (LPC) is scheduled to consider a request from Jon Kogan (the "Applicant") to demolish the existing single-family residence on the property at 689 Locust Street (the "Subject Property"). The Applicant is representing 689 Locust LLC, the owner of the Subject Property.

A mailed notice has been sent to property owners within 250 feet in compliance with Section 15.52 of the Village Code. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.32 acres in size, is located on the east side of Locust Street between Starr Road and Dinsmore Road, and contains a single-family residence with an attached garage. The property is zoned R-3 Single-Family Residential, and it is surrounded by R-3 Single-Family Residential.

PROPERTY HISTORY

As represented on the attached preliminary property history study (Attachment B), the building permit for construction of the residence was issued on March 25, 1953. The architect of the building is listed as Edward Marks and the longtime residents Dr. Joseph and Lillian Schiff were the only owners. The structure is not a national, state, or locally designated landmark. The Winnetka Historical Society (WHS) has indicated that while the structure does not have architectural or historical significance, Dr. Schiff was a longtime occupational therapist that practiced out of his home. The WHS also noted Edward Marks worked for Charles Hemphill builders and was a designer of another historic home in the Old Town neighborhood of Chicago. The WHS's research and comments are included in this report as Attachment C.

NEIGHBORHOOD CONSTRUCTION ACTIVITY

The Director of Community Development may delay the issuance of a demolition permit for up to 60 days if one or more building or demolition permits for primary structures have been approved for properties, for which work is continuing, on either side of the right-of-way block face and/or alley along which the property is located, or if the Director determines that a delay is necessary to prevent undue congestion and noise impacts in the neighborhood. Currently, there are no building or demolition permits for new primary structures on the block. The Director has determined that a delay is not

necessary to prevent undue congestion and noise impacts within the neighborhood.

COMMISSION REVIEW

In accordance with Section 15.52.040 of the Village Code, the Commission is required to determine whether 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. Upon completing the preliminary historic and architectural review, the LPC shall enter preliminary findings on the issue of whether the demolition permit application affects a building or property that has sufficient architectural or historic merit to warrant conducting a full HAIS prior to issuance of the demolition permit. In making its determination, the LPC shall consider the following:

1. The preliminary property history study (information on the original building, date of construction, name of property, architect and owner, current photographs of the property, list of work on the property for which the Village has issued a permit) (Attachment B);
2. Comments of the Winnetka Historical Society (Attachments B and C);
3. Any other information, comment or evidence received by the LPC at the preliminary review meeting.

If the LPC finds that the HAIS is warranted, it shall so notify the Director of Community Development and shall order the applicant to conduct such study.

If the LPC finds that an HAIS is not warranted, it shall notify the Director of Community Development that it finds no historic or architectural grounds for delaying the demolition. The preliminary determination of the LPC shall be supported by findings of fact based on the record. The findings of fact shall include statements as to whether or not the building or property has architectural merit, historical significance, both, or neither.

The LPC shall require an HAIS for any demolition permit application that meets any of the following criteria:

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. 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;
3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

ATTACHMENTS

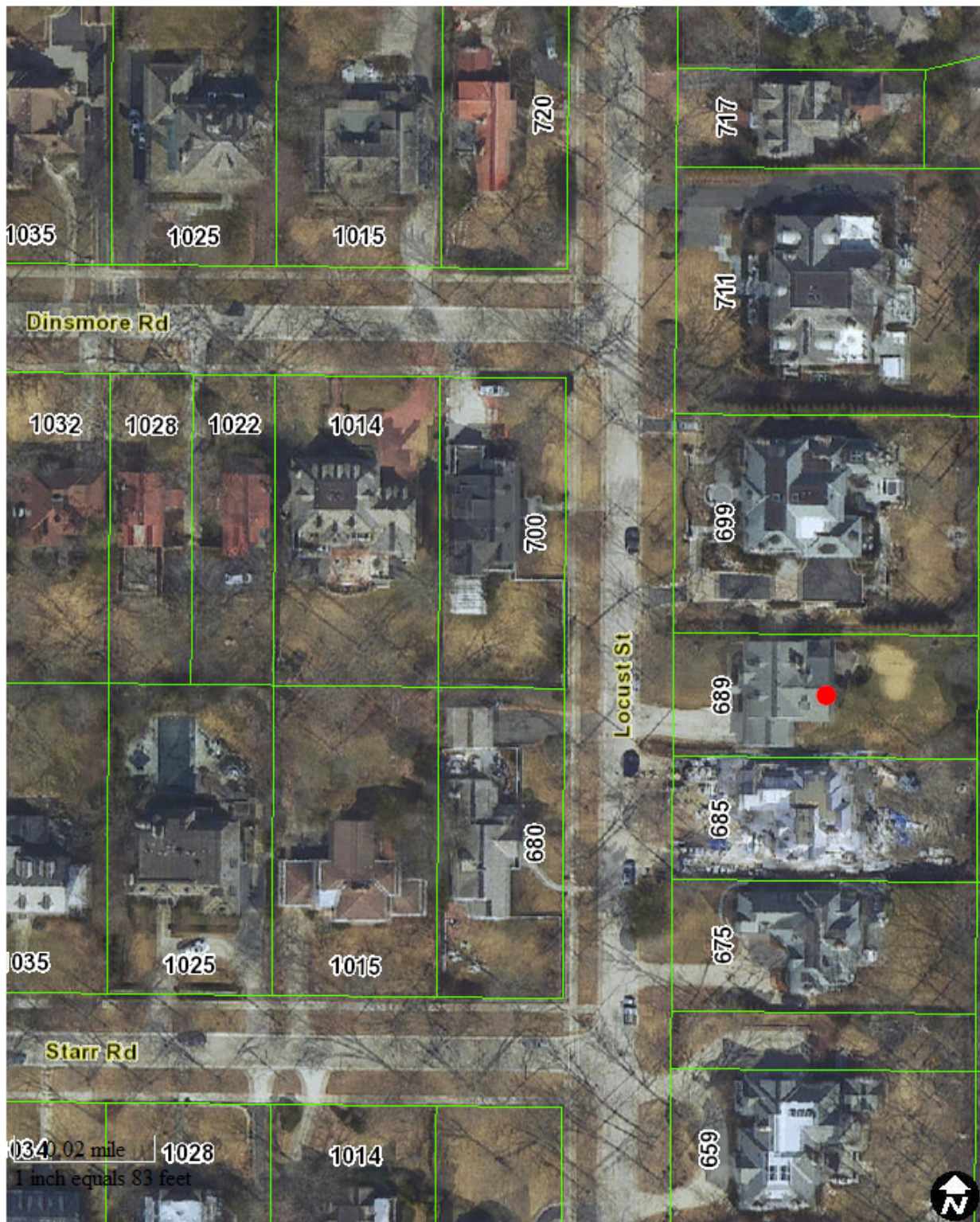
Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A



Map created on September 13, 2019.

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Disclaimer: 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

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: SEPTEMBER 13, 2019
SUBJECT: CASE NO. 19-18: 689 LOCUST STREET

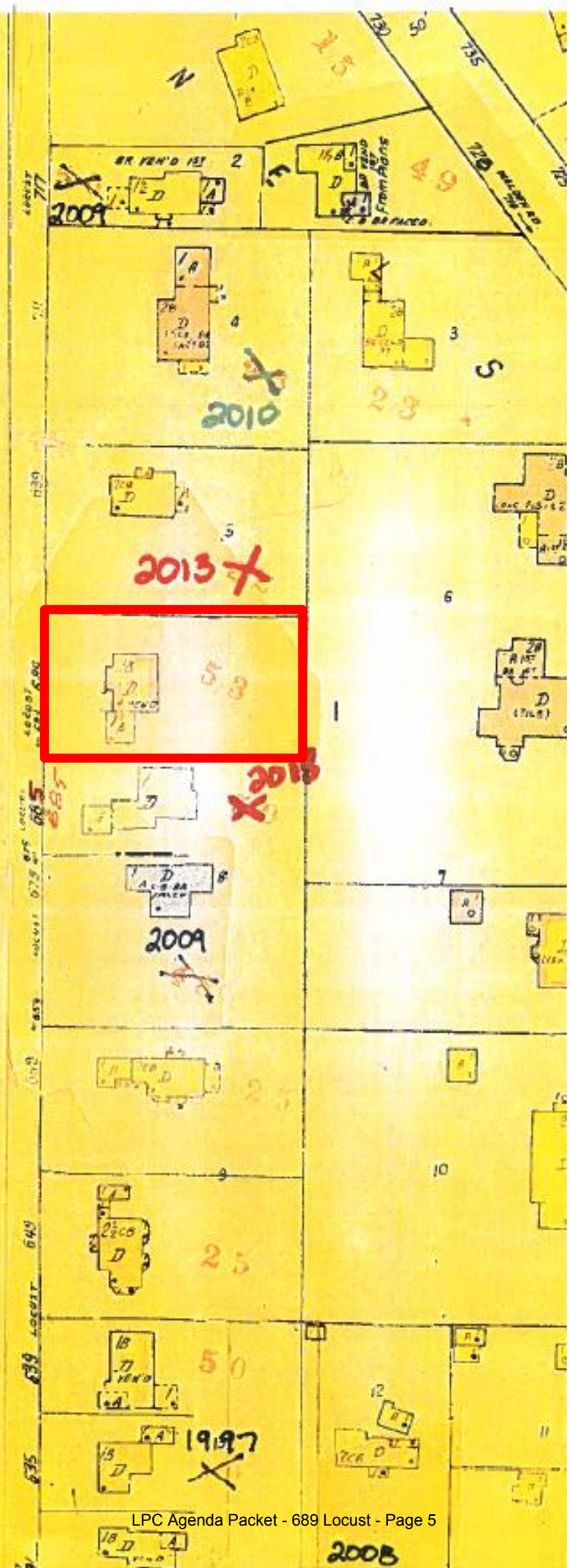
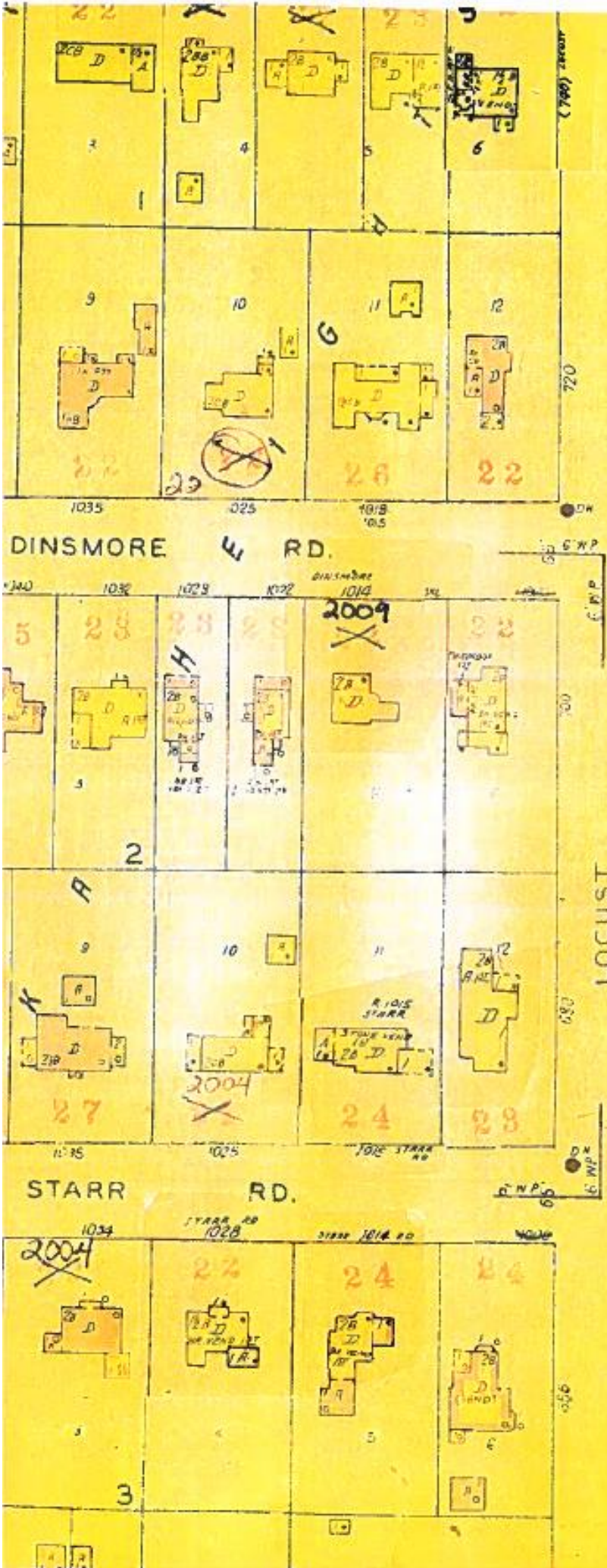
INTRODUCTION

On October 7, 2019, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage located at 689 Locust 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 Friday, September 27, 2019. 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>
3-25-1953	Construct single-family dwelling unit	Mr. and Mrs. J. Schiff	Edw Marks
12-21-1953	Issued Certificate of Occupancy	Mr. and Mrs. J. Schiff	



689 Locust Street – September 13, 2019





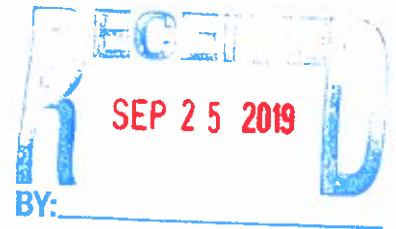
ATTACHMENT C

WINNETKA HISTORICAL SOCIETY HOUSE RESEARCH WORKSHEET

ADDRESS: 689 LOCUST STREET

CONSTRUCTION DETAILS

ORIGINAL CONSTRUCTION DATE: 12/21/1953
CONSTRUCTION TYPE: STONE/BRICK/FRAME
STYLE: COLONIAL REVIVAL RANCH



OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Dr. Joseph H. & Lillian R. Schiff	Dec. 1953-Aug. 2018	Obituary, Appeal History	

SIGNIFICANT EVENTS ON PROPERTY:

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Edward Marks	1953/ New Construction	Obit, Chicago Landmarks article about another residence

RESEARCH SOURCES USED:

Phone books, Ancestry.com, Historic Chicago Tribune, Cook County Assessor site, Cook County Recorder of Deeds site

Date of Research:

September 23, 2019

Our research does not indicate that 689 Locust Street has historic or architectural significance.

However, the owners, Dr. Joseph Schiff, an occupational therapist who worked out of this home and Lillian Schiff, his spouse, built the home in 1953 and have been the sole occupants until the sale of the home in August of 2018.

Edward Marks, who worked for Charles Hemphill builders and designed this home, was written up in 2016 for being the Architect of an Old Town/Chicago residence that was facing the wrecking ball. Chicago Landmarks convinced the board (against the alderman's wishes) to save the property (see attached article).

SCHIFF, DR. JOSEPH H.

CHICAGO TRIBUNE

FEBRUARY 15, 2007

Dr. Joseph H. Schiff, 93, beloved husband of Lillian R., nee Frohman; loving father of Barry S. and Jay M. (Linda) Schiff; devoted grandfather of Jessica C. (Jason) Wolin and Samatha S. Schiff; predeceased by 11 brothers and sisters; fond uncle of two generations of nieces and nephews. Services Friday, 11 a.m. at North Shore Congregation Israel, 1185 Sheridan Rd., Glencoe. Interment is private. In lieu of flowers, contributions may be made to Jewish United Fund, 30 S. Wells St., Chicago, IL 60606 or The JCC Men's Club, 300 Revere Dr., Northbrook, IL 60062. Directed by Weinstein Funeral Home North Shore Chapel. For information, 847-256-5700.

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EDWARD MARKS

CHICAGO TRIBUNE

NOVEMBER 10, 1989

Services for Edward Marks, 87, an architect, will be held at 10 a.m. Friday in the chapel at 9200 N. Skokie Blvd., Skokie. Mr. Marks, 40-year Skokie resident who died Monday in his home, was an architect with Hemphill Builders for over 30 years before he retired in 1974. He worked independently as an architect since then. He was a graduate of the the University of Wisconsin. Mr. Marks is survived by a daughter, Bernice Kravitz; a son, Charles; a brother; three grandchildren; and two great-grandchildren.

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This article is related to: Obituaries

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LINCOLN PARK & OLD TOWN (/WWW.DNAINFO.COM/CHICAGO/LINCOLN-PARK-OLD-TOWN) Politics (/www.dnainfo.com/chicago/topics/politics)

Real Estate (/www.dnainfo.com/chicago/topics/real-estate)

Quirky Old Town Residence Gets Reprieve From Wrecking Ball

By Ted Cox (/www.dnainfo.com/chicago/about-us/our-team/editorial-team/ted-cox) | December 1, 2016 6:19pm

@tedcoxchicago (http://twitter.com/tedcoxchicago)



Old Town residents and preservationists argued to save this curved-facade residence designed by architect Edward Marks in the mid-'60s.

▲ View Full Caption

DNainfo/Ted Cox

CITY HALL — The Commission on Chicago Landmarks went against the recommendation of its own staff Thursday and moved to block demolition of a quirky, mid-century modern residence in Old Town.

Designed in the mid-'60s by architect Edward Marks, the brick building at 1638 N. Sedgwick Ave. with a curved facade was found by staff not to contribute to the original criteria of the Old Town Triangle District.

A handful of Old Town Triangle Association members and staff, however, argued persuasively Thursday, along with preservationists, that it should be protected from demolition.

"We believe that this building on its own is worthy of designation" as a Chicago landmark, said Amy Kurson, an attorney for the Old Town Triangle Association. Calling it "visionary and forward-thinking," she said "people in the community do feel it has a very special place."



Association staff member Karl Hjerpe said the building shouldn't be demolished because "it tells a story, as many of our buildings do."

Shannon Waterfield, who is also with the association, said the house was part of the fabric of the neighborhood.

"This building is part of the urban-renewal plan that we all cherish in Old Town," Waterfield said.

But the owner of the home, Helen Novak, said she and her husband needed to make a change.

"It's a change to the neighborhood," granted Novak, a 37-year resident, but her 85-year-old husband uses a walker, and the house had basically become a prison with no room in the front to construct a ramp.

"We go along with the staff recommendation," said Mark Ordower, Novak's attorney.

According to staff, demolition was also supported by Ald. Brian Hopkins (2nd).

Yet preservationists chimed in as well.

Calling it "part of the history of Old Town," Preservation Chicago Executive Director Ward Miller said, "We fully support the preservation of the Ed Marks-designed house."

"We too are in opposition," added Lisa DiChiera, of Landmarks Illinois.

Commissioner James Houlihan said the arguments against demolition tended to be based on "intense feelings and not specific guidelines," but announced he would attempt to defer the motion to have staff reassess the matter.

"We cannot defer," Chairman Rafael Leon said initially. "We need to take some action today."

Yet, at the end of a roll-call vote, Leon somewhat surprisingly sided with Houlihan and Commissioners Gabriel Ignacio Dziekiewicz and Juan Gabriel Moreno against demolition.

Novak will get to appeal the decision at a public hearing within 90 days. Commissioner David Reifman asked that the process be expedited in the interest of the owner.

In a related announcement, the commission set a public hearing on the proposed demolition of 1639 N. North Park Ave. for 9 a.m. Dec. 9 at City Hall.

Miller openly questioned what he perceived as a rash of demolitions in historic districts, calling it "a very disturbing pattern" and later adding, "We have five this month" on the agenda. "Are we going to have 10 next month?"

The commission, however, showed few qualms in granting demolition to a humbler cottage-type residence at 2125 N. Cleveland Ave. in the Mid-North District.

Owner Darlene Little testified that her father had designed and executed its renovation in the mid-'60s. Calling it "not such a grand house," she said, "It is a squat little suburban house, and the neighborhood thought it an eyesore."

Saying it had been vacant two years, Little added, "It's a squat little house that doesn't have any significance at all and is in very bad condition."

The commission approved the demolition unanimously.

For more neighborhood news, listen to DNAinfo Radio here (<https://www.mixcloud.com/DNAinfo/booze-cruise-takes-you-back-to-the-glorious-90s/>).

Sorry we can't find that content



Recommended

ROSELAND • ([HTTPS://WWW.DNAINFO.COM/CHICAGO/PULLMAN-ROSELAND](https://www.dnainfo.com/chicago/pullman-roseland))

Police Hiring Process Discriminates Against Blacks, Latinos: Ald. Beale (<https://www.dnainfo.com/chicago/20171102/roseland/police-hiring-process-discriminates-against-blacks-latinos-ald-beale>)

OLD TOWN • ([HTTPS://WWW.DNAINFO.COM/CHICAGO/LINCOLN-PARK-OLD-TOWN](https://www.dnainfo.com/chicago/lincoln-park-old-town))

How A Cabrini-Green School Went From 'Out Of Control' To Feeling Like Home (<https://www.dnainfo.com/chicago/20160523/old-town/how-cabrini-green-school-went-from-out-of-control-feeling-like-home>)

SOUTH LOOP • ([HTTPS://WWW.DNAINFO.COM/CHICAGO/DOWNTOWN-SOUTH-LOOP-RIVER-NORTH](https://www.dnainfo.com/chicago/downtown-south-loop-river-north))



<https://www.dnainfo.com/chicago/20171102/roseland/police-hiring-process-discriminates-against-blacks-latinos-ald-beale> dna



against-blacks-



 Evanston, Illinois

Lillian R Schiff Obituary

Here is Lillian R Schiff's [obituary](#). Please accept Everhere's sincere condolences.

It is with deep sorrow that we announce the death of Lillian R Schiff (Evanston, Illinois), who passed away on March 10, 2018, at the age of 97, leaving to mourn family and friends. Family and friends can [send flowers](#) and/or light a candle as a loving gesture for their loved one. Leave a sympathy message to the family in the guestbook on this memorial page of Lillian R Schiff to show support.

 Memories

1 There are no additional memories for Lillian R Schiff at this time. You can add a memory to pay tribute to Lillian R Schiff.

Events

Mon
Mar 12

Funeral service
Memorial Park Cemetery
9900 Gross Point Rd, Skokie, IL



BENJAMIN
HISTORIC CERTIFICATIONS

Neighborhood Construction Information
711 Locust Street

Address	Original Owner	Style	Architect	Date Built	No. of Stories	Material	IHSS?
630 Locust	Michael J. Lane	Colonial Revival	C. Franklin and P. Arthur	1978	1½	Stucco/Frame	
631 Locust/ 991 Pine		Colonial Revival Split Level		c. 1955	2	Brick/Frame	
635 Locust	Allan Werblowe	Georgian Revival		1950	2½	Brick/Frame	
639 Locust	Mrs. W. Coolidge	Colonial Revival	James C. Shur	1950	1	Brick/Frame	
649 Locust	J.T. Metcalfe	French Eclectic	Puckey and Jenkins	1925	2½	Stucco/Frame	
656 Locust	Harry Woods	Tudor Revival	Ernest Mayo and Mayo	1924	2	Brick/Frame	IHSS
659 Locust		Colonial Revival		c. 1925	2½	Frame	
675 Locust	Previous house demolished	Neo-French		2008	2	Brick/Frame	
680 Locust	L.J. Doyle	Colonial Revival	S.S. Beman	1923	2	Frame	
685 Locust	Mr. and Mrs. Maurice E. Butt	Colonial Revival Ranch		1950	1	Frame	
689 Locust	Mr. and Mrs. J. Schaff	Colonial Revival Ranch		1953	1½	Stone/Brick/Frame	
699 Locust	William Atkins	Colonial Revival		1922	2	Shingle	
700 Locust		Colonial Revival	H.B. Van Holst	1922	2½	Brick/Stucco/Frame	IHSS
711 Locust	Warren C. and Marion Agry	Colonial Revival		1923	2	Brick/Frame	
717 Locust	Previous house demolished	Neo-Georgian	Douglas Reynolds	2008	2½	Frame	
720 Locust	Stephen Burch	Spanish Eclectic	S.S. Beman	1922	2	Brick/Frame	
745 Locust		Eclectic		c. 1911	2	Brick/Frame	
1004 Westmoor		Tudor Revival		c. 1934	2	Brick/Stucco/Frame	IHSS

Those residences identified as IHSS were included in the Illinois Historic Structures Survey conducted in the 1970s by the Illinois Historic Preservation Agency.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. DR2019-867**Property Information**Site Address: 689 Locust, Winnetka, IL 60093Parcel Identification Number(s) (PIN): 05-17-410-022-0000Description of all structures to be demolished: 2 story House**Current Property Owner Information**Legal Name: 689 Locust LLCPrimary Contact: Jon Kogan

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone No: [REDACTED]

Email: [REDACTED]

Date owner acquired property: 08-15-2018**Applicant Information**Legal Name: 689 Locust LLCPrimary Contact: Jon Kogan

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone No: [REDACTED]

Email: [REDACTED]

Applicant's relationship to current property owner:*(If contract purchaser, attach copy of executed purchase agreement)***Contractor Information** *(If known, otherwise indicate "not known")*Legal Name: Highgate Builders, Inc.

Address: [REDACTED]

City, State, ZIP: [REDACTED]

Phone No: [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.

_____ (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.

Applicant Signature: _____

Date: 9-5-19

Printed Name: Jon Kogan

Owner Signature: _____

Date: 9-05-19

Printed Name: Jon Kogan

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: 9-5-19

Printed Name: Jon Kogan

Owner Signature: _____

Date: 9-5-19

Printed Name: Jon Kogan

**Proposed demolition and construction schedule
for 689 Locust, Winnetka, IL**

Date: September 11, 2019

1. Approval of architectural drawings:	12/15/19
2. Demolition:	01/05/20
3. Excavation:	01/12/20
4. Foundation:	01/27/20
5. Rough Carpentry:	02/05/20
6. Roof:	02/28/20
7. Masonry:	03/15/20
8. Rough-in electrical, heating, plumbing:	03/30/20
9. Insulation:	04/10/20
10. Drywall:	04/30/20
11. Finish carpentry, flooring:	05/30/20
12. Panting, tile:	06/30/20
13. Trim plumbing, heating, electrical:	07/30/20
14. Landscaping, driveway:	08/30/20



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS

7710 CENTRAL AVENUE, RIVER FOREST IL, 60305

TEL.: (847) 299 - 1010

FAX: (847) 299 - 5887

FAX: (224) 633 - 5048

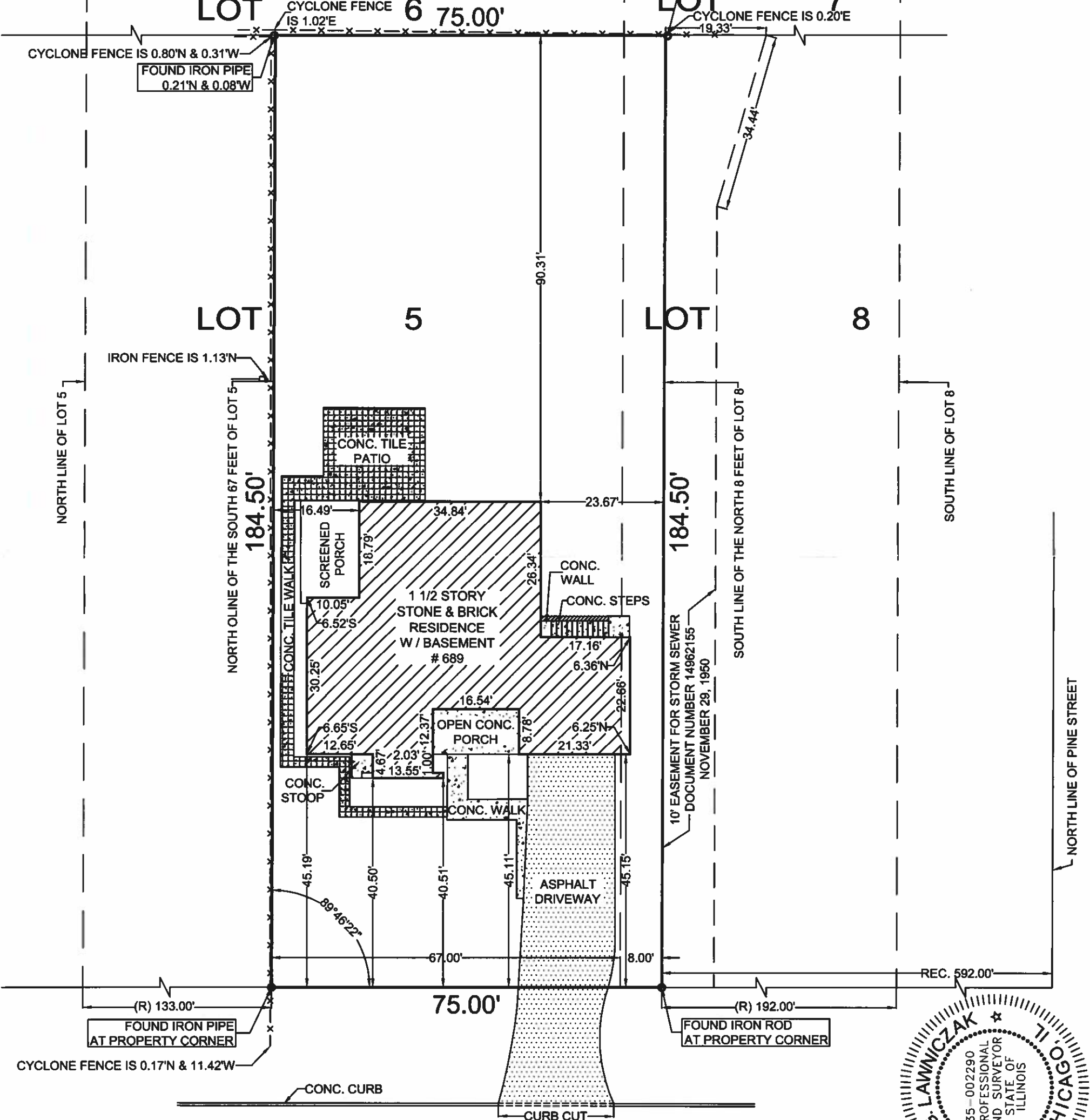
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY
OF

THE SOUTH 67 FEET OF LOT 5 AND THE NORTH 8 FEET OF LOT 8 IN BLOCK 1 IN NELSON'S SUBDIVISION OF LOT 61 AND PART OF LOT 60 IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTH EAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY IN COOK COUNTY, ILLINOIS.

KNOWN AS: 689 LOCUST STREET, WINNETKA, ILLINOIS

PERMANENT INDEX NUMBER: 15 - 17 - 410 - 022 - 0000



LOCUST STREET

REVISED: AUGUST 13, 2018

□ CHECK (✓) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY:
WOLIN & ROSEN, LTD.

DATE :MAY 16, 2018

SCALE : 1" = 20'

ORDER No.: 2018 - 25967

STATE OF ILLINOIS)
COUNTY OF COOK)

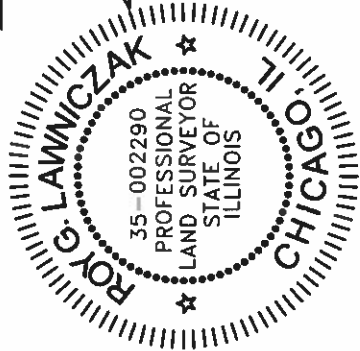
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

Roy G. Lawniczak
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS)
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

Roy G. Lawniczak
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004576









MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: OCTOBER 1, 2019
SUBJECT: CASE NO. 19-19-LPC: 14 INDIAN HILL ROAD - DEMOLITION PERMIT

INTRODUCTION

On October 7, 2019, the Landmark Preservation Commission (LPC) is scheduled to consider a request from Konstant Architecture Planning (the "Applicant"), as a representative of John and Mary Griffin (the "Owners")-to demolish the existing single-family residence on the property at 14 Indian Hill (the "Subject Property").

A mailed notice has been sent to property owners within 250 feet in compliance with Section 15.52 of the Village Code. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 1.08 acres in size, is located on the east side of Indian Hill Road between Hill Road and Golf Lane, and contains a single-family residence with an attached garage. The property is zoned R-2 Single-Family Residential, and it is bordered by R-2 Single-Family Residential to the north, east and northwest, and R-1 Single-Family Residential to the southwest.

PROPERTY HISTORY

As represented on the attached preliminary property history study (Attachment B), the initial building permit for construction of the residence was issued on November 2, 1923. Under the original permit, the architect of record was Raymond Gregory and the original owner was Louis Lancaster. There was a permit issued for alterations and additions to the residence on December 2, 1985. The Winnetka Historical Society (WHS) has indicated that the structure does not have architectural or historical significance. The WHS's research and comments are included in this report as Attachment C.

NEIGHBORHOOD CONSTRUCTION ACTIVITY

The Director of Community Development may delay the issuance of a demolition permit for up to 60 days if one or more building or demolition permits for primary structures have been approved for properties, for which work is continuing, on either side of the right-of-way block face and/or alley along which the property is located, or if the Director determines that a delay is necessary to prevent undue congestion and noise impacts in the neighborhood. Currently, there are no permits for any new single family residences on the same block as the Subject Property. The Director has determined that a delay is not necessary to prevent undue congestion and noise impacts within the neighborhood.

COMMISSION REVIEW

In accordance with Section 15.52.040 of the Village Code, the Commission is required to determine whether 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. Upon completing the preliminary historic and architectural review, the LPC shall enter preliminary findings on the issue of whether the demolition permit application affects a building or property that has sufficient architectural or historic merit to warrant conducting a full HAIS prior to issuance of the demolition permit. In making its determination, the LPC shall consider the following:

1. The preliminary property history study (information on the original building, date of construction, name of property, architect and owner, current photographs of the property, list of work on the property for which the Village has issued a permit) (Attachment B);
2. Comments of the Winnetka Historical Society (Attachments B and C);
3. Any other information, comment or evidence received by the LPC at the preliminary review meeting.

If the LPC finds that the HAIS is warranted, it shall so notify the Director of Community Development and shall order the applicant to conduct such study.

If the LPC finds that an HAIS is not warranted, it shall notify the Director of Community Development that it finds no historic or architectural grounds for delaying the demolition. The preliminary determination of the LPC shall be supported by findings of fact based on the record. The findings of fact shall include statements as to whether or not the building or property has architectural merit, historical significance, both, or neither.

The LPC shall require an HAIS for any demolition permit application that meets any of the following criteria:

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. 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;
3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

ATTACHMENTS

Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A



Map created on September 13, 2019.

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Disclaimer: 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: SEPTEMBER 13, 2019
SUBJECT: CASE NO. 19-19: 14 INDIAN HILL ROAD

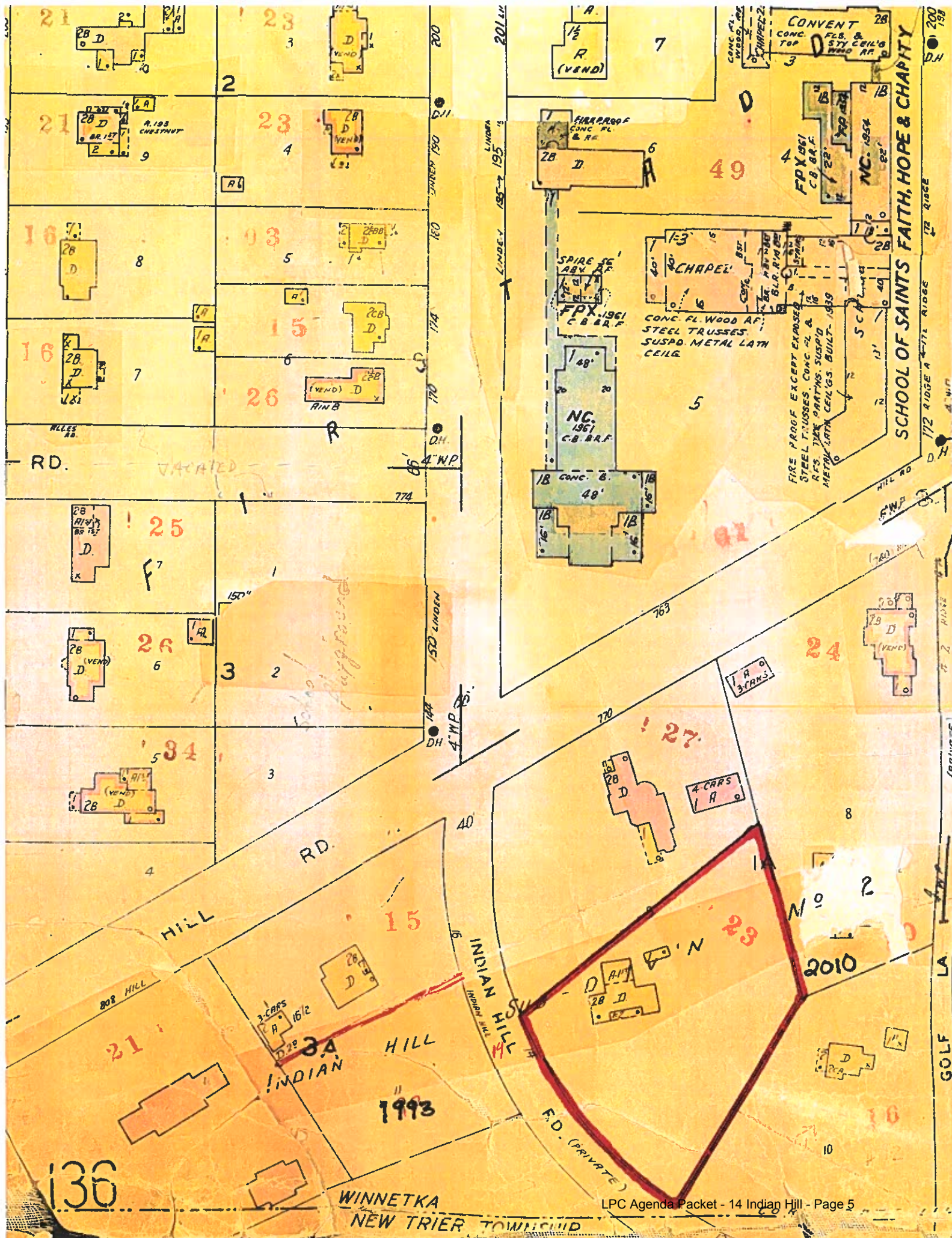
INTRODUCTION

On October 7, 2019, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage located at 14 Indian Hill Road. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Friday, September 27, 2019. If you have any questions please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
11-2-1923	Frame residence, attached garage	Louis Lancaster	Raymond Gregory
12-2-1985	Additions and alterations to single family residence	Raynor Sturgis	Otis Assoc, Inc.



14 Indian Hill Road – September 13, 2019







ATTACHMENT C

WINNETKA HISTORICAL SOCIETY HOUSE RESEARCH WORKSHEET

ADDRESS: 14 Indian Hill Road

CONSTRUCTION DETAILS

ORIGINAL CONSTRUCTION DATE: 1923

CONSTRUCTION TYPE: Frame

STYLE: Colonial



OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Louis G. Lancaster	1923-1925+	Directory listing Tribune article	(Ex) Husband of Hester Ringling (daughter of Charles – cofounder of RBros Circus)
Mary Llewellyn	1929-1933	obituary	Widow of Silas J. Llewellyn, Chicago steel manufacturer
George E. Booth	1933		
Foster Hannaford Alice S. (Ide) Hannaford	1935-1981	Various notes & articles, obituaries	Board member, major supporter of North Shore Country Day School. Alice was an artist, known for sculpture
Raynor Sturgis	1981-1994		
Margaret M. & Burton E. McGillivray	1994-2008		
Mary R. McNutt & John T. Griffin	2008-2018		

SIGNIFICANT EVENTS ON PROPERTY:

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Raymond Gregory	New Construction 1923	
Otis Assoc. Inc	Additions and alterations 1985	

RESEARCH SOURCES USED: Ancestry.com, Phone directories, Chicago Tribune & New York Times Archives, WHS files, Cook County Tax records

Date of Research: September 24, 2019

We could not find any information on the original architect, Raymond Gregory. WHS research does not indicate that 14 Indian Hill has historic or architectural significance, though Foster Hannaford, a 46 year owner of the home, is a significant figure in the history of North Shore Country Day School, now celebrating its 100th anniversary. See attached documents.

NEW ROMANCE FAILS TO DIM MOTHER'S LOVE: RINGING KIN AND SECOND SPOUSE, BY AGREEMENT

Allard, Leola

Chicago Daily Tribune (1872-1922); Oct 31, 1919; ProQuest Historical Newspapers: Chicago Tribune

pg. 13

NEW ROMANCE FAILS TO DIM MOTHER'S LOVE

Ringling Kin and Second
Spouse, by Agreement,
Adopt Her Son.

BY LEOLA ALLARD.

The grandchild of Charles Ringling of the Ringling circus family, has been adopted by his own mother and her new husband, Louis Lancaster, who manager of the Dashiell Motor company.

The adoption took place the day after the mother was married to Mr. Lancaster, according to an agreement the couple had made. That her 2 year old son might not suffer from any lack of interest on the part of a stepfather, Mr. Lancaster desired her new husband to become the boy's legal father. Judge Victor P. Arnold of the Juvenile court made it so.

The boy is Charles Ringling Parks. His father, Clifton A. Parks, died in Pittsburgh in December, 1918. The child's name now is Charles Ringling Lancaster and he is in Florida with his parents on their honeymoon. The wedding took place Sept. 29 and the adoption Sept. 30.

Episode Impresses Judge.

"It was delightful," said Judge Arnold, "to see mother love so strong. A new romance, in this instance, did not make the mother forget her child in a moment. Mr. Lancaster seemed interested as his wife."

"The event really made the whole brighter for me. I have so many cases where people settle for money, and make money agreements before marriage, and wish to give their children away when they marry, that these people doing this fine thing increased my confidence in human nature."

The petition states the mother has dependent means and can maintain her son in luxury. His grandfather, Charles Ringling, lives at 1200 Forest avenue, Evanston.

CHILDREN STOLEN, CRY

Mrs. Isolina Kraus, a Spanish teacher attending Northwestern university, came to the social service department yesterday to tell Mrs. Josephine Lawrence that her former husband had stolen her children. Their aunt, Miss Lucy Kraus, had sent the little ones to their father in Denver, she said.

"I have gone to Judge Barrett about the matter," said Mrs. Lawrence, "and he has said the aunt must produce the children in his court or explain why she cannot do so."

Mrs. Kraus tells me her sister-in-law wishes her to be remarried to her former husband, whom she divorced a year ago. Mrs. Kraus says she is

thinking of being married again, but to a Dr. Flores.

"The children are Max and Mercedes, 8 and 7, and their father, Alfred Kraus, is a violinist."

THE SUPREME SACRIFICE

A mother paid the supreme sacrifice for her folly yesterday in Judge Arnold's court. Her two beautiful sons, 3 and 4 years old, were taken from her and turned over to the Illinois Children's Home and Aid society to give out for adoption.

It was a long story of alleged wrongdoing on the part of the young mother that led to this step.

"Shall we pronounce you an unfit mother and take the children away from you or will you consent to give them for adoption and let the records stand?" Judge Arnold asked Mrs. Wil-

Ham Thornton, the mother. She put her hand to her throat. It was hard to pay the piper. She patted the heads of little Leroy and John, but could not bring herself to speak.

The court then decided for her.

WISH TO ADOPT NIECE

What is declared the most unusual adoption case that ever occurred in the juvenile court came to the attention of Judge Arnold during the day.

Mr. and Mrs. T. Quitter of 1833 North Winchester avenue asked the court to allow them to adopt their own niece, Margaret Nemiet, who has been known ever since she was a baby as Margaret Quitter.

The girl, it was said, is in serious difficulty and the young man involved is only sixteen, Margaret's age. He

wishes to marry her, but was refused a license because of the girl's age. It was necessary to have the consent of her parents.

"We feel keenly about the matter," said Mr. and Mrs. Quitter, "but we wish to do everything possible for our girl. That she may be married, we wish to adopt her, then give our consent."

**Thomas E. Dempcy of
Utilities Board Ill**

Word was received at the Chicago office of the public utilities commission yesterday that Thomas E. Dempcy, chairman of the commission, is seriously ill in Springfield. The nature of the illness was not known at the Chicago office.

WIDOW OF SILAS J. LLEWELLYN IS DEAD IN NASSAU

Mrs. Mary Parkes Llewellyn, 72 years old, of 14 Indian Hill road, Winnetka, died yesterday in Nassau, Bahama, following an operation, according to cable advices received by her family last night. She became ill while on a Caribbean cruise and was taken ashore at Nassau.

Mrs. Llewellyn was the widow of Silas J. Llewellyn, president of the Interstate Iron and Steel company and of the Chicago Malleable Castings company, who died in 1925.

Surviving Mrs. Llewellyn are three children, Paul Llewellyn, Mrs. Howard R. Stone, and Mrs. John E. Warner. Funeral arrangements will be announced later, according to Mr. Stone.

E. B. von Speyer, Partner of New York Firm, Is Dead

FRANKFORT-ON-MAIN, Germany, March 8.—(AP)—Eduard Belt von Speyer, 72, senior member of the firm of Lazard Speyer-Willissen and a partner of Speyer & Co., of New York, died here today. He was also a director of many industrial concerns.

June 18, 1981
WT

Obituaries

Foster Hannaford

Foster Hannaford, a Winnetka resident for 51 years, died June 13 in Glenbrook Hospital, Glenview. He was 82.

Mr. Hannaford, an electrical engineer, was born in St. Paul, Minn. He was graduated from Yale University in 1908 and pursued additional studies at the Technical University, Karlsruhe, Germany. He retired as coal officer with Commonwealth Edison Co. in 1963 after 21 years with the company.

Mr. Hannaford was president of the Winnetka Community Chest from 1945 through 1947. He was a founding member of the Chicago Curling Club. At the time of his death, he was president of the North Shore Country Day Scholarship Foundation and a member of the Chicago Curling Club, the Indian Hill Club, Winnetka, and the University Club of Chicago.

He is survived by a son, R. Ogden Hannaford of Chicago; three daughters, Priscilla Greeley of Amherst, Mass., Tayloe Churchill of Piedmont, Cal., and Charlotte Drake of St. Paul; 11 grandchildren, and one great-grandchild.

A memorial service was held June 17 in St. John's Episcopal Church, St. Paul. Burial was in Oakland Cemetery, St. Paul. In lieu of flowers, friends are asked to send memorials to the North Shore Country Day Scholarship Foundation.

Gertrude W. Cramer

Gertrude W. Cramer, 89, of Glencoe, died June 6 of a sudden heart attack after being rushed to Highland Park Hospital by Glencoe paramedics.

Cramer is survived by her husband Adolph, and two daughters, Mrs. Sharon Farnago (John M.) of Valparaiso, Ind., and Mrs. Barbara Sears (Robert) Mrs.

Cramer was the daughter of the late Abe and Minnie Weinstein.

Mrs. Cramer also is survived by her sister Theodora "Teddi" (late William B.) Friedman and Mayer "Mike" (Joab) Weinstein.

Mrs. Cramer was a designer and owner of Cramer Interiors Ltd. of Winnetka.

Private graveside services were held June 9. The family requests that contributions should be a favorite charity. For further information, Weinstein Brothers North Shore Chapel, 256-6708.

Gloria K. Barry

A requiem mass is scheduled at 10 this morning in St. Athanasius Church for Gloria K. Barry, an Evanston resident for 30 years and claim adjuster for Washington

National Ins.
Mrs. Barry
died June 2
Home, 256-

Sa

A funeral
2323 Lake
night in H
Asbury Av.
Mr. Ma
Oak Nurn
He is a
Fred of E
ers Grove
of Philade
bans, N.Y.
Marshall b
children, a



Max E. Yaffe
1883-1938



Milton H. Yaffe
1910-1963



Sam S. Riser
1872-1953



Charles E. Kave
1902-1974

Richard C. Greenier

Funeral Service

From NS Country Day Alumni Bulletin Fall/Winter 1981

Hold Memorial Service for Foster Hannaford Foster Hannaford, 92, long-time supporter of The North Shore Country Day School, died June 13th at Glenbrook Hospital in Glenview. A 1908 graduate of Yale University and resident of Winnetka since 1930, he retired from Commonwealth Edison in 1953. A memorial service was held at the School on September 23. The following resolutions were adopted by the Board of Directors of the School on June 15, 1981: Resolved, that today we, the Board of Directors of The North Shore Country Day School remember and honor Foster Hannaford, who gave so much of himself, his energies, his resources and his enthusiasm to the School. He gave the School his leadership as president, treasurer and fund drive chairman as well as the involvement of his five children who are alumni of the School. More remarkably, and certainly to the School's great blessing, he served as a member of the Board of Directors for the past forty-eight years and a trustee of The North Shore Country Day School Foundation for thirty-five years. Nearly every child in the School and most of the faculty have spent memorable hours or days at Foster's farm which he so generously offered to the School for camping experiences and nature studies. We shall miss him very much. Resolved further, that in recognition of our love for Foster and our admiration for the example he has set for so many for so long, the School shall plant a splendid fraxinus (summit ash) tree at the entrance to the Boys' Gym. John A. Hamm, Secretary

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 14 INDIAN HILL ROAD WINNETKA, ILLINOIS

Parcel Identification Number(s) (PIN): 05-20-413-006-0000 / 05-29-203-013-0000

Description of all structures to be demolished: 2-STORY FRAME SINGLE FAMILY RESIDENCE & 1-STORY FRAME ACCESSORY STRUCTURE

Current Property Owner InformationLegal Name: John T. Griffin and
Mary M. Griffin

Primary Contact: JOHN T. GRIFFIN

Address: 14 INDIAN HILL ROAD

City, State, Zip: WINNETKA, IL 60093

Phone No. [REDACTED]

Email: [REDACTED]

Date owner acquired property: 10/24/08

Applicant InformationLegal Name: _____
KONSTANT ARCHITECTURE PLANNING

Primary Contact: PAUL KONSTANT / KILEY PEART

Address: 5300 GOLF ROAD

City, State, Zip: SKOKIE, IL 60077

Phone No. 847.967.6115

Email: [REDACTED]

Applicant's relationship to current property owner:

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

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

Legal Name: NOT KNOWN

Address: --

City, State, ZIP: --

Phone No. --

Email: --

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 a good, safe and clean condition.

Applicant Signature: _____

Date: 09.06.2019

Printed Name: PAUL KONSTANT

Owner Signature: _____

Date: 9/6/19

Printed Name: John T. Griffin Manpower

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: 09.06.2019

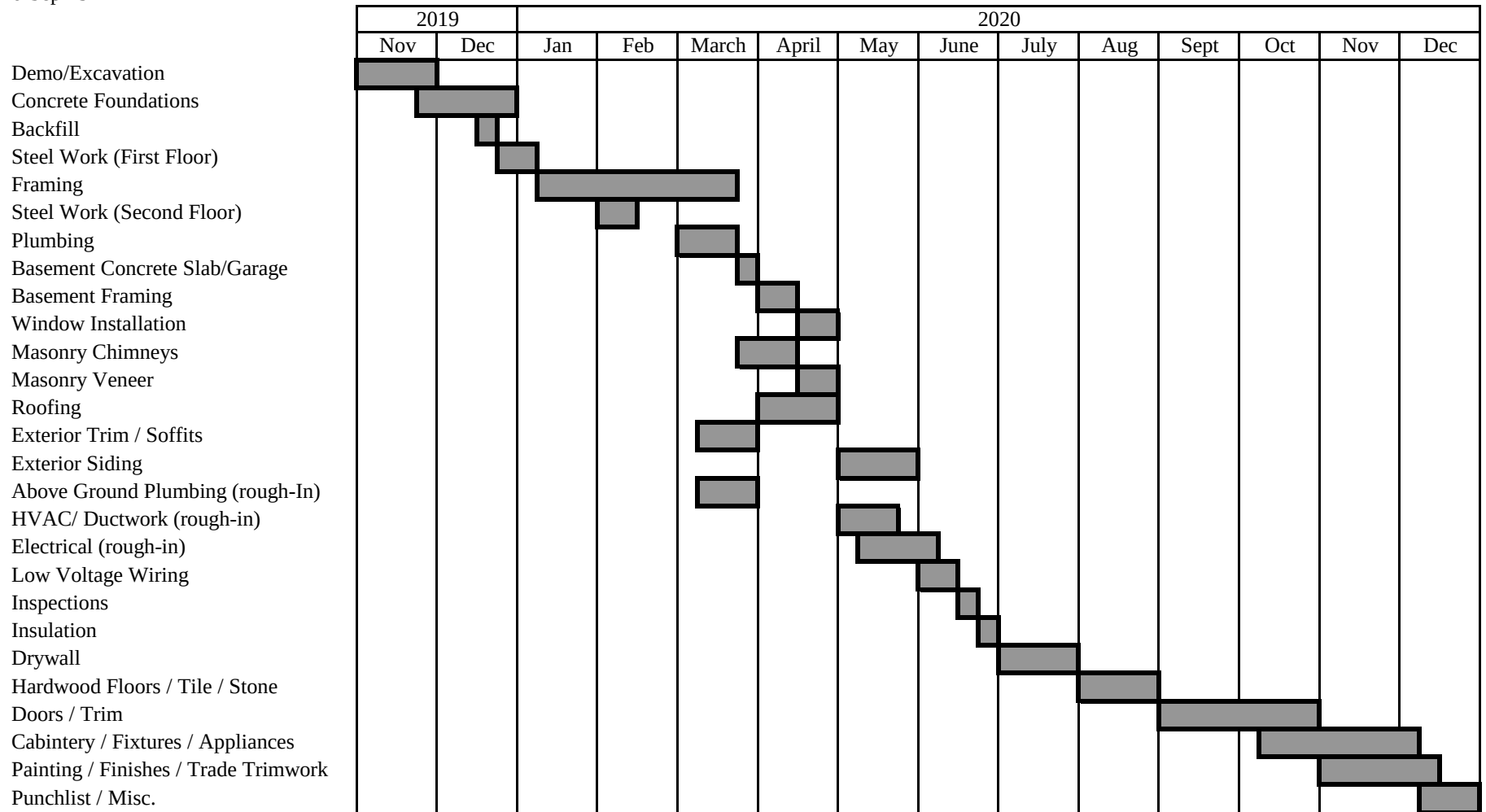
Printed Name: PAUL KONSTANT

Owner Signature: _____

Date: 9/6/19

Printed Name: John T. Griffin Manpower

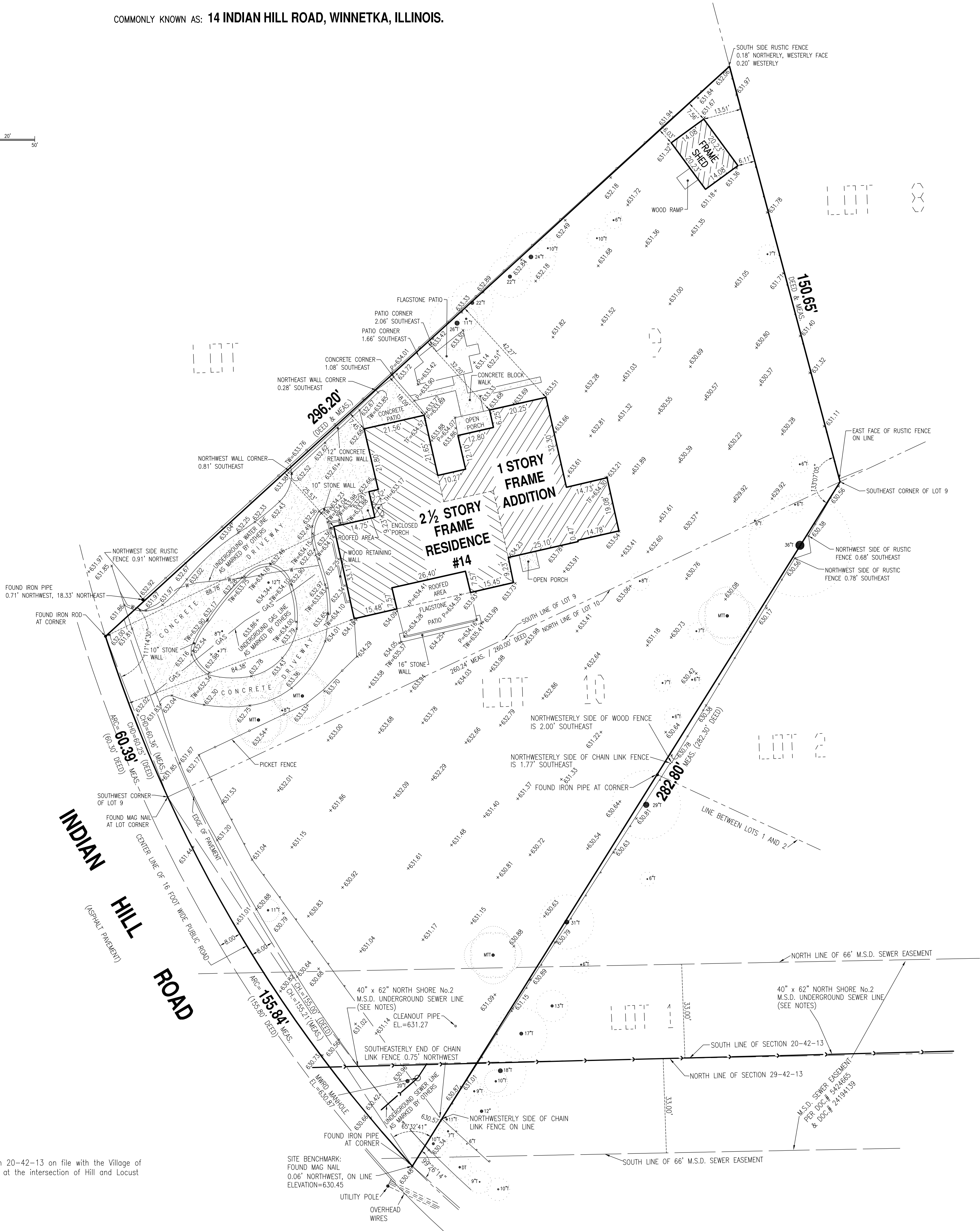
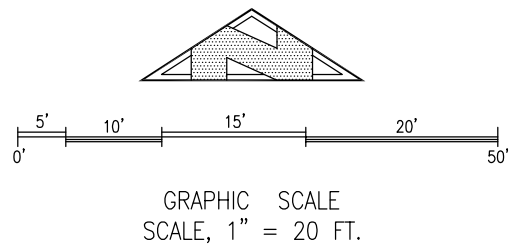
Construction Schedule
Project: 14 Indian Hill Road
6-Sep-19



PLAT of SURVEY with TOPOGRAPHY

LEGAL DESCRIPTION:
THAT PART OF LOT 10 OF INDIAN HILL SUBDIVISION NO. 2 (A SUBDIVISION OF PARTS OF SECTIONS 20 AND 29, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN) BOUND AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 10 MARKED BY AN IRON MONUMENT SET IN THE CENTER LINE OF THE PRIVATE DRIVEWAY WHICH CONSTITUTES THE WESTERLY BOUNDARY LINE OF SAID LOT 10 RUNNING THENCE NORTH EASTERLY ALONG THE NORTH LINE OF SAID LOT 10 A DISTANCE OF 260 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN INDIAN HILL SUBDIVISION NO. 2 AFORESAID MARKED BY AN IRON MONUMENT THENCE SOUTH WESTERLY ALONG A STRAIGHT LINE 282.3 FEET TO A POINT IN THE CENTER LINE OF SAID PRIVATE DRIVEWAY A DISTANCE OF 155 FEET (MEASURED SOUTH EASTERLY ON A STRAIGHT LINE) FROM SAID NORTH WESTERLY CORNER OF SAID LOT 10 AND MARKED BY AN IRON MONUMENT; THENCE NORTH WESTERLY ALONG THE CENTER LINE OF SAID PRIVATE DRIVEWAY 155.8 FEET TO THE PLACE OF BEGINNING.
ALSO
THAT PART OF LOT 9 IN SAID INDIAN HILL SUBDIVISION NO. 2 BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH WESTERLY CORNER OF SAID LOT 9 MARKED BY AN IRON MONUMENT SET IN THE CENTER LINE OF THE PRIVATE DRIVEWAY WHICH CONSTITUTES THE WESTERLY BOUNDARY LINE OF SAID LOT 9, RUNNING THENCE NORTH EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 9 A DISTANCE OF 260 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 MARKED BY AN IRON MONUMENT; THENCE NORTH WESTERLY ALONG THE EASTERLY LINE OF SAID LOT 9 150.65 FEET TO AN IRON MONUMENT; THENCE SOUTH WESTERLY ALONG A STRAIGHT LINE 296.2 FEET TO A POINT IN THE CENTER LINE OF SAID PRIVATE DRIVEWAY A DISTANCE OF 60.25 FEET (MEASURED NORTH WESTERLY ON A STRAIGHT LINE) FROM SAID SOUTH WESTERLY CORNER OF SAID LOT 9 AND MARKED BY AN IRON MONUMENT; THENCE SOUTH EASTERLY ALONG THE CENTER LINE OF SAID PRIVATE DRIVEWAY 60.3 FEET TO THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 14 INDIAN HILL ROAD, WINNETKA, ILLINOIS.



SITE NOTES:
Area = 48,265 sq. ft.

Reference Benchmark:
Per Monument Record for the South Quarter corner of Section 20-42-13 on file with the Village of Winnetka; Concrete monument on the north side of Hill Road at the intersection of Hill and Locust Roads.
Elevation = 627.47 (NAVD 1988)

Site Benchmark:
Mag nail found 0.06 feet Northwest of South property corner.
Elevation = 630.45 (NAVD 1988)

Unless otherwise noted, elevations shown refer to the top of ground or top of pavement in roads and drives.

Legend:
P = Porch/Patio
TF = Top of Foundation
TW = Top of Wall
TH = Threshold at Entry

•Ø• = Tree/Diameter (MTT = Multiple Trunk)

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

Prior to excavation call toll free
J.U.L.I.E. 1-800-892-0123 (for suburban)

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

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

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

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

SITE NOTES:
Location of underground utilities where not substantiated by physical evidence are taken from records and/or field markings, by an appropriate authority, normally considered reliable. No responsibility for their accuracy is assumed by the surveyor. The MSD underground sewer line shown hereon is drawn as a straight line between MSD manholes found and located East and West beyond the scope of the surveyed property; it may or may not represent the actual location of said underground line. (Plat as Osgood's Resubdivision shows the Interceptor Sewer 7.50 feet North of the South Line of Section 20-42-13)

FIELD MEASUREMENTS COMPLETED SEPTEMBER 4, 20 19

STATE OF ILLINOIS ss.
COUNTY OF COOK ss.

This is to certify that a survey of the above described property was performed under my supervision and that the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary and topographic survey.

By Raymond R. Hansen Dated SEPTEMBER 12, 20 19
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/20

B.H. SUHR & COMPANY, INC.	
R. R. HANSEN MEMBER: I.P.L.S.A. N.S.P.S.	SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
LOCATION 14 INDIAN HILL ROAD	SURVEY DATE, SEPTEMBER 4, 20 19
ORDER No. 19-140	ORDERED BY: KONSTANT ARCHITECTURE
KILEY PEART	





MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: SEPTEMBER 30, 2019
SUBJECT: 880 SUNSET PRESERVATION AWARD

At the last Landmark Preservation Commission meeting on August 5, 2019 during the Commission's discussion of the preservation award nominations, some members asked about the residence that was torn down to allow for the construction of 880 Sunset Road, which has been nominated for a preservation award.

The property was previously addressed as 220 Birch Street and was known as the Hathaway and Marguerite P. Watson Gate Lodge. The Commission conducted a preliminary historic and architectural review for the demolition of 220 Birch Street on June 2, 2014. The Commission found based on the property's association with the Higginson Farm, and later the Watson property, there was sufficient architectural and historic merit to warrant a Historical Architectural Impact Study (HAIS). An excerpt of the June 2014 meeting minutes is included in this memo as Attachment B.

An HAIS was prepared by Benjamin Historic Certifications and considered by the Commission on August 4, 2014. The report concluded that there would not be a significant negative impact on the neighborhood if the residence at 220 Birch Street was torn down. The four commission members present voted unanimously to accept the HAIS and did not issue a 60 day delay on the issuance of the demolition permit. The staff report for the Commission's consideration of the HAIS is included in this memo as Attachment A and an excerpt of the August 2014 meeting minutes is included in this memo as Attachment C.

ATTACHMENTS

Attachment A: LPC Staff Report July 28, 2014
Attachment B: Excerpt of June 2, 2014 LPC meeting minutes
Attachment C: Excerpt of August 4, 2014 LPC meeting minutes

**VILLAGE OF WINNETKA
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**HAIS REVIEW
IMPACT DETERMINATION MEETING**

TO: Landmark Preservation Commission

FROM: Ann Klaassen, Planning Assistant

DATE: July 28, 2014

REFERENCE: 220 Birch St. - Case Number 14-14

At the June 2, 2014 meeting the Commission found based on the property's association with the Higginson Farm, and later the Watson property, there was sufficient architectural and historic merit to warrant a Historical Architectural Impact Study (HAIS) for 220 Birch St. An HAIS by Benjamin Historic Certifications was submitted July 7, 2014.

It is the duty of the LPC to determine whether the HAIS is complete and if so whether the proposed demolition will result either in the loss of a building or structure that is of historic or architectural significance or in the significant alteration of the architectural character of the immediate neighborhood.

The Winnetka Historical Society reviewed the HAIS and found the study to be complete and is in agreement with the findings.

In accordance with Section 15.52.060 of the Village Code, the Commission is to enter findings on the following issues:

- a. whether the HAIS is complete;
- b. 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
- c. whether demolition should be delayed in order to explore alternatives to total demolition.

In making its determination, the LPC shall consider the following:

- a. the HAIS;
- b. the preliminary property history study;
- c. comments of the Winnetka Historical Society on the HAIS;
- d. any other information, comment or evidence received by the LPC at the impact determination meeting or at the preliminary review meeting.

The determination of the LPC shall be supported by findings of fact based on the entire record.

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.

A building or structure shall be considered to be historically or architecturally significant if the LPC determines that it meets one or more of the following standards:

- a. the structure exhibits a high quality of architectural design without regard to the time built or historic associations;
- b. 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;
- c. the structure exemplifies an architectural style, construction technique or building type once common in the Village;
- d. 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
- e. 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.

Village of Winnetka
DEPARTMENT OF COMMUNITY DEVELOPMENT
M E M O R A N D U M

Date: April 16, 2014
To: Winnetka Historical Society
From: Ann Klaassen, Planning Assistant

The Landmark Preservation Commission will consider a request to demolish the primary structure located at 220 Birch St. on June 2, 2014 at 7:30 p.m. Please return any available information regarding the architectural or historical significance of this structure to my attention on or before May 22. If you have any questions please send e-mail to aklaassen@winnetka.org or call me at 716.3525.

Preliminary Property History Study/Village Hall Records:

Building Permits Issued:

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
11.25.1949	Construct 2-story single family dwelling utilizing a garage and apartment.	Gard M. Collins	Ames Ross
04.29.1959	Construct a bay window in place of a standard window.	D. L. Clinton	Owner
03.06.1989	Build a second story room addition above a one story portion of the east side of residence.	Nancy T. Craig	Lawrence Schwall
09.15.1992	Build a garage addition.	Rodger & Nancy T. Craig	Not listed
06.06.1996	Construct a room addition and remodel the kitchen, master bath and hall bath.	Suzanne C. Barkley	Bill Murphy
06.13.2002	Attic and dormer addition.	Charles & Sarah Ryan	Hackley Lang & Assoc.

Other Pertinent Village Documentation: Thought to be the H. Watson Coach House.

Winnetka Historical Society Response: The Winnetka Historical Society recommends that an HAIS be commissioned to research the house, its relationship to the larger property, and the area as a whole as the Higginson farm and later the Watson property. Very little information is available as to the original use of the home and its relationship to the larger property.

By: P. Van Cleave Date: 05.20.2014

WINNETKA HISTORICAL SOCIETY HOUSE RESEARCH WORKSHEET

ADDRESS: 220 Birch

CONSTRUCTION DETAILS

ORIGINAL CONSTRUCTION DATE: c1934 acc. to Cook Cty Assessor

CONSTRUCTION TYPE: stucco

STYLE: French Art Deco acc. to Benjamin

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
<i>NOTE THAT REVERSE DIRECTORIES BEFORE 1949 DO NOT LIST THIS ADDRESS</i> Hathaway Watson – lived at <u>900 Sunset</u> prior to 1937 Walter B. Wolf – listed at <u>900 Sunset</u> in 1937 and 1939		Who's Who; article on Watson's death by infection from toothbrush. His first wife apparently remained in the house after their divorce and married Walter B. Wolf. Obits for both men attached.	Owners of 900 Sunset Road owned a large piece of property which included what became the 220 Birch property.
Gard M. Collins	1949-1956		Home rebuilt during this time (1950) by Ames Ross
Duane L. and S.H. Clinton	1956-1967	None found	
Rodger and Nancy T. Craig	1967-1992 or later	None found	Made two additions to home (1989/1992)
Larry and Suzanne C. Barkley	1997 or before-c2002	None found	Addition and interior renovation
Charles and Sarah Ryan	2002-present	None found	Addition of dormer/attic

SIGNIFICANT EVENTS ON PROPERTY:

This home was originally a coach house for a larger home at 900 Sunset Rd. (see Sanborn map, 1938). That area was later subdivided into what is now Higginson Lane. Perception is that the gates at the entry are for the Higginson farm, and at time of purchase was 60 acres. The farmhouse was sited further west than 900 Sheridan Road.

It is unclear when 220 Birch was given its own street address. Would estimate that it was c1949 when rebuild was begun.

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Andrew Rebori	Original construction	Article in 1984 Chicago Arch. Journal attributes this home to him, per Susan Benjamin. Original building permit does not exist
Ames Ross	Rebuild in 1950	
Lawrence Schwall (builder)	1989 addtion	

RESEARCH SOURCES USED:

Telephone directories, Who's Who, Proquest, House file, Sanborn map, Sidwell map,

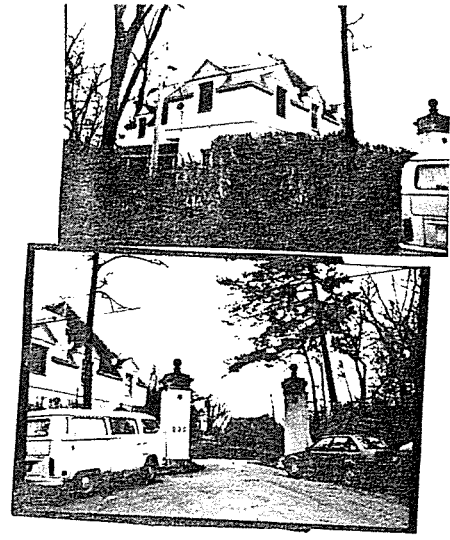
Date of Research:

May 20, 2014

ADDRESS 220 Birch St HISTORIC NAME H. WILSON TARGET AREA IV

OTHER SURVEYS 185 LOCAL CRITERIA 4, 5, 6, 10 SURVEYOR SGS

COMMON NAME COACH HOUSE? DATE 11/21/89



(Building Outline Map)

Roll # 10 Photographer SB
Frame # 3123R Date 11/21/89
Building facing E
GATES

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

1. Classification: Building ✓ Site Structure Object
Other (describe)
2. Original Use: COACH or GATE 3. Current Use: RESID
HOUSE
4. Status: Occupied ✓ Unoccupied 5. Public or Private? PRV
6. Open to Public? 7. Integrity: Unaltered Altered ✓ Unsure
- Work in Progress (describe)
8. Type of Alteration: Restoration Rehabilitation Remodeling
Addition Building Sided? Material
Building Moved (Date): Orig. Location:
Describe Alterations, with dates: addition on front

matches original exactly - compl. c. 1989
Ames Ross rebuilt in 1950

ARCHITECTURAL INFORMATION

9. Architectural Style: French. Art Deco
10. Noteworthy Features: Geometric Details
Gates
11. Architect: Andrew Rebori 12. Builder:
Source of Information: TS
13. Date of Construction: c. 1930 Source: SG
14. Comments on Significance: Very unusual abstracted
geometric interpretation of French Revival
architecture CONTRIB BLDG. IN H.D.

PHYSICAL FEATURES

15. Overall Shape or Plan: Irreg
16. Stories: 2 Approx. Dimensions(see Sanborns): _____
17. Foundation (Material and Color): _____
18. Walls (Material and Color): CREAM STUCCO
19. Roof: Type HIP Material SLATE Original? Y
Pitch STEEP Color PAGE GREEN
20. Dormers? No., Location, Material: _____
21. Chimneys? No., Location, Material: 1 WHITE BRICK CHIMNEY ON
S SIDE OF STRUCTURE
22. Ornamental Trim (Material and Color): STUCCO BANDING - painted
cream
23. Entrance(s) (Location and Description): SIMPLE DOUBLE DOOR UNDER
porch
24. Porches: long shallow open porch in front of doorway
on E side of house
25. Window Treatment: 1- MULTIPANE DOUBLE CASINGENTS
2- 6/6 - windows punched in wall - surrounded on 3
sides
by geometric BAND w/ raised keystone. 2nd FL
window extend above roofline - topped by pediments
26. Other: SPECIAL FLAT LINTEL OVER 1st FL. WINDOWS

SITE INFORMATION

27. Landscape Description: Style _____
Ravine _____ Riparian _____ Other _____
Noteworthy Features: gates
28. Landscape Architect: _____ Source of Info.: _____
29. Secondary Structures? _____ Type: Fence _____ Wall _____ Coach House _____
Barn _____ Detached Garage _____ Greenhouse _____ Other gate
30. Relation to Streetscape: IMPOSING 10' CORNER GATES FLANKED
BY URNS- PROB. LED TO MANSION
SW corner sun set w/ Birch

BACKGROUND DATA

31. Current Owner: _____ Address: 220 Birch Phone: _____
32. Occupant: _____ 33. Original Owner: _____
34. Historical Information on Ownership: _____

35. Permit Information: 1 1/2 story residence built 9-8-58 per 197
Owner R.D. Hozagh, Arch/B. Hozagh R.D. Hozagh.
A 2nd story room addition was built 10-20-8
Owner M.T. Craig, Arch. & Schum

36. Legal Description: _____

_____ (Location) _____

37. P.I.N. #: _____ 38. Zoning Classification: _____

39. Listing on Existing Surveys (Give Date Listed):
National Register _____ Heritage Home _____ IHSS _____
IHLS _____ Other: NHL _____ IR _____ HABS _____ HAER _____

40. National Register Potential: Individual _____ Contrib. in District _____
Architectural Merit But Sided _____

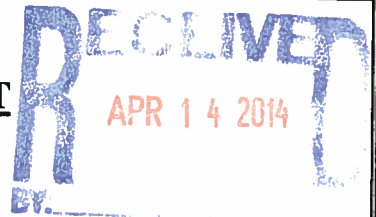
HISTORICAL INFORMATION

41. Area of Significance: _____
42. Historic Information on Historic Events, Persons identified with Building, Importance
in Area of Significance: _____

Sources of Information: _____

43. Level of Significance: Local _____ State _____ National _____

APPLICATION FOR DEMOLITION PERMIT



I. PROPERTY INFORMATION

ADDRESS: 220 Birch

REAL ESTATE INDEX NUMBER (P.I.N.): 05 - 20 - 407 - 032

DESCRIPTION OF ALL STRUCTURES TO BE DEMOLISHED House w/ attached garage

II. APPLICANT INFORMATION

APPLICANT NAME: Jillian Burris TITLE: Permit Coordinator
(If applicant is a corporation or partnership, provide name of registered agent or other responsible individual)

COMPANY NAME: Orren Pickell Building Corp PHONE NUMBER: 847-572-5200
550 W Frontage Rd, Ste 3800 EMAIL: jburris@pickellbuilders.com
ADDRESS: Northfield, IL 60093 FAX NUMBER: 847-457-3128

APPLICANT'S RELATIONSHIP TO OWNER OF RECORD: General Contractor
(If contract purchaser, attach copy of executed purchase agreement)

CLOSING/TRANSFER DATE: 11/13/15 (TBD)

III. OWNER OF RECORD INFORMATION

OWNER: Chris + Mary Freeburg PHONE NUMBER: [REDACTED] (Chris)

ADDRESS: [REDACTED], Chicago, IL 60618 FAX NUMBER: N/A

DATE OWNER PURCHASED PROPERTY: June 27, 2013

IV. CONTRACTOR INFORMATION (If known, otherwise indicate "not known")

DEMOLITION CONTRACTOR: (subject to change) D.W. Nelson Ent. PHONE NUMBER: 630-221-9638

ADDRESS: P.O. Box 87498, Carol Stream, IL FAX NUMBER: 630-221-9639

OFFICE USE ONLY

COOK COUNTY DEMOLITION PERMIT NUMBER: D -

DISCONNECT VERIFICATIONS

- ☐ Water: Date _____
☐ Gas: Date _____
☐ Electric: Date _____

ALL UTILITIES CLEAR (ATTACH CONFIRMATIONS)

WINNETKA PERMIT NUMBER: D14-00008 DEPOSIT AND FILING FEE AMOUNT: \$19,070
DATE OF ISSUANCE: _____ BY: _____

PROPERTY MAINTENANCE REQUIREMENTS

DURING PROCESSING OF DEMOLITION PERMIT, IT IS IMPORTANT THAT OWNER AND CONTRACTOR MAINTAIN PROPERTY IN ACCORDANCE WITH 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 DEMOLITION PERMIT HAS BEEN ISSUED. COMMENCEMENT OF DEMOLITION PRIOR TO ISSUANCE OF DEMOLITION PERMIT WILL RESULT IN A STOP WORK ORDER AND DOUBLE PERMIT FEES FOR ALL SUBSEQUENT PERMITS.
- APPROVED TREE FENCING PROTECTION MUST BE INSTALLED AS DIRECTED BY VILLAGE FORESTER PRIOR TO START OF DEMOLITION. LACK OF TREE FENCING WILL RESULT IN STOP WORK ORDER AND FINES.

_____ (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 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

APPLICANT SIGNATURE: _____

DATE: 4/10/14

PRINTED NAME: _____

Jillian Burris

OWNER SIGNATURE: _____

DATE: 4/10/14

PRINTED NAME: _____

Christopher E. Fredburg Mary E. Fredburg

ACKNOWLEDGEMENT OF OWNER AND APPLICANT

PROPERTY MAINTENANCE RESPONSIBILITIES

I HEREBY ACKNOWLEDGE THAT IN SUBMITTING THE ATTACHED APPLICATION FOR DEMOLITION PERMIT, 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 EXCEEDING 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: 4/10/14

PRINTED NAME: _____

Jillian Burris

OWNER SIGNATURE: _____

DATE: 4/14/14

PRINTED NAME: _____

Christopher E. Fredburg Mary E. Fredburg

Freeburg Demo and Building Schedule

220 Birch Winnetka II 60093

Apply for Demo Permit 4/14/14

Building and Permit review 12 weeks 6/24/14

Fema process 3 months

Construction Contract signing 8/15/14

Demo and construction 9/5/14

Completion 11/13/15

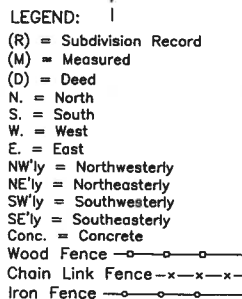
OF

THE NORTH 146.6 FEET (EXCEPT THE NORTH 33 FEET FOR ROAD) OF THE WEST 192 FEET OF THE EAST 225 FEET OF SAID SOUTHWEST $\frac{1}{4}$ OF SOUTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 21,766 SQ.FT.

COMMONLY KNOWN AS: 220 BIRCH STREET, WINNETKA, ILLINOIS 60093

SCALE: 1 INCH = 25 FEET



NOTE: THE BUILDING SETBACKS SHOWN HEREON
ARE PER ZONING REQUIREMENTS.

ORDER NO.: 13-110
ORDERED BY: BONO CONSULTING, INC.

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION & LAND SURVEYORS
1121 DEPOT STREET, GLENVIEW, IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691

- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE POLICY.
- BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBMISSION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION. REFER TO YOUR DEED, ABSTRACT AND/OR TITLE POLICY.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND. TO THIS OFFICE.

STATE OF ILLINOIS
COUNTY OF COOK SS

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

FIELD WORK COMPLETED: APRIL 3, 2013

DATED THIS 4th DAY OF APRIL, 2013.

BY Monica K. Grohn
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
LICENSE EXPIRES 11/30/2014
LPC Agenda Packet p. 12



ATTACHMENT B

Minutes adopted 08.04.2014

LANDMARK PRESERVATION COMMISSION EXCERPT OF JUNE 2, 2014 MEETING MINUTES

Members Present:

Louise Holland, Chairperson
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis

Non-Voting Member Present:

Bill Krucks

Members Absent:

Susan Curry

Village Staff:

Ann Klaassen, Planning Assistant

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 220 Birch Street. Case No. 14-14

Chris Freeburg introduced himself and his wife to the Commission as the property owners.

Tom Donahue of the Orren Pickell Design Group introduced himself to the Commission as the architect.

Chairperson Holland stated that the Commission has a recommendation from the Historical Society that an HAIS be done to document the home when it was part of the Higginson Farm and the Watson property. She then asked if there were any comments from the Commission. Ms. Grubb asked the applicants if they planned to maintain the pillars and urns or if they would be demolished.

Mr. Freeburg responded that according to the landscaping plan, those would be removed.

Ms. Grubb then asked how they fit in with the old plan.

Mr. Freeburg stated that it is his understanding from the prior owner that this property was part of the farm and was the coach house. He informed the Commission that they looked at a couple of different options. Mr. Freeburg noted that the home currently does not have a basement and that they looked at digging a basement, as well as new construction. He stated that they found that new construction was the easier way to go.

Ms. Grubb asked the applicants if they considered incorporating the urns and other architecturally significant features into the new home.

Mr. Freeburg responded that they did not give thought to maintaining those elements. He noted that the pillars are quite large and dominate the intersection. Mr. Freeburg commented that they were suited for a 6 acre estate, but that is obviously no longer there. He stated that the thought was to remove them so that it would be more fitting with the property itself and the neighborhood. Mr. Freeburg also stated that they would consider contributing them to any historical society which would want them.

Chairperson Holland asked if there were any other comments.

Ms. Papoutsis stated that since the Historical Society recommended that an HAIS be done, she did not see how they could find otherwise.

Ms. Good commented that there is a very interesting story attached to this home and that it needed to be documented.

Ms. Grubb agreed with the comments.

Chairperson Holland then asked if there were any questions or comments from the audience. No questions or comments were raised from the audience at this time.

Chairperson Holland stated that the HAIS is something that the Commission can ask that the applicants do. She stated that historic homes in the Village are coming down like dominoes which made the Commission very sad. Chairperson Holland then stated that the Commission wanted to be put out of business and that they want these homes to remain. She stated that the Commission can ask the applicants to provide a history of what was there. Chairperson Holland stated that the Commission would then take a vote and that the applicants would be asked to provide an HAIS. She informed the applicants that there are architectural historians who are available to do the study and that Ms. Klaassen will provide them with names. Chairperson Holland stated that she is not sure how long it would take for the study to be done.

Mr. Donahue informed the Commission that they already spoke to Susan Benjamin and that they are working on another project with her in another town. He informed the Commission that she did a quick study on the property and has found nothing on the property.

Chairperson Holland stated that if the applicants decided to choose Susan Benjamin, she would have to come to the Commission with her findings and that knowing Ms. Benjamin, she usually finds quite a bit of information. She reiterated that there is a history of the property and that it is something that the Commission can require. Chairperson Holland then stated that if they were to choose Ms. Benjamin, she will get in touch with the Village if she has a problem doing the HAIS. She also stated that they cannot say that there is not enough history and they cannot overlook the recommendation of the Historical Society and the fact that it is an important property in the Village along with the other details including the subdivision. Chairperson Holland stated that there is quite a bit of history on the property.

Mr. Freeburg stated that there are several new homes in the area already and asked if they had the study done.

Chairperson Holland informed Mr. Freeburg that the Commission does not ask for a study for new homes and that the study is only for homes with historic value that submit a demolition permit. Chairperson Holland then asked for a motion.

Ms. Garcia moved to recommend that an HAIS be required for 220 Birch Street. Ms. Grubb seconded the motion. A vote was taken and the motion was unanimously passed.

AYES: Garcia, Good, Grubb, Holland, Papoutsis
NAYS: None
NON-VOTING: Krucks

Chairperson Holland advised the applicants to contact Ms. Benjamin or another historian. She noted that they do not want a quick study and that there are pretty involved histories.

Mr. Freeburg asked the Commission to give them an idea of the scope of the studies and the time involved to conduct them.

Chairperson Holland responded that would be up to the historian. She stated that all they can say is that they must have the study done before the demolition permit is released. Chairperson Holland also stated that it is up to the owner to contact the historian and that there are a number of them and that they can tell them what the time frame is.

Mr. Freeburg then asked if there is a list of recommended historians.

Chairperson Holland confirmed that is correct and stated that the applicants would come back to the Commission with the finished product at which time the Commission can either accept the HAIS or ask for changes and that actually, it is pretty complete by then. She informed the applicants that the Commission has the right to delay demolition for two months after the HAIS is done, but that they have not done that in a long time since most owners are not willing to negotiate in not tearing down the property.

Mr. Freeburg then stated that assuming that the study is performed and submitted, can it be presented at the next meeting.

Ms. Klaassen indicated that would depend on when it is received and that they must send notice to the neighbors and publish a notice in the newspaper. She noted that the earliest it could be presented would be at the August meeting.

Chairperson Holland informed the applicants that Ms. Klaassen would provide them with a list of historians and that they look forward to reading the history of the property.

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 1570 Asbury Avenue Case No. 14-15.

Len Zlatnikov introduced himself to the Commission as the realtor working for the applicant. He

stated that he has a signed authorization to be here which he distributed to the Commission for their review.

Chairperson Holland stated that the Historical Society research did not show that the home has historic architectural significance or evidence of significant ownership. She then asked if there were any comments from the Commission. No comments were made by the Commission at this time. Chairperson Holland then asked if there were any comments from the audience. No comments were made by the audience at this time. Chairperson Holland asked for a motion.

Ms. Garcia moved to approve the demolition permit request for 1570 Asbury Avenue. The motion was seconded. A vote was taken and the motion was unanimously passed.

AYES:	Garcia, Good, Grubb, Holland, Papoutsis
NAYS:	None
NON-VOTING:	Krucks

ATTACHMENT C

Minutes adopted 09.15.14

LANDMARK PRESERVATION COMMISSION EXCERPT OF AUGUST 4, 2014 MEETING MINUTES

Members Present:

Louise Holland, Chairperson
Chris Enck
Marilyn Garcia
Anne Grubb

Non-Voting Member Present:

Bill Krucks

Members Absent:

Susan Curry
Laura Good
Beth Ann Papoutsis

Village Staff:

Ann Klaassen, Planning Assistant

Review of the Historical Architectural Impact Study (HAIS) for the Single Family Residence at 220 Birch Street. Case No. 14-14.

Susan Benjamin of Benjamin Historic Certifications presented the HAIS to the Commission and informed the Commission that while Courtney Resnick performed the work on the HAIS, she was unable to attend the meeting. She began by stating that the Hathaway and Marguerite Watson Gate Lodge was constructed as a coach house on the estate known as Meadow Wood Farm. Ms. Benjamin stated that it was known as the country estate of George Higginson who was President of West Side Elevated Railroad and that at the time, it measured 60 acres and was the largest property in Winnetka from 1904 to 1920.

Ms. Benjamin informed the Commission that 220 Birch is located a half mile west of Green Bay Road on the west side of Birch Street between Willow Road and Hill Road. She noted that it was part of Alles' First Subdivision which was divided into six lots on June 20, 1890. Ms. Benjamin then stated that lot nos. 1 through 5 were laid out irregularly in terms of lot dimensions with the exception of lot 6 which consisted of two large lots, each of which measured approximately six acres. She noted that the subject property is located on lot 1 in block 6.

Ms. Benjamin went on to state that John Alles Junior acquired multiple lots with regard to the subdivision of 1890 including lot nos. 1, 4, 5 and 6. She then described how the property was advertised in 1890 and that it included a 40 foot setback and a minimum construction price with shade trees, graded and gravel streets and concrete sidewalks. Ms. Benjamin noted that the easement did not pertain to block 6. She stated that in spite of everything, the land was still largely undeveloped by 1896.

Ms. Benjamin identified Meadow Wood Farm and the main home for the Commission which was located in the center of the lot. She also identified the coach house which was located on the

corner. Ms. Benjamin indicated that what is particularly interesting is that it stated that the coach house had a dwelling on the second floor but that it was basically a garage with a floor above. She stated that it was published in the 1921 *Architectural Record* which she also commented was interesting and the fact that there are no photographs of the estate home and referred to an image in the *Architectural Record* publication.

Ms. Benjamin then referred the Commission to the Sanborn maps from 1950 which show that the Watsons started subdividing the land and that they retained the large home and the former estate and sold the gate house in 1949. She stated that subsequently, a bay window was added in 1951. Ms. Benjamin then referred the Commission to a photograph of the home as it originally stood with the gates and urns on either side. She informed the Commission that the home was expanded by subsequent owners which included the bay window and an addition to the side of the garage. Ms. Benjamin then commented that the most substantial addition occurred in 2002 by Charles and Sarah Ryan who made the additions which impacted the integrity of the home.

Ms. Benjamin then identified the architect as Andrew Rebori and informed the Commission that she knew quite a bit about the architect who she described as well known. She informed the Commission that he designed several buildings including the LaSalle Building at LaSalle and Wacker Drive in Chicago. Ms. Benjamin stated that he was born in New York in 1896 and worked for Henry Hornbostel who she described as a fairly prominent New York architect and that he graduated from M.I.T. She also stated that he received a traveling fellowship to attend Ecole des Beaux Arts which she described as particularly significant since earlier in his career, she identified a design which he did for the 1922 *Chicago Tribune* competition. Ms. Benjamin stated that he was very influenced by Ecole des Beaux design and used his influence.

Ms. Benjamin informed the Commission that Mr. Rebori married Nannie Prendergast and that he received a lot of commissions through his social connections and formed partnerships which led to greater commissions. She then stated that he moved to Chicago in 1913 and taught at Armour Institute of Technology which became IIT. Ms. Benjamin referred to his background from Ecole Deux Beaux Arts and that he worked for chief draftsman, Jarvis Hunt, in historical architecture.

Ms. Benjamin stated that in the 1930's, Mr. Rebori became very interested in modern architecture and that he designed the brick building located on State Parkway, as well as the Fisher Apartments. She informed the Commission that the last job he did was the tomb he designed for Robert McCormick at Catigny in Wheaton at the age of 56. Ms. Benjamin added that he died in 1966 at the age of 80.

Ms. Benjamin then stated that the person who remodeled the gate house into a single family dwelling was Ames Ross who lived in Oak Park. She informed the Commission that he was very interested in French architecture and was born in 1892. Ms. Benjamin stated that he was a salesman who traveled widely through Europe where he met and married a French woman. She added that he was enamored with French architecture. Ms. Benjamin then referred to his father and stated that he was a very talented architect. She then identified a photograph of a manor home for the Commission as 123 Owentsia (?) Road in Lake Forest which she described as an exquisite manor home. Ms. Benjamin noted that he had no connection with David Adler although he was clearly interested in and influenced by him. She stated that the homes shown in the slide

presentation are similar to Adler homes, but commented that they did not quite have the finesse of Adler homes.

Ms. Benjamin then identified the interior of the home and added that it had been quite altered and reiterated that it is not an Adler home. She then identified the living room and family room addition and the fact that the subsequent work was not compatible to the home.

Ms. Benjamin stated that she would not go over the owners of the home and that there is a lot of material in the report. She identified the Higginsons as important, as well as the Watsons who lived in the home for a long time. Ms. Benjamin then informed the Commission that Ms. Resnick did a study of homes in the neighborhood and that they both concluded that the home being demolished would not have a significant impact on the neighborhood. She added that there is not a lot of cohesion in the neighborhood and that there have been a lot of demolitions. Ms. Benjamin stated that they concluded that while the home has some interesting features and has a very interesting history, the home has been significantly altered over the years.

Chairperson Holland asked if Mr. Rebori did not build the original gate home.

Ms. Benjamin confirmed that he did. She also stated that he designed the garage and that they believe that the garage originally faced to the west with living quarters possibly for the chauffeur.

Chairperson Holland asked Mr. and Mrs. Freeburg if they would like to tell the Commission what they intend to do with the property. She stated that as you can see, it is quite an historic home.

Chris Freeburg introduced himself to the Commission along with his wife, Mary. He informed the Commission that their plan is to take the home down and build new construction.

Chairperson Holland asked Mr. Freeburg if there was no chance of the Commission convincing them otherwise.

Mr. Freeburg stated that is not currently the plan. He added that they are not living in the home now.

Chairperson Holland asked the Commission members if they had any questions for the applicants.

Mr. Enck stated that at the June 4, 2014 meeting, the urns were mentioned. He asked if there was any additional thought with regard to leaving those in place.

Mr. Freeburg responded that remained to be determined.

Ms. Grubb asked if there was still a market for architectural artifacts or if there was someplace they could go.

Mr. Enck asked that if they take the home down, for the applicants to consider selling or donating to a non-profit some of the items which have architectural significance.

Mr. Freeburg responded that they would.

Chairperson Holland stated that the Winnetka Historical Society would be very happy to take the items. She described the urns as very large. Chairperson Holland then stated that the Executive Director of the Historical Society, Patti Van Cleave, can give the applicants a list of salvaging companies.

Mr. Enck stated that there is one in Chicago and one in Evanston which are non-profit.

Mr. Freeburg agreed with that suggestion.

Chairperson Holland suggested that they get in touch with Ms. Van Cleave. She then stated that what the Commission has to do with the HAIS is to decide if it is complete, as well as whether the proposed demolition would have a significant negative architectural impact or historical impact on either the Village as a whole or on the immediate neighborhood and whether demolition should be delayed in order to explore alternatives to total demolition. Chairperson Holland asked for the Commission's comments with regard to the HAIS being complete.

The Commission members commented that the HAIS is complete and thorough.

Chairperson Holland stated that the next question is whether the demolition would have a significant negative architectural impact or historical impact on either the Village as a whole or on the immediate neighborhood and whether there should be a 60 day delay to explore alternatives. She indicated that Mr. Freeburg stated that they could not be convinced to keep the home. Chairperson Holland also stated that Ms. Benjamin stated that the neighborhood contained a lot of very different types of homes and that the demolition may not have a negative effect on the immediate neighborhood or the Village as a whole. She asked for the Commission's comments. No comments were made at this time. Chairperson Holland then asked if there were any comments from the audience. No comments were made from the audience at this time. She then asked for a motion to accept the HAIS.

A motion was made by Ms. Garcia, and seconded by Ms. Grubb, to accept the HAIS for 220 Birch Street. A vote was taken and the motion was unanimously passed.

AYES: Enck, Garcia, Grubb, Holland

NAYS: None

Chairperson Holland confirmed that the HAIS is approved and that the Commission is sorry to see the home go and that they would appreciate any architectural donation made by the applicants. She noted that Kimball & Bean in Woodstock would come to Winnetka and look at any items that they may be interested in.

Mr. Freeburg agreed that they would be happy to.

Chairperson Holland thanked the applicants for having the HAIS done and stated that they now have a history of the home which she described as interesting.

The Commission members commented that Ms. Benjamin and Ms. Resnick did a great job on the report.



Louise Holland, *Chairperson*
Robert Dearborn
Chris Enck
Laura Good
Beth Ann Papoutsis
Paul Weaver
Katie Comstock
Joseph Stuart

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address:

514 Willow Rd

Owner:

Kendra + Matt Thornton

Owner's phone and email:

[REDACTED] 847. 201. 2011

1. **Award Category (check one):**

☐ **Restoration:** The project restores the property to its original appearance using original plans and required research. The project may be a full-scale or partial restoration. An example of a partial restoration would include the replacement of an asphalt shingle roof with original roof material, or the restoration of a porch to its original condition.

☒ **Rehabilitation:** The project is sympathetic to the building's original design. Original plans and research materials are not available, but the project upholds the spirit of the building's style, use of materials and finish. Room additions or garages represent examples of rehabilitation.

☐ **New Construction:** Emphasizes the project's compatibility with its neighborhood. In this respect, issues regarding style, massing, scale, color, trees and context to adjacent properties feature in consideration.

2. **Property Type:**

- ☒ Private
☐ Commercial
☐ Public

3. Brief Description of the Project (use extra page if needed):

- New exterior updates and back yard porch
- dug out new basement for more room + added exercise room
- Expanded and renovated kitchen including new pantry, first floor office and mudroom
- Addition to home for large new family room and bar area
- Second floor addition included new bedroom with en suite bath, upstairs kids playroom and new hallway bathroom

4. Approximate date of project completion:

March 21, 2019

5. Name, address, phone number and email of nominator:

Kendra Thornton
514 Milton Rd
Winnetka IL

6. Photos enclosed

7. Signature of property owner:

Questions? Call or email Christopher Marx: 847.716.3587 or cmarx@winnetka.org

Please submit this form together with photographs and other documentation no later than Friday, **May 24, 2019**. Electronically submitted nominations and photographs are encouraged. Please email them to aklaassen@winnetka.org. Otherwise, please mail to:

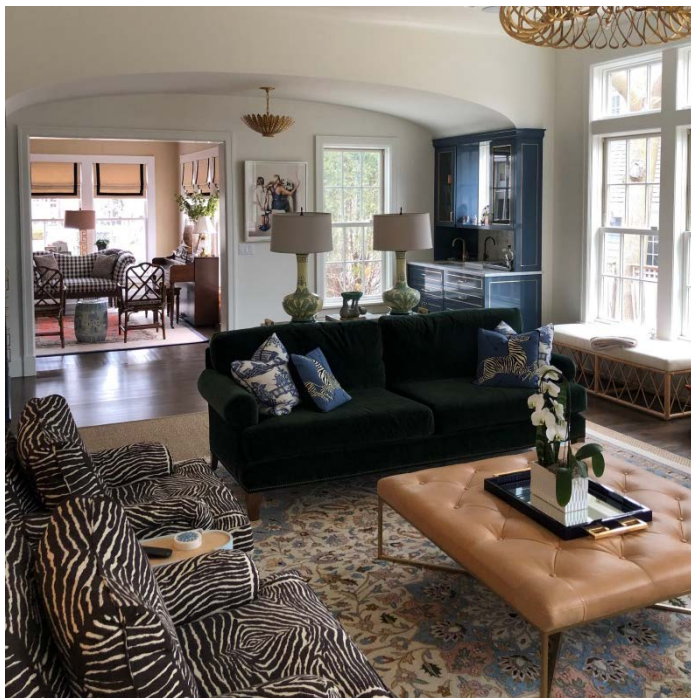
Winnetka Preservation Awards
Attn: Christopher Marx
Village Hall
510 Green Bay Road
Winnetka, IL 60093

Rules:

1. Nominate your own property or as many projects as you like, as long as you get the owner to sign the form.
2. The project must have been completed within the past five years.
3. Entries for restoration or rehabilitation must include at least one "before" and one "after" photo. New construction entries need only have the completed project photograph.
4. Commercial, public or private properties are eligible.
5. Exterior projects only.



















Louise Holland, *Chairperson*
Robert Dearborn
Chris Enck
Laura Good
Beth Ann Papoutsis
Paul Weaver
Katie Comstock
Joseph Stuart

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address: 250 Poplar Street, Winnetka, IL 60093

Owner: Sherri and Eric Zion

Owner's phone and email:

1. Award Category (check one):

- ☐ **Restoration:** The project restores the property to its original appearance using original plans and required research. The project may be a full-scale or partial restoration. An example of a partial restoration would include the replacement of an asphalt shingle roof with original roof material, or the restoration of a porch to its original condition.
- ☒ **Rehabilitation:** The project is sympathetic to the building's original design. Original plans and research materials are not available, but the project upholds the spirit of the building's style, use of materials and finish. Room additions or garages represent examples of rehabilitation.
- ☐ **New Construction:** Emphasizes the project's compatibility with its neighborhood. In this respect, issues regarding style, massing, scale, color, trees and context to adjacent properties feature in consideration.

- 2. Property Type:**
- ☒ Private
☐ Commercial
☐ Public

3. Brief Description of the Project (use extra page if needed):

The project was an addition that added a mudroom and powder room to the downstairs, and two bedrooms and a full bathroom to the upstairs over the new garage. It also added a new front portico. The additions were designed to maintain the dutch colonial revival of this 1925 home while providing enough space for our family of 5.

4. Approximate date of project completion:

December 2018

5. Name, address, phone number and email of nominator:

Eric Zion, 250 Poplar Street, Winnetka, IL 60093, [REDACTED]

6. Photos enclosed

7. Signature of property owner:

[REDACTED]

Questions? Call or email Christopher Marx: 847.716.3587 or cmarx@winnetka.org

Please submit this form together with photographs and other documentation no later than Friday, **May 24, 2019**. Electronically submitted nominations and photographs are encouraged. Please email them to cmarx@winnetka.org. Otherwise, please mail to:

Winnetka Preservation Awards
Attn: Christopher Marx
Village Hall
510 Green Bay Road
Winnetka, IL 60093

Rules:

1. Nominate your own property or as many projects as you like, as long as you get the owner to sign the form.
2. The project must have been completed within the past five years.
3. Entries for restoration or rehabilitation must include at least one "before" and one "after" photo. New construction entries need only have the completed project photograph.
4. Commercial, public or private properties are eligible.
5. Exterior projects only.







Louise Holland, *Chairperson*
Robert Dearborn
Chris Enck
Laura Good
Beth Ann Papoutsis
Paul Weaver
Katie Comstock
Joseph Stuart

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address: 510 SHERIDAN RD

Owner: BRIAN AND MARGARET HIGGINS

Owner's phone and email: [REDACTED]

1. **Award Category (check one):**

☐ **Restoration:** The project restores the property to its original appearance using original plans and required research. The project may be a full-scale or partial restoration. An example of a partial restoration would include the replacement of an asphalt shingle roof with original roof material, or the restoration of a porch to its original condition.

☒ **Rehabilitation:** The project is sympathetic to the building's original design. Original plans and research materials are not available, but the project upholds the spirit of the building's style, use of materials and finish. Room additions or garages represent examples of rehabilitation. *Rehabilitation of Gardens*

☐ **New Construction:** Emphasizes the project's compatibility with its neighborhood. In this respect, issues regarding style, massing, scale, color, trees and context to adjacent properties feature in consideration.

2. **Property Type:**

- ☒ Private
☐ Commercial
☐ Public



3. Brief Description of the Project (use extra page if needed):

Rehabilitation of gardens/landscape to reflect style of home - addition of pea gravel courtyard and entertaining space, creation of more formal gardens (perennial) in front yard including espaliered pear tree fence and installation of vegetable/cut flower raised beds on east side of property.

Previous landscape was overgrown with no beds or delineated spaces.

4. Approximate date of project completion:

June 2018

5. Name, address, phone number and email of nominator:

Louise Holland

Margaret Higgins

570 Sheridan Rd

6. Photos enclosed

7. Signature of property owner:

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Before



Before



Before



Before



Before



Before



After



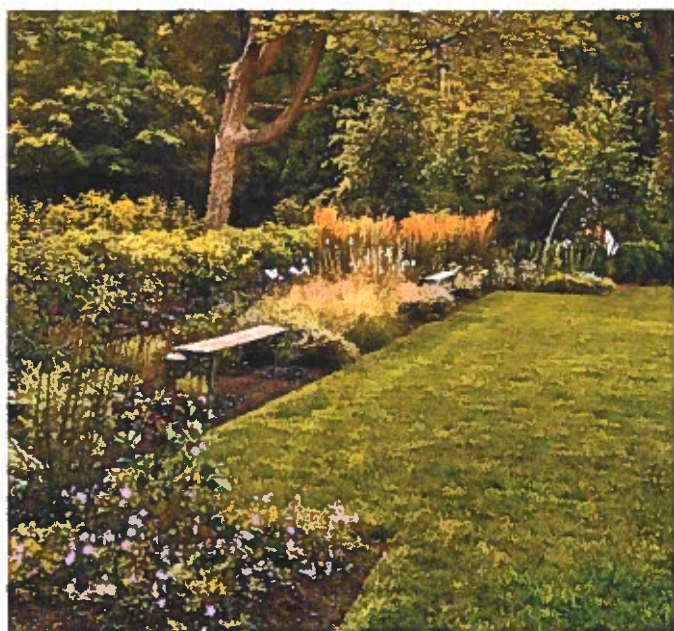
After



After



After



After



After



Louise Holland, *Chairperson*
Robert Dearborn
Chris Enck
Laura Good
Beth Ann Papoutsis
Paul Weaver
Katie Comstock
Joseph Stuart

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address: 824 Boal Parkway
Owner: Steve & Kristin Dimakos
Owner's phone and email: (312) 953-9111 kristindimakos@yahoo.com

1. Award Category (check one):

- ☐ **Restoration:** The project restores the property to its original appearance using original plans and required research. The project may be a full-scale or partial restoration. An example of a partial restoration would include the replacement of an asphalt shingle roof with original roof material, or the restoration of a porch to its original condition.
- ☐ **Rehabilitation:** The project is sympathetic to the building's original design. Original plans and research materials are not available, but the project upholds the spirit of the building's style, use of materials and finish. Room additions or garages represent examples of rehabilitation.
- ☒ **New Construction:** Emphasizes the project's compatibility with its neighborhood. In this respect, issues regarding style, massing, scale, color, trees and context to adjacent properties feature in consideration.

- 2. Property Type:**
- ☒ Private
 - ☐ Commercial
 - ☐ Public

3. *Brief Description of the Project (use extra page if needed):*

Please see next page.

4. *Approximate date of project completion:*

Feb 15, 2018

5. *Name, address, phone number and email of nominator:*

Kristin Dimakos

824 Boal Pkwy, Winnetka 60093

(312) 953-9111

6. *Photos enclosed*

7. *Signature of property owner:*



Questions? Call or email Christopher Marx: 847.716.3587 or cm Marx@winnetka.org

Please submit this form together with photographs and other documentation no later than Friday, **May 24, 2019**. Electronically submitted nominations and photographs are encouraged. Please email them to aklaassen@winnetka.org. Otherwise, please mail to:

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Brief Description of the Project:

824 Boal Parkway is a custom designed Shingle Style home that uniquely emphasizes compatibility with the neighborhood. The architectural details incorporate sweeping roof lines, gables, arches and porte cochere. The craftsmanship is reminiscent of historical homes and it encompasses the feel of being an established home, with over 36,000 hand applied shingles that bring depth and warmth to its character. The unique project also embraces the flood plain location with a floodable crawl, and landscaping that incorporates the topography with mature shade trees and plantings. It blends seamlessly with the surrounding area.

Architect: Edward Deegan Architects

Builder: Giannetos Builders





Louise Holland, *Chairperson*
Robert Dearborn
Chris Enck
Laura Good
Beth Ann Papoutsis
Paul Weaver
Katie Comstock
Joseph Stuart

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address:

700 ELM ST

Owner:

HADLEY INSTITUTE FOR THE BLIND
AND VISUALLY IMPAIRED

Owner's phone and email: _____

1. Award Category (check one):

☐ **Restoration:** The project restores the property to its original appearance using original plans and required research. The project may be a full-scale or partial restoration. An example of a partial restoration would include the replacement of an asphalt shingle roof with original roof material, or the restoration of a porch to its original condition.

☒ **Rehabilitation:** The project is sympathetic to the building's original design. Original plans and research materials are not available, but the project upholds the spirit of the building's style, use of materials and finish. Room additions or garages represent examples of rehabilitation.

☐ **New Construction:** Emphasizes the project's compatibility with its neighborhood. In this respect, issues regarding style, massing, scale, color, trees and context to adjacent properties feature in consideration.

2. Property Type:

- ☐ Private
☐ Commercial
☐ Public

3. *Brief Description of the Project (use extra page if needed):*

SEE ATTACHED

4. *Approximate date of project completion:*

APRIL 2019

5. *Name, address, phone number and email of nominator:*

HADLEY INSTITUTE 700 ELM ST.
JULIE TYE, PRESIDENT @ HADLEY.EDU

6. *Photos enclosed* BY EMAIL

7. *Signature of property owner:*

CHAIR OF TRUSTEES
HADLEY INSTITUTE FOR
THE BLIND AND VISUALLY
IMPAIRED

Questions? Call or email Christopher Marx: 847.716.3587 or cmarx@winnetka.org

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In February of 2018 the Hadley Institute for the Blind and Visually Impaired began a complete interior and exterior renovation of a seventy year old building.

The new structure is now complete with systems that will enable Hadley to deliver assistance to over 200,000 learners worldwide. The technology has been totally replaced to allow Hadley to reach the blind and visually impaired community on a 2.0 Platform

The exterior of the building has been enhanced with new matching brick where needed, new parking lot and driveway, landscaping, new signage, windows, two much needed interior elevators and a renovation of the SIX large windows on the North façade. These six windows represent cells which form letters in Braille.

This project has been an important part of the Hadley mission. The new building, created and enhanced by architects and many other professionals is a great addition to East Elm St. and the Village of Winnetka.

Mary Nelson <maryn@hadley.edu>

6/4/2019 12:01 PM

those who were involved in Hadley construction

To Louise A. Holland (lajwh@comcast.net) <lajwh@comcast.net>

Daniela Fitzgerald
Principal
Fitzgerald Architecture Planning Design

Ewa Wier
Senior Vice President
JLL (JONES, LANG, LASALLE)

Steve Blentlinger
Senior Project Manager
Clune Construction Company

Mary Nelson
Chief Operating Officer
Hadley Institute for the Blind and Visually Impaired
700 Elm Street, Winnetka, IL 60093-2554

[847-784-2764](tel:8477842764)
847-386-5424 fax

Hadley Institute for the Blind and Visually Impaired creates personalized learning opportunities that empower people to thrive – at home, at work and in their communities.



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HADLEY INSTITUTE RTU SCREENING
STREET VIEW



Louise Holland, Chairperson
Robert Dearborn
Chris Enck
Laura Good
Beth Ann Papoutsis
Paul Weaver
Katie Comstock
Joseph Stuart

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address:

880 SUNSET

Owner:

MARY & CHRIS FREEBURG

Owner's phone and email:

MARY - [REDACTED]
CHRIS - [REDACTED]

Award Category (check one):

☐ Restoration:

The project restores the property to its original appearance using original plans and required research. The project may be a full-scale or partial restoration. An example of a partial restoration would include the replacement of an asphalt shingle roof with original roof material, or the restoration of a porch to its original condition.

☐ Rehabilitation:

The project is sympathetic to the building's original design. Original plans and research materials are not available, but the project upholds the spirit of the building's style, use of materials and finish. Room additions or garages represent examples of rehabilitation.



New Construction:

Emphasizes the project's compatibility with its neighborhood. In this respect, issues regarding style, massing, scale, color, trees and context to adjacent properties feature in consideration.

Property Type:

- ☒ Private
☐ Commercial
☐ Public

3. Brief Description of the Project (use extra page if needed):

ATTACHED

4. Approximate date of project completion:

MAY 2018

5. Name, address, phone number and email of nominator:

REYNOLDS ARCHITECTURE - 847.501.3150
DOUG REYNOLDS - DOUG@REYNOLDSARCHITECTURE.COM
1745 MAPLE, NORTHFIELD, IL 60093

6. Photos enclosed

7. Signature of property owner:

Questions? Call or email Christopher Marx: 847.716.3587 or cmarx@winnetka.org

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Winnetka Landmark Preservation Awards
Submission - 2019

In an era of ubiquitous white modern farmhouses, 880 Sunset road stands out as an example of how classically inspired detailing and thoughtful planning combine to create a home worthy of the North Shore's rich architectural tradition.

This home is placed on a corner lot so hiding the garages was one of the primary objectives. Also by anchoring the facade with the limestone bay, varying the overall massing and having differing chimney details the home provides interest from every perspective.

The historic rowlock coursing of the brickwork, limestone-mulled fenestrations, black slate roof and leaded glass windows are just some the elements that provide texture.

