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WINNETKA LANDMARK PRESERVATION COMMISSION NOTICE OF MEETING

February 1, 2016

7:30 p.m.

On Monday, February 1, 2016 the Landmark Preservation Commission will convene a regular meeting at 7:30 p.m. in the Council Chamber at the Winnetka Village Hall, 510 Green Bay Road, Winnetka, Illinois.

AGENDA

1. Call to order.
2. Approval of December 7, 2015 meeting minutes.
3. Approval of January 4, 2016 meeting minutes.
4. Preliminary Review of the Application for Demolition Permit of the single family residence at 1087 Oak St. Case No. 16-02.
5. Old Business.
6. New Business.
7. Adjournment.

Note: Public comment is permitted on all agenda items.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

510 Green Bay Road, Winnetka, Illinois 60093

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DRAFT

**LANDMARK PRESERVATION COMMISSION
DECEMBER 7, 2015 MEETING MINUTES**

Members Present: Louise Holland, Chairperson
Laura Good
Beth Ann Papoutsis
Paul Weaver

Non-Voting Member Present: Stuart McCrary

Members Absent: Chris Enck
Anne Grubb
Brian Wolfe

Village Staff: Ann Klaassen, Planning Assistant

Call to Order:

Chairperson Holland called the meeting to order at 7:37 p.m. and welcomed Paul Weaver to the Commission.

APPROVAL OF MINUTES

Chairperson Holland asked for a motion to adopt the September 21, 2015 meeting minutes. She noted that she had several corrections to be made to the minutes. Chairperson Holland then stated that with the large agenda, once the minutes are adopted, the corrections can be turned in.

A motion was made by Mr. Weaver and seconded by Ms. Papoutsis to approve the meeting minutes of the September 21, 2015 Winnetka Landmark Preservation Commission, as amended. The motion was carried by unanimous voice vote.

Chairperson Holland then asked for a motion to adopt the October 5, 2015 meeting minutes.

A motion was made by Ms. Good and seconded by Ms. Papoutsis to approve the meeting minutes of the October 5, 2015 Winnetka Landmark Preservation Commission, as amended.

Chairperson Holland stated that with regard to the corrections, in the interest of time, the corrections can be turned in to Ms. Klaassen.

The motion was then carried by unanimous voice vote.

TEARDOWNS

Review of the Alteration of Designated Landmark - 510 Green Bay Road: Address Numbering For Village Hall

Megan Pierce informed the Commission that she did not have anything significant to present. She indicated that you would notice the progress made on the doors. Ms. Pierce then stated that they were asked to return with the address numeral information and that the previous submittal was for small residential house numbers in a location she identified for the Commission. She stated that the plan is to mount larger numerals so that they are more visible. Ms. Pierce noted that the materials show a mockup that Wilmette Hardware did in bronze to match the new hardware and architectural style of the original hardware for the building. She then referred to the new poles which she described as architecturally significant and stated that by the end of the week, the larger poles would go back in and would also be mounted on the west doors. Ms. Pierce concluded by stating that the hardware for the west door is temporary until the bronze is finished.

Chairperson Holland asked if it would be going on both sides.

Ms. Pierce responded that it would be on one side which is the north side.

Chairperson Holland asked if there were any comments from the audience. No comments were made by the audience at this time. She then asked if there were any comments from the Commission.

Ms. Papoutsis commented that she is happy that such great care was taken.

Chairperson Holland noted that since it is a local landmark, the Commission would have to approve the request. She then asked for a motion to approve the new numerals to be located on the north side of the front stones of the building.

A motion was made by Mr. Weaver and seconded by Ms. Good to approve the alteration of a designated landmark at 510 Green Bay Road. A vote was taken and the motion was unanimously passed.

AYES:	Good, Holland, Papoutsis, Weaver
NAYS:	None
NON-VOTING:	McCrary

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 117 Church Rd. Case No. 15-19.

Martin Murphy introduced himself as the owner and stated that he is a general partner of 117 Church Road Limited Partnership.

Chairperson Holland asked if there were any comments from the audience. No comments were made by the audience at this time. She then asked if there were any comments from the Commission. Chairperson Holland then asked if the new building would be a single family residence.

Mr. Murphy confirmed that is correct.

Ms. Papoutsis asked if it would have a similar footprint.

Mr. Murphy stated that it would have the same width but that it would be deeper. He also stated that it would still have the side drive with the garage in the middle.

Ms. Good asked what style of home would it be.

Mr. Murphy described the home as kind of Craftsman but that it would be more round as opposed to square. He also stated that it would be more ornate than a four square and that it would have hardy board siding.

Chairperson Holland stated that the Historical Society research did not show that the home has historic architectural significance or evidence of significant ownership but that it was designed by Howard Bowen who designed The Chimneys which she described as an important building in Winnetka at the corner of Green Bay Road and Hill Terrace.

Ms. Good asked if there are any other designs that Mr. Bowen has in Winnetka.

Chairperson Holland noted that there is another one up for demolition tonight and that there are a number of them.

Ms. Klaassen confirmed that is correct but that they do not have the actual number of them. She indicated that his name comes up every once in a while.

Chairperson Holland then stated that it is not a rare occurrence.

Mr. Murphy informed the Commission that Mr. Bowen built the home for his son and daughter-in-law or daughter and son-in-law.

Chairperson Holland then asked for a motion.

A motion was made by Ms. Good and seconded by Ms. Papoutsis to approve the demolition of 117 Church Road. A vote was taken and the motion was unanimously passed.

AYES: Good, Holland, Papoutsis, Weaver

NAYS: None

NON-VOTING: McCrary

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 523 Elder Ln. Case No. 15-20.

Halina Krupa introduced herself to the Commission as the owner.

Chairperson Holland stated that the Historical Society research did not show that the home has historic architectural significance or evidence of significant ownership. She asked Ms. Krupa if they would be replacing the home with a single family residence.

Ms. Krupa confirmed that is correct.

Chairperson Holland asked if there were any questions from the audience. No questions were raised by the audience at this time. She then asked if there were any questions from the Commission. No questions were raised by the Commission at this time. Chairperson Holland asked for a motion.

A motion was made by Ms. Papoutsis and seconded by Mr. Weaver to approve the demolition of 523 Elder Lane. A vote was taken and the motion was unanimously passed.

AYES: Good, Holland, Papoutsis, Weaver
NAYS: None
NON-VOTING: McCrary

Ms. Krupa informed the Commission that her husband is out of town so she would be presenting all of their applications.

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 1137 Laurel Avenue. Case No. 15-21.

Halina Krupa also presented this request to the Commission.

Chairperson Holland stated that the Historical Society research did not show that the home has historic architectural significance or evidence of significant ownership.

Ms. Krupa confirmed that is correct.

Chairperson Holland asked if there were any questions from the audience. No questions were raised by the audience at this time. She then asked if there were any questions from the Commission. No questions were raised by the Commission at this time. Chairperson Holland asked Ms. Krupa if they would be replacing the home with a single family residence.

Ms. Krupa confirmed that is correct.

Chairperson Holland then asked for a motion.

A motion was made by Mr. Weaver and seconded by Ms. Papoutsis to approve the demolition of 1137 Laurel Avenue. A vote was taken and the motion was unanimously passed.

AYES: Good, Holland, Papoutsis, Weaver
NAYS: None
NON-VOTING: McCrary

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 1341 Edgewood Ln. Case No. 15-22.

Halina Krupa also presented this request to the Commission.

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 questions from the audience. No questions were raised by the audience at this time. Chairperson Holland then asked Ms. Krupa if they planned to build a single family residence.

Ms. Krupa confirmed that is correct.

Chairperson Holland asked if there were any questions from the Commission.

Ms. Papoutsis asked what would be the style of the new home.

Ms. Krupa responded that all of their homes are traditional homes. She informed the Commission that they have done many homes in the community and that people seem to love them and complement them.

Chairperson Holland noted that the home was built in the 1950's and asked if it is a tri-level home.

Ms. Krupa confirmed that is correct. She also stated that the lot is wider and that the new home will be more interesting of a home. Ms. Krupa added that the design is quite beautiful and noted that each home they build is different and that they did not build the same models. She stated that they build to the neighborhood and the land.

Chairperson Holland indicated that they appreciated that. She then asked for a motion.

A motion was made by Ms. Good and seconded by Ms. Papoutsis to approve the demolition of 1341 Edgewood lane. A vote was taken and the motion was unanimously passed.

AYES: Good, Holland, Papoutsis, Weaver
NAYS: None
NON-VOTING: McCrary

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 165 DeWindt Rd. Case No. 15-23.

The architect for the project, Douglas Reynolds, introduced himself to the Commission and informed them that the property owner is out of town.

Chairperson Holland referred to neighbors who told her they have no problem with the demolition request. She then stated that the Historical Society research did not show that the home has historic architectural significance or evidence of significant ownership. Chairperson Holland then asked how big is the lot.

Mr. Reynolds indicated that it is about an acre.

Chairperson Holland asked if they would be replacing the two story home with a much larger home.

Mr. Reynolds responded that because of the flood plain, they would be well under what they are allowed to build. He added that there would be no basement.

Chairperson Holland asked if there were any questions from the audience. No questions were raised by the audience at this time. She then asked if there were any questions from the Commission.

Ms. Papoutsis indicated that she is curious about the flood plain issue.

Chairperson Holland informed the Commission that the neighbor she spoke with had quite a bit of a flooding issue and is on DeWindt also. She stated that this would solve it. Chairperson Holland then asked if there is a new designation from FEMA for this property.

Mr. Reynolds responded that there is not but that it is relatively new for the Village. He also stated that the Village adopted more stringent regulations which prohibit basements in that area and that it is becoming a trend.

Chairperson Holland then asked for a motion.

A motion was made by Ms. Papoutsis and seconded by Mr. Weaver to approve the demolition of 165 DeWindt Road. A vote was taken and the motion was unanimously passed.

AYES: Good, Holland, Papoutsis, Weaver
NAYS: None
NON-VOTING: McCrary

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 461 Maple St. Case No. 15-24.

Matthew Kerouac introduced himself to the Commission as the architect for the project and stated that he would present the request to the Commission since the property owners are not here, he added that the builder is here.

Chairperson Holland commented that it is a wonderful old home. She also stated that the Historical Society has stated the home is over 100 years old and it has had a rich history of ownership but that since there is a very large amount of information in the files of the Historical Society, the Historical Society did not feel that further research is required. She asked if there were any questions from the audience. No questions were raised by the audience at this time. Chairperson Holland then asked Mr. Kerouac if he would be building a single family residence.

Mr. Kerouac confirmed that is correct.

Chairperson Holland then asked if the new home would be sited in the same area.

Mr. Kerouac stated that the original entrance faced Maple and that they planned to bring it more forward to continue the street elevation.

Chairperson Holland asked if the garage would be to the north.

Mr. Kerouac responded that the entrance will be on Cherry as it was originally.

Chairperson Holland asked if they would be putting the new garage in the same place.

Mr. Kerouac indicated that they would be maintaining the curb cut but that the garage would be located on the north side of the residence and that it would be an attached garage facing north.

Chairperson Holland asked what is the setback requirement for the rear yard.

Ms. Klaassen informed the Commission that since it would be attached, it has to comply with the setbacks required for the residence.

Chairperson Holland stated that currently the garage is right on the lot line and that the home is set quite a distance back. She asked the Commission members if they had any comments.

Ms. Good informed the Commission that she lives on the block further down and that she loved the home. She also stated that with regard to the home's age, especially for the area, it is one of the very older homes in the neighborhood. Ms. Good also commented that she liked the different gables. She then stated that she thought that the landscape is really going to be changed with this home gone and referred to its ambience in this part of town. Ms. Good stated that she would not be happy to see it torn down at all.

Chairperson Holland asked if there should be consideration for an HAIS to be done seeing as the age of the home is over 100 years.

Mr. Kerouac agreed that there is age to the home and that he appreciated that. He then stated that if they were to look at going through what the Historical Society survey has, he described what is significant is that you would not reproduce this in another part of town. Mr. Kerouac stated that it is a conglomerate of two homes which were brought together and that it is very unlivable since there is no plumbing for a powder room on the first floor and that you have to step up to get to the second floor. He also stated that on the outside, there is a conglomeration of styles.

Mr. Kerouac then stated that there is a difference between what is significant and what is unique. He stated that he appreciated the Commission's concern and what the Commission's goals are. Mr. Kerouac referred to finding the Commission's charge of it being significant in terms of its ownership and architectural history and that besides its age, if he had to defend its historical significance, he would find that he would have a hard time defending it besides its age and that he did not know if that is the only criteria to defend a property.

Chairperson Holland stated that when there is a property this old, it relates to what was there and that once it is gone, it is gone.

Mr. Kerouac stated that it started in 1861 as a home which was added onto 10 years later from the home down the block.

Chairperson Holland indicated that is all part of the history of the structure that gives interest to what was on Maple at that time. She agreed that there is not very much there and informed the Commission that a murder was committed on Wilson not far from there of the Village President.

Chairperson Holland also stated that the home was a very significant spot for a number of years in the Village and that they have to consider that for an HAIS.

Mr. Kerouac stated that if you were to walk up to the home, the charm has been lost. He described the home as dilapidated and unlivable. Mr. Kerouac then referred to the balance of preserving the idea and remembrance of the home versus preserving the reality of the structure. He indicated that it would be a hardship to preserve the home as is.

Chairperson Holland stated that the ordinance did not allow for the preservation of the structure indefinitely but that they can preserve what was there prior to its demolition. She asked the Commission members if there were any other comments.

Ms. Good asked if the current owners live there.

Sean Freeman, with Twenty 9, Inc., the builder, informed the Commission that the owners moved out of the home and relocated to a condominium approximately 6 to 8 months ago and that they have been in the home since 1965.

Mr. Freeman noted that they gave up and have not done anything to the home. He referred to getting the home up to any type of suitable living conditions. Mr. Freeman noted that it was stated in the letter from the owner that they did not take care of the property and added that it is a dilapidated structure. He also stated that it has become more dilapidated since no money was put into it to preserve it and that there is nothing there to preserve. Mr. Freeman then stated that there is no significant architecture to highlight and that the interior is beyond resolving which would be issues for a new owner. He stated that in trying to balance everything, he understood the Commission's charge but that he is telling them the reality of what is there and what the market dictates. Mr. Freeman also stated that it has become an eyesore to the neighborhood.

Chairperson Holland informed Mr. Freeman that the Commission did not have a problem with the eventual demolition of the home and that the issue related to whether they should have a history of the home on record because of its age. She indicated that it may result in a delay and that there would be a cost to it and that it is what the ordinance allowed the Commission to do.

Mr. Freeman responded that he appreciated that. He informed the Commission that they have done a lot of work in Winnetka. He also stated that they are building a home for his best friend and that he is known as a rehabber. Mr. Freeman noted that they looked at trying to rehab the home when it was purchased and that they also looked extensively with regard to structural engineers and reiterated that the owner lived in the home since 1965 and is a great person. He stated that they wanted to save the home and looked at every aspect. Mr. Freeman then stated that Mr. Kerouac was interviewed for the project and that they realized that there is nothing that can be done.

Mr. Freeman stated that they also looked at the history of the home to see its previous owners. He then stated that while the consensus is that while it is a great home which will be missed, he informed the Commission that with regard to a fourth generation contractor from Hyde Park, there is nothing that can be done to make the home a valuable asset in the community. Mr. Freeman

indicated that they did not know how significant the new structure would be but that it would keep the old world charm. He also stated that it would be a unique home and that each home they build is distinctively different and charming. Mr. Freeman stated that it would be a long term investment and a forever home. He then informed the Commission that both of the new owners are from the area and are New Trier grads and that they looked for a home for five years and that this would be their dream home and location.

Chairperson Holland stated that they appreciate the fact that they rehab homes and have fine architecture. She then stated that what they are wrestling with is whether they should ask for the owners to provide them with a history of the structure which would be an accurate history which is what the Commission can do under the ordinance. Chairperson Holland stated that the Commission did not fault them for taking a home which is not livable and building a new one. She then stated that the Commission must ask themselves if they would be depriving the Village of the history of the home which goes back to 1872.

Mr. Freeman stated that he understood the Commission's position. He also stated that the packet of information that the Historical Society prepared provided a clear delineation from day one to today of the home. Mr. Freeman then stated that in terms of going through and getting a more accurate history, there is nothing more than what has been done.

Chairperson Holland indicated that you would be surprised at how architectural historians delve into a property. She also stated that the Commission rarely contradicts the opinion of the Historical Society, but that sometimes they do.

Ms. Good stated that if they had a survey which they have been trying to get for so long, they would know how many civil war homes there are in town and that there are not a lot of them.

Chairperson Holland noted that the home is from the civil war era based upon the time of interest. She then stated that if they tear the home down, they want to know the history of it, such as the fact that it was put together from two different households. Chairperson Holland also stated that they want to know why and when. She added that there are a lot of unanswered questions and that they would like to have the professional investigation for their records.

Mr. Weaver stated that he understood that it is an old home and that it made no sense to put money into it. He indicated that it would make sense to have the Historical Society look and see if there is other information about it that they do not have before the home comes down. Mr. Weaver then stated that it is great that they have fine architecture and would bring something beautiful for the community. He stated that for the sake of what they do, it is a very old structure and that the Historical Society commented that it has a rich history of ownership, they need to have a comprehensive study and report of the home in the records. Mr. Weaver added that it is their job to the community.

Mr. Freeman informed the Commission that when the home was first opened up is when the Historical Society did their review and that they did not find significance of the home and are not against the home being torn down. He reiterated that the rich history of the home is noted.

Chairperson Holland stated that they are not saying that, but that it says that it is 100 years old and that it has a rich history of ownership. She stated that it also said that there is a lot of information in the files and they did not feel that further research is required. Chairperson Holland stated that still did not amount to the professional research that an architectural historian would give to this specific home. She then stated that it is up to the Commission to make a motion. Chairperson Holland also stated that given that the Historical Society has so much information on the home, the HAIS can be done quickly.

Mr. Freeman informed the Commission that a young couple is trying to purchase the home and that there would be financial hardship and that they have done their due diligence. He also stated that there is a letter in the file from the owner selling the home saying that the home is not livable and should be torn down. Mr. Freeman indicated that he understood that is not the goal of the Commission and referred to the history which can be given from the owner whom he described as an intelligent man as well as with regard to the history of the owners and previous ownership. He reiterated that nothing new would be found under a leaf turned over.

Ms. Good stated that it is unclear that the owners lived in the home for 50 years. She then referred to the fact that suddenly, the home is not livable and that she would like more specifics as to what made the home so unlivable.

Mr. Freeman informed the Commission that first, the owners were elderly and there is no bathroom on the first floor. He also informed the Commission that the woman had hip and knee replacement surgery. Mr. Freeman then informed the Commission that he lives in a 150 year old home with children. He also stated that in going from room to room with different heights, it presented a problem. Mr. Freeman then informed the Commission that the kitchen has exposed masonry and that there is no electrical and that there is not a conduit or wiring.

Ms. Good then referred to the age of the home and the fact that electrical can be replaced. She indicated that it is not accurate to say that the home is unlivable.

Mr. Freeman informed the Commission that the owners fought the battle for a long time and put the home on the market in the early 2000's and that the value was so significantly reduced, for their retirement, they could not sell the home and live a comfortable life. He then stated that as the market escalated, they felt it was the best opportunity after due diligence and meeting with realtors and others. Mr. Freeman informed the Commission that the home was listed on teardowns.com.

Ms. Good asked who put it there.

Mr. Freeman stated that the owner put it there on his own. He reiterated that the 150 year old home he lives in is a Howard Van Doren Shaw home and that he was painstakingly committed to keeping and maintaining the home and went on to describe the improvements made to his home. Mr. Freeman stated that for those expenses to be done to this home would exceed the cost of new construction. He also stated that in connection with the garage, you can barely drive to the back of the detached garage and that vehicles did not fit in it. Mr. Freeman stated that there would be the same problem whether the owners were 88 or 28 in that they would not be able to park in it. He added that there were a number of things which lead them to this point.

Chairperson Holland referred to the problems in connection with preservation as opposed to teardown.

Mr. Freeman reiterated that a lot of the home's history has been documented.

Chairperson Holland responded that it has not been professionally documented in what the Village has used for over 20 years for an HAIS. She reiterated that once the home is gone, it would be gone and that it is up to the Commission to ask for a professional history to be given in the HAIS report. Chairperson Holland then informed Mr. Freeman that as soon as the Commission has the report and determined that it is satisfactory, full and complete, they would grant the demolition. She referred to the age of the home being identified from 1872 and that other material dated the home to 1861 and that the original portion of the home dated to 1861. Chairperson Holland stated that in her personal opinion, the Commission would not be doing their duty if they did not ask for an HAIS. She noted that it is not done often and that because of the age of the home, it may take a little bit of time.

Mr. Freeman then informed the Commission that it would impose a financial burden on the current owners to have to wait for a date and that the home's information is well noted and that there is a lot of information.

Chairperson Holland stated that you would be surprised with what the HAIS report writers find. She stated that it will end up in the same place but that the Village would have a record of the home on the property. Chairperson Holland indicated that the Commission did not want to make a problem for the new owners and that it can be done quickly and that they can provide a series of names of who can do the report and referred to the format that it gives the Commission.

Mr. Freeman asked the Commission if they can approve the demolition request pending the fact that they would be providing an HAIS.

Chairperson Holland responded that they would have to get the HAIS and make sure that it is complete and that then, they can grant the demolition permit application based on the HAIS.

Mr. Freeman then asked if the next meeting is January 4, 2016.

Chairperson Holland noted that they cannot do anything between now and then.

Mr. Freeman then stated that at this point, they have had a very unique winter and unbelievable weather. He asked if there would be an opportunity before January 4th for them to get the HAIS to the Commission and satisfy their questions so that they can move forward prior to January 4th.

Chairperson Holland stated that they cannot.

Ms. Papoutsis suggested that they call a special meeting since there is so much information available.

Ms. Klaassen indicated that it is up to the Commission as to whether they want to require an HAIS.

She also stated that they would have to make a publication in the newspaper of the meeting and send out notices. Ms. Klaassen stated that they would not be able to schedule a special meeting soon.

Chairperson Holland also stated that the applicant would have to choose an architectural historian to do the study. She questioned whether they could possibly meet before January 4th when they talk to an historian and give them a timeline and make sure that with all of the information at the Historical Society, the process can be sped up to the point where the Commission could see it January 4th.

Ms. Klaassen stated that she would have to look at the publication deadlines.

Chairperson Holland also stated that there are no other demolitions from 1861 at this meeting and that it is rare in the community. She indicated that there are not many pre-civil war homes and that when they have one, they want to try to make sure that the Village has a complete record of it. Chairperson Holland then stated that if they were on the east coast, there are lots of old homes but not in the Midwest.

Mr. Freeman stated that he understood and read the history in the packet of information with fascination. He stated that there is so much of it, he knows the history of the home and that asking them to wait until February is not right.

Ms. Good stated that is something that builders should make note of if they are coming in and tearing down pre-civil war homes that there would be extra expenses involved and time needed and that it should be noted for the future.

Mr. Freeman stated that the cost would not impact him.

Ms. Good then stated that the argument is not the home's architectural history, but that there are a lot of historic areas in the United States and if they were to determine if the home is architecturally or historically significant, the answer is no. She then referred to the totality of a neighborhood being stripped away one by one in the Village which is her concern.

Mr. Freeman informed the Commission that it is not a fly by night or blind decision and that the purchasers knew the history of the home when it was purchased and that the owners know the history of the home for which a lot of information is documented.

Chairperson Holland stated that it still is not the kind of professional documentation required and that the ordinance allowed the Commission and directs them to take on a home of this age. She indicated that they would find that it would go much quicker than they think.

Mr. Freeman stated that it is not about him, but the owners who have been living in Winnetka since they were born. He then stated that to ask them to wait to build their dream home because there is not enough history would be reasonable but there is enough information in the packet. Mr. Freeman also stated that while it is not professional, it is complete.

Chairperson Holland stated that the Commission cannot take that and that this is what the ordinance tells them they are able to do. She then stated that in a month or two, the owners would appreciate living in Winnetka and that she did not believe they have ever had a home quite this old. Chairperson Holland then referred to a home at 595 Sheridan which was the antebellum home but which was not quite this old. She then stated that at the age of 1861, it is not too many years different from the age of the log home. Chairperson Holland stated that she appreciated the problems with the structure which is not the issue.

Mr. Freeman indicated that he understood and asked if there is a way to maintain that they be obligated to do the HAIS and allow them to move forward.

Chairperson Holland confirmed that there is not and that is the way in which the ordinance read. She stated that sometimes the Commission agreed with the Historical Society and that other times they did not. Chairperson Holland then commented that she is sure the new home would be beautiful and asked for a motion.

A motion was made by Ms. Good and seconded by Mr. Weaver to request that an HAIS be done for 461 Maple. A vote was taken and the motion was unanimously passed.

AYES: Good, Holland, Papoutsis, Weaver
NAYS: None
NON-VOTING: McCrary

Chairperson Holland informed the applicant that Ms. Klaassen would provide a list of architectural historians and that it is their hope for it to come to the Commission quickly so that they can act quickly and get the applicant's plans in to the Building Department.

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 20 Kent Rd. Case No. 15-25.

Amy Brock introduced herself to the Commission and stated that she and her husband are the property owners.

Chairperson Holland asked Mrs. Brock if they live in the adjacent home.

Mrs. Brock confirmed that is correct and stated that they live at 2 Kent Road and identified the next door property as 20 Kent Road.

Chairperson Holland stated that the Historical Society says that while the home was designed by Laurence Booth who is a prominent architect, they did not feel that further research is necessary. She then asked Mrs. Brock if they planned to tear down the home and rebuild.

Mrs. Brock stated that they planned to tear down the home and convert the land back as it was originally designed which is just a yard.

Chairperson Holland then asked if they planned to keep it as a separate lot.

Mrs. Brock confirmed that is correct as a hedge against the future financially and that there are no plans for improvements on the property.

Chairperson Holland asked if there were any comments from the audience. No comments were made by the audience at this time. She then asked if there were any comments from the Commission.

Ms. Papoutsis commented that their home at 2 Kent is a beautiful home and that she appreciated the fact that they want to restore the property to its original condition. She also commented that the home has a very different style than the others on the block.

Mrs. Brock confirmed that is correct as well as the surrounding area. She informed the Commission that the subdivision was sold off in the 1950's and 1960's and that two homes were built.

Chairperson Holland noted that the building permit was registered as 1977. She asked if there were any other comments from the Commission.

Ms. Good commented that unfortunately, Winnetka did not have a lot of modern homes of this period, especially since it is one of the Chicago Seven architects. She then indicated that it would be hard to say that the home is architecturally significant without seeing the interior. Ms. Good also commented that the exterior is interesting enough and you see historic homes being taken away from the fabric of the community as well as a lot of modernistic homes being taken away. She noted that they just lost one on the corner of Prospect not long ago. Ms. Good added that Larry Booth is an extremely well known modernist architect and that she would definitely like to see an HAIS.

Mrs. Brock stated that it is her understanding that Mr. Booth did the home at the beginning of his career and called it contemporary. She informed the Board that they reached out to Mr. Booth to determine if there was any interest and that there was not.

Ms. Good also stated that when it occurred in his architectural career, Frank Lloyd Wright created bootleg homes which are before his sophisticated Prairie school style types of homes which are still a significant style. She added that you did not see them torn down in Hyde Park and that argument did not hold up. Ms. Good then stated that it would be hard to say and they are not sure what materials were used on the home since it is hard to tell from the photograph and that she would like to know more about this particular property.

Mr. Weaver stated that he had no comment and that he is fine with the information they have on this home.

Ms. Papoutsis reiterated that she appreciated that Mrs. Brock and her husband have gone to great extent to renovate their home and restore it to the historic grandeur that it is and that they have gone to a great effort to do that. She also stated that she respected the architecture of the community. Ms. Papoutsis then stated that while it is hard to see a structure go down, she appreciated what the applicants are doing to their home and that this would improve their home as

well along with the beautiful garden which she is sure it will be. She concluded by reiterating that she appreciated everything they have done to their home to preserve it.

Ms. Good stated that she realized that they cannot keep the home from being demolished and that the question is that, based on the previous property, do they want a record of it. She then stated that seeing that the Chicago Seven and the fact that they have very few mid-century homes with flat roofs in this neighborhood, she described it as almost a no brainer that they need an HAIS, also given the fact of who lived there and that they are not planning on building another home which would impede on a builder's schedule.

Mrs. Brock informed the Commission that they shut off the electricity and water and that there is a foot of water in the basement, as well as the fact that the roof is falling down. She stated that the property has not been maintained for a long time. Mrs. Brock then referred to the disconnection of the air conditioning and her concern related to going through the roof which is slanted and not flat. She then questioned how long can the home sit with standing water and that her concern related to what it meant to the environment. Mrs. Brock agreed that they would not be holding up a builder, but that her concern related to safety and aesthetics for the neighborhood with delays. She added that the home is not constructed soundly and was not maintained very well.

Chairperson Holland stated that Mr. Booth did much newer work on the Ravines.

Mrs. Brock confirmed that the water and electricity is off and that the gas had been pulled.

Chairperson Holland then asked for a motion.

Ms. Good moved to recommend that an HAIS be done on 20 Kent Road. The motion was not seconded.

Chairperson Holland noted that since there was no second to the motion, she stated that the motion would be to vote to grant the demolition. She asked if there were any other comments.

Ms. Good stated that she is concerned about the environmental issue. She suggested that the applicant bring in something from the architect saying that there are risks.

Mrs. Brock informed the Commission that they discovered the water with the Village Engineer this week. She also stated that they did not know where the water was coming from and that likely, it is because of a failed sump pump.

Chairperson Holland stated that since there was no second to the motion, she asked for another motion to grant the demolition permit.

A motion was made by Mr. Weaver and seconded by Ms. Papoutsis to approve the demolition of 20 Kent Road.

Ms. Klaassen noted that all four voting Commission members would have to vote unanimously for the motion to pass.

Ms. Good stated that if the applicant brought in something saying that there is a threat to the Village, she would be fine and that otherwise, she would vote no.

Chairperson Holland suggested that they hold the matter over until the January meeting with a larger quorum. She also stated that during the month, for the applicant to bring information from the Village, a plumber or contractor to document that a danger existed in allowing the home to stand.

Mrs. Brock agreed that would be fine.

No vote was taken on this matter at this time.

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 1432 Scott Avenue Case No. 15-26.

Gary Frank introduced himself to the Commission as the applicant.

Chairperson Holland stated that the Historical Society research did not show that the home has historic architectural significance or evidence of significant ownership. She asked if there were any questions from the audience. No questions were raised by the audience at this time. Chairperson Holland then asked if there were any questions from the Commission. No questions were raised by the Commission at this time. Chairperson Holland asked Mr. Frank if they are the owners.

Mr. Frank confirmed that is correct.

Chairperson Holland then asked Mr. Frank if they planned to build a single family residence.

Mr. Frank confirmed that is also correct.

Mr. Weaver stated that they talked earlier about homes in flood plains. He then stated that although this is a different area, there is some flooding in the area and asked if it would be a problem for this home.

Mr. Frank noted that the home would not be in the flood plain and that it would be pitched north to south. He indicated that they have done all of the engineering on it and that all of the water going to the south side would be picked up by catch basins and then north uphill to the pump then to the city storm. Mr. Frank added that there would be storm water detention on the property as well. He informed the Commission that it would be looked at by the Village and civil engineers.

Chairperson Holland then asked for a motion.

A motion was made by Ms. Good and seconded by Mr. Weaver to approve the demolition of 1432 Scott Avenue. A vote was taken and the motion was unanimously passed.

AYES: Good, Holland, Papoutsis, Weaver
NAYS: None

NON-VOTING: McCrary

Old Business

No old business was discussed by the Commission at this time.

New Business

Chairperson Holland indicated that she did not know if this represented old or new business, but that the trolley tour which takes place in May and which is a tour of all of the landmarks of the Village. She stated that until now, there have been no additions so the pamphlet made by the curator of the Historical Society would be reproduced again and given to all of the people who wish to go. Chairperson Holland added that it would be under the Community Development Department budget.

Mr. McCrary noted that they spent \$500 spent last year.

Chairperson Holland confirmed that \$1,000 was spent last year and that \$500 was to produce the brochure. She indicated that it would be a matter of paper and it is all in the computer. Chairperson Holland then stated that when they have more members present, they can discuss it in greater length.

Ms. Klaassen asked the Commission with regard to changing the start time of the meetings to 7:00 p.m. and that she would like to take a poll. She indicated that two of the Commission members have let her know their comments and that it would be up to the Commission. Ms. Klaassen informed the Commission that it has been the trend lately.

Mr. McCrary referred to the executive session and that it is a question of convenience for the members.

Ms. Good stated that she cannot make it any earlier.

Chairperson Holland stated that the start time can remain at 7:30 p.m.

Ms. Papoutsis stated that it is fine either way.

Chairperson Holland then thanked the Commission for their consistence and thought process.

Ms. Papoutsis stated that she had corrections to be made to the minutes.

Chairperson Holland informed Ms. Papoutsis that she gave her corrections to Ms. Klaassen and for Ms. Papoutsis to give hers to Ms. Klaassen as well. She stated that was done since there was a long agenda and that she thought they would be here much later.

Ms. Papoutsis agreed that would be fine.

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

Respectfully submitted,

Antionette Johnson,
Recording Secretary

DRAFT

**LANDMARK PRESERVATION COMMISSION
JANUARY 4, 2016 MEETING MINUTES**

Members Present: Louise Holland, Chairperson
Chris Enck
Laura Good
Anne Grubb
Paul Weaver

Non-Voting Member Present: Stuart McCrary

Members Absent: Beth Ann Papoutsis
Brian Wolfe

Village Staff: Ann Klaassen, Planning Assistant

Call to Order:

Chairperson Holland called the meeting to order at 7:30 p.m.

TEARDOWNS:

Continued from the December 7, 2015 meeting: Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 20 Kent Road. Case No. 15-25

The applicant and property owner, Amy Brock, stated that she lives at 2 Kent Road, next door to 20 Kent. She stated that her home was built in 1906 and the property originally included the subject site. Ms. Brock stated that the property has sat for over a year. She stated that they were told by the previous owners that there is a sewage leak under the garage. Ms. Brock stated that there was over a foot of standing water in the basement, which has now receded to approximately 3 inches. She stated that the roof is leaking and has a number of issues. Ms. Brock stated she and her husband have restored three homes; they do not believe in tear downs but not every house is significant. She stated they had not sought to purchase the home. Ms. Brock then referred to the 1928 landscape plan by Root & Hollister for 2 Kent Road, which represents the 20 Kent Road property being a part of the original site. She described the original gardens and vistas that they would like to reintroduce to the property, similar to what they have done on their property at 2 Kent. Ms. Brock stated that Larry Booth may be a significant architect but that doesn't make 20 Kent significant, which it is not.

Chairperson Holland asked if there were any public comments regarding the demolition of 20 Kent Road.

There were no public comments.

Ms. Good stated that there are not many modern homes in Winnetka. She described the need to at the very least have such a home documented. Ms. Good suggested, if it was possible, to approve the demolition permit under the condition that an HAIS be commissioned.

Chairperson Holland stated that is not possible under the ordinance they are required to work within.

Ms. Brock stated that the previous owners only lived in the home during the fall to spend the holidays with their family. She stated that they are worried what will go on the lot if they did not buy it. Ms. Brock stated they are trying to protect the historic nature of the property. She stated they are also concerned with drainage. Ms. Brock stated they want to plant trees to protect their property from Hibbard Road.

Mr. Enck asked Ms. Brock if they plan to keep the lot vacant and separate from their 2 Kent property.

Ms. Brock stated yes, for the time being. She stated they are consulting with tax attorneys to determine what is best for them.

Ms. Good stated Larry Booth is one of the Chicago Seven. She stated it may not be one of his best works the house is very important.

Ms. Brock stated Larry Booth is significant but he was commissioned by the Bears to build their dream home but that doesn't mean it is significant architecturally. She stated that there were comments at the previous meeting that there isn't a financial burden if the demolition is delayed. Ms. Brock stated that is not true, it costs \$100 a day in taxes to have the house sitting vacant.

Chairperson Holland stated she visited the site and it is a dangerous situation. She stated this house is not one of Larry Booth's best. Chairperson Holland stated there are other Booth homes in Winnetka. She stated it would be an imposition to keep the property in its current condition. Chairperson Holland stated the house is in very bad shape. She stated she would vote to approve issuance of the demolition permit.

Mr. Weaver stated he would be in favor of voting for the demolition.

Mr. McCrary stated he likes to find a compromise in a situation like this. He asked if photos that are generally included in an HAIS be taken so that the information that can't be gained once the house is demolished is obtained.

Chairperson Holland stated the Winnetka Historical Society could be asked.

Ms. Grubb stated that they need to consider what a resident is trying to accomplish and it is important to consider how people view their own neighborhood when considering an application like this.

Mr. Enck stated photos would be good to have taken by the Winnetka Historical Society so it could be documented.

Chairperson asked for a motion to approve issuance of the demolition permit for 20 Kent Road.

A motion was made by Mr. Enck to approve the application for demolition for 20 Kent Road. The motion was seconded by Ms. Grubb. A vote was taken and the motion was passed with a vote of 4 to 1.

AYES: Enck, Grubb, Holland, Weaver

NAYS: Good

NON-VOTING: McCrary

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 960 Private Road. Case No. 16-01

Mitch Ruchim stated he is Mr. Birov's attorney and he is representing Mr. Birov.

Mr. Weaver asked who currently owns the home.

Mr. Ruchim stated it is currently owned in a trust, the Barbara Ann Joyce Self Declaration of Trust. He stated they are expected to close January 29, 2016.

Ms. Good stated that she agrees the home is not architecturally significant. She stated however, the home is considered historic due to its age being over 50 years. Ms. Good stated it is a handsome in the Village. She asked when the property was listed.

Mr. Ruchim stated he doesn't have that information.

A discussion ensued on the listing date of the property.

Chairperson Holland asked if there were any public comments regarding the demolition of 960 Private Road.

There were no public comments.

Chairperson Holland stated her displeasure with a new home being advertised before the demolition permit is approved. She stated it is very disrespectful to the Commission and Mr. Birov has been told this many times.

Mr. Ruchim stated he will relay the Commission's message to Mr. Birov.

Mr. Enck stated he has said this before; it is disappointing that there is a lack of creativity to not explore ways to modify and/or expand a house like this.

Chairperson asked for a motion to approve issuance of the demolition permit for 960 Private Road.

A motion was made by Ms. Grubb to approve the application for demolition for 960 Private Road. The motion was seconded by Mr. Enck. A vote was taken and the motion was passed unanimously.

AYES: Enck, Good, Grubb, Holland, Weaver
NAYS: None
NON-VOTING: McCrary

Review of the Historical Architectural Impact Study (HAIS) for the Single Family Residence at 461 Maple St. Case No. 15-24.

The applicant and builder, Sean Freeman, was present.

Chairperson Holland stated the HAIS is very interesting and very complete. She stated she hoped they will take to heart the comment in the HAIS which stated that the “Demolition of the Thomas Bassett House at 461 Maple Avenue could have an adverse impact on the block upon which it is situated and the block to the south in particular if its replacement is not sensitive to the issue of scale.”

Chairperson Holland asked if there were any public comments on the HAIS for 461 Maple.

Winifred Date Hayes stated she lives in Lake Forest, but she was born and raised in Winnetka and has very close ties to Winnetka. She stated 461 Maple is important to the Village of Winnetka. Ms. Hayes stated that Stanly and Winifred Rich were here maternal grandparents. She stated the first lived at 535 Willow then moved into 461 Maple in 1926. Ms. Hayes described some of the features of the home, including that she was told by her parents that the front door was designed by S.S. Beman. She stated that tried to verify that herself but was unable to. Ms. Hayes stated Winnetka loses its uniqueness and character every time a historic house is torn down.

There were no additional comments.

Chairperson Holland asked for a motion to accept the HAIS as complete.

A motion was made by Mr. Enck to accept the HAIS for 461 Maple as complete. The motion was seconded by Ms. Good. A vote was taken and the motion was passed unanimously.

AYES: Enck, Good, Grubb, Holland, Weaver
NAYS: None
NON-VOTING: McCrary

A second motion was made by Ms. Grubb to approve the application for demolition for 461 Maple Street without issuance of a delay. The motion was seconded by Mr. Weaver. A vote was taken and the motion was passed unanimously.

AYES: Enck, Good, Grubb, Holland, Weaver
NAYS: None

NON-VOTING: McCrary

Chairperson Holland asked if there was any old or new business to discuss.

There was none.

A motion was made by Mr. Enck to adjourn the meeting. The motion was seconded by Ms. Grubb and passed unanimously.

The meeting adjourned at 8:15 pm.

**VILLAGE OF WINNETKA
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**NOTICE OF DEMOLITION APPLICATION
PRELIMINARY REVIEW**

TO: Landmark Preservation Commission

FROM: Ann Klaassen, Planning Assistant

DATE: January 25, 2016

REFERENCE: 1087 Oak St. Case No. 16-02

An application for demolition was received December 22, 2015 for the removal of the single-family residence at 1087 Oak St. The residence was built in 1921. The original building permit lists A. J. Johnson as the owner and architect when the residence was built. The structure is not a national, state, or local designated landmark. Research by the Winnetka Historical Society does not show that this home has historic architectural significance or evidence of significant ownership.

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 an 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);
2. Comments of the Winnetka Historical Society;
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.

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.

Village of Winnetka
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM

Date: January 4, 2016
To: Winnetka Historical Society
From: Ann Klaassen, Planning Assistant

The Landmark Preservation Commission will consider a request to demolish the primary structure located at 1087 Oak St. on February 1, 2016 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 January 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>
03.01.1921	Construct 2-story frame residence.	A. J. Johnson	A. J. Johnson
09.10.1921	Construct 1-story frame garage.	A. J. Johnson	A. J. Johnson
03.10.1961	Construct 1-story addition to residence.	Robert J. Eck	William D. Murphy
08.13.1996	Remodel two existing bathrooms, basement and replace HVAC.	Andy & Maureen Storch	Morgante Wilson Architects, Ltd.

Other Pertinent Village Documentation/Information:

Winnetka Historical Society Response: Research does not show that this home has historic architectural significance or evidence of significant ownership.

By: P. Van Cleave Date: 01.21.2016

WINNETKA HISTORICAL SOCIETY HOUSE RESEARCH WORKSHEET

ADDRESS: 1087 Oak

CONSTRUCTION DETAILS

ORIGINAL CONSTRUCTION DATE: 1921

CONSTRUCTION TYPE: frame

STYLE: Colonial

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
A. J. Johnson	1921-	No info found – may have been a builder and never lived in the house.	
Max and Elen Bradley Murdock	c1926-1955	He died in 1950-obit attached.	
Robert and Patty Eck	1961-before 1977	Moved to 360 Green Bay by 1977.	
Andy and Maureen Storch	-1999?	House sold in 1999.	
Unknown	-2007		
Ed and Shelley Keller	2007-2015	House was a rental property; Kellers live across the street.	

SIGNIFICANT EVENTS ON PROPERTY: None on record

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
A.J. Johnson	Original construction	No information found
William D. Murphy	Addition	AIA from 1963-68

RESEARCH SOURCES USED: house file, telephone directories, Proquest, AIA archives,

Date of Research: January 20, 2016

MAX MURDOCK SERVICE TO BE HELD MONDAY

A memorial service for Max Murdock, 66, attorney and civic leader who died Thursday in Evanston hospital, will be held at 2:30 p. m. Monday in the chapel at 1567 Maple av., Evanston. He lived at 1087 Oak st., Winnetka.

Mr. Murdock was former president of the Citizens' Association of Chicago, civic improvement group, and had served as general counsel and executive secretary of the Illinois Association of Real Estate boards. Born in Streator, he served as city attorney there for two terms before coming to Chicago in 1924.

Mr. Murdock also was a former assistant director of the state department of registration and education. He served in World War I as a captain in the intelligence corps. He was decorated by the Luxembourg government.

Surviving are his widow, Elen, a daughter, Mrs. Eleanor Knupfer, and two sons, Lawrence and Frankiin.

THE TAX AMENDMENT.
Chicago Daily Tribune (1923-1963); Oct 10, 1926; ProQuest Historical Newspapers: Chicago Tribune
pg. 10

THE TAX AMENDMENT.

The debate before the City club on the tax amendment to the state constitution, which the voters are to pass upon at the November election, brought out some of the more cogent points on both sides. Max Murdock, general counsel for the Illinois Association of Real Estate Boards, speaking in favor of the amendment, reminded his hearers of the indisputable fact that much of the wealth of the state escapes direct taxation under the present tax laws.

"The present law permits intangible assets to escape the tax burden," Mr. Murdock said. "The man of average income has to bear more than his share. More than half the values in Illinois are intangible and untaxable under the present constitution. For the lack of taxes from these properties the workingman must make up by paying high taxes on real estate and high rent."

The evil of which Mr. Murdock complains is a real one but its importance can easily be exaggerated, for the tendency of almost all taxation is to sift through the population. If wealth escapes paying directly to the government, it will pay indirectly. We do not intend this as a defense of the present tax laws which in many respects are indefensible on theoretical grounds, but we are convinced the evils of the present system are susceptible of exaggeration. If half of what the friends of the tax amendment say is true, the ordinary wage earner today would be in a desperate situation.

The voters must choose between evils. The faults of the present system are well known. What we might expect in the way of tax legislation from an administration at Springfield such as the present one, if the amendment becomes law, is something we do not care to contemplate. At present there are definite constitutional limitations on the freedom of the legislature to pass tax laws, but under the amendment the assembly would have a relatively free hand. John H. Camlin of Rockford, president of the Illinois chamber of commerce, emphasized one aspect of the matter when he pointed out that the legislature is eagerly awaiting the opportunity to devise new ways of raising money to meet an ever growing state budget. He views the amendment as an invitation to the legislature to loot the pockets of the citizens.

Before we alter the legislature's taxing powers we must clean up the state government. Our present system is full of inequities, but at any rate we have been able to do business and prosper under it. We may look forward to a more opportune time to modify the tax provisions of the constitution.

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The Cook County Recorder of Deeds provided the following information about recent property sales:

Glencoe

- 344 Woodlawn Ave., Krisitne A. and John R. Beebe to Susan G. Charles, \$382,500.
- 235 Hawthorn Ave., Leon Love M.D. and Rita Love to Richard J. Bodkin and Donna M. Bodkin, \$864,400.
- 160 Linden Ave., Kevin and Laura Roettiger to Michele C. Wyant, \$275,000.
- 770 Vernon Ave., Robert Shattow to Michael Borgsneen, \$335,000.
- 425 Sunset, William and Patricia Aaron to Mitchell and Sally Loveland, \$530,000.

Winnetka

- 593 Provident, Harris Bank Glencoe-Northbrook to Brad McLane and Dede McLane, \$650,000.
- 1082 Elm, Phillip Cohen to Peter W. Tucker, \$560,000.
- 279 Linden St., George B. Kinson Jr. and Martha V. Kinson to Martha J. Forsyth and William D. Forsyth III, \$815,000.
- 911 Tower Road, Barbara Howell to L. Lin, \$535,000.
- 1240 Lindenwood, Kim C. Nagle and Rebecca A. Nagle to James W. Wyant and Dale West Wyant, \$750,000.
- 827 Humboldt Ave., Clara G.B. Roos to Humboldt Park Corp., \$324,500.
- 79 Indian Hill Road, G.R. Development Inc. to Douglas and Kanu Wagouer, \$1,262,500.
- 401 Sheridan Road, Michael and Beth Madigan to William and Martha Best, \$950,000.
- 1170 Broadmeadow, William D. and Stephanie S. Branon to Jonathan Copulsky and Ellen Barreto, \$1,200,000.
- 896 Spruce St., Julie Dini to Donald Goldberg, \$350,000.
- 1087 Oak St., Robert and Patricia Eck to Andrew and Maureen Storch, \$501,850.
- 2 Golf Lane, American National Bank to Daniel and Debra Gill, \$1,025,000.
- 380 Poplar St., Thomas Barber and Linda Martin to Patricia Mordecial, \$685,000.

- Wheaton to Tilmann Pick and Susan Szmania Pick, \$255,000.
- 2104 Birchwood, Dorothy R. Steffens to William and Nili Wronski, \$250,000.
- 246 Linden, John Visconti to John C. Naughton and Julie R. Naughton, \$386,500.
- 1405 Forest Ave., Michael G. McClellan to Lori Kaplan, \$260,000.
- 1625 Sheridan Road, #310, Carol Jean Larson to Dorothy J.V. Magos, \$146,900.
- 1921 Thornwood, Patrick and Sally Hagerty to Paul and Joanne Matousek, \$500,000.
- 1034 Seminole Road, Ann F. Geiman to Ralph F. and Kathy Tschantz, \$710,000.
- 1025 1/2 Linden Ave., American National Bank Trust to Dona M. Porter, \$163,000.
- 1305 Sheridan Road, Terence Corby to Arthur and Judith Gressel, \$647,000.
- 2728 Greenleaf, David Vereshack to John Beebe, \$309,500.
- 819 Chilton, John Greeman to David Bode, \$382,500.

Northfield

- 274 Crestwood, William M. Fischer to Sandra Costa, \$125,000.

Northbrook

- 1817 Holly Ave., \$193,500, Harold A. Coyell to Randy L. Gyorffy.
- 1745 Birch, \$330,000, Jeffrey D. Sussman to Jonathan L. and Mary Holleb.
- 2100 Valencia Drive, #106B, \$111,000, Betty J. Nemmer to Margaret M. Cavanaugh.
- 2347 Bellevue, \$160,000, Thomas and Debra Miller to Vilmos and Susan Weszt.
- 2874 N. Dundee Road, \$165,000, Ted and Lillia Wilcox to Matthew Kurtyka and Jack Szuob.
- 3507 Techny, \$285,000, Kenneth Riccardo to Karl and Carol Einfeld.
- 2120 Dehne Road, \$160,500, Stephen H. and Barry M. Rugen to Czeslaw Kulig.
- 925 Springhill, #104, \$108,500, Carol S. Chaplan to Lawrence Mattlin, Raul P. Rico.
- 2017 Butternut Lane, \$377,000, Paul J. Rutstein to Richard B. Barrett.
- 2546 Campden Lane, \$320,000, General Electric to Artur and Sylvia Madejski.

Wilmette

- 408 Brookside Drive, Duk Hoon Lee and Wan Ja Lee to Joel Melnick and Michelle Melnick, \$345,000.
- 222 S. Lockerbie Lane, Ellen K. Ripp to JMK Group, Inc., \$123,000.
- 219 Broadway, Brian J. O'Connor to Laurence Hegarty, \$500,000.
- 108 17th St., William R. Hausman and Rosalyn S. Hausman to James T. Mangan and Kathleen S. Mangan, \$399,500.
- 2020 Schiller, Christopher C. Wheaton and Molie Malone

Glenview

- 317 Cherry Lane, \$165,000, Kerry J. and Joanne Collins Rosalina G. Paniker
- 2520 Pick Lane, \$232,500, Esther V. Carr to Timothy C Hubbard.
- 2538 William Ave., \$234,500 Jonathan and Naiomi Malm Stephen and Jackie Thomas
- 2310 Mohawk Lane, \$550,00 Ralph MacDonald and Janic E. Paape to Peter N. and Patricia Kladis.
- 944 Washington, \$270,000, Bruce and Jeri Calvetti to Joseph Mortola and Jane M. Marchiori.



1753	Address: 1087 Oak	Lot Size: 80 x 177			\$ 32,000.00 31,000.00
	City: Winnetka	Rms. 6	Bed. 3	Baths: 1	
Constr: White frame	Style: Dutch colonial	Taxes: \$492.00	Porches:	Garage: 2 car	Contract:
Roof: Composition	Built: 33 years old			HW-Det. Apt.	

Open House 6/26/56	Basmt: Full - automatic washer, extra stove included	Room Sizes: LR 25 x 14 DR 14 x 14 KLO x 13' 10" BR25 x 13'8" BR17'8" x 8'9" BR12'4" x 14 BR12'4" x 14 Den 17'8" x 8' 7"
Listing Date 6/21/56	1st Entrance hall, living room (fireplace), dining room (will replace chandelier), sun room (book shelves)	
	2nd 3 bedrooms (sun room off master bedroom), 1 bath	
	3rd Bessler stairway to center floored storage	

Possession: 2 weeks after closing	Reason for Sale: transfer
School: Grade: Crow Island	JHS: Skokie HS: New Trier
Transp: RR. Northwestern	Bus: Other:
Mortgage: Existing \$19,500 - FHA- 20 year Available:	
Remarks: Beautiful lot, cyclone fenced yard	

JUN 21 1956

Title Form: Torrens

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

Sold
to Cash
Owner: *Russell Hunt*

Exclusive Agent: Pearson & Co.
Sales Person: Mildred Welch

Bus. Phone: _____ Res. Phone: *616-6394*
Phone: Un. 4-1940
Home Phone: Da. 8-4776
Kenc Abou Packet p. 9

Evanston: 11th Shore Road at Keators Listing Form

Diamonds
Jewelry
Silverware

1633 SHERMAN AV.



EVANSTON, ILL.

Optical Work
of any description
done in our
own shop

PHONE UNIVERSITY 2685

WINNETKA HOUSEHOLDERS' DIRECTORY (1927)

1041

223 Stoker Dee A
252 Samert Henry S
310 Linn Robt F jr
Lau Egnf E
Elder la

NORTH AV — Changed to
Tower rd

OAK—From 500 Sheridan rd
w to Glendale
520 Mallen Phillip H
532 Beach Edw W
Poplar

535 Sleep Walter I
549 Chancellor Justus jr
550 Lowrey Forest R
559 McCordie Alf E
562 Hodgkins Howard W
576 Hinman Maude Mrs
577 Smith Albert
Walnut

586 Darrow Wm W
597 Bosworth Fitch S
611 Towle Julius C
622 Butz Robt O
625 Zipp Carl W
644 Otis Wm A
Cedar

Village Common
Maple av

705 Maddox E Morton
715 Better Service Garage
723 Steffens Saml J plmbr
Braun Bros auto tires
Braun Bros Oil Co
725 General Heat & Mach
Co
Dally Norman E
727 Carlton Bldg

Rooms:
2 Holland Furnace Co
3 Jones Elec Service
4 Norshore Sign Service
Center

se cor Winnetka Pub Library
800 Christ Ch Parish Hse
Linden

803 Brady & Happ bksmths
Brady John
804 Smith Frank shtmtlwr
806 Johnson Motor Service
Johnson Robt B
808 Lindwall Henry G uphol
809 Noe Virginia hemstitch-
ing

Johnson Victor tailor
Rapp Raymond W
818 Winnetka Sanitary
Dairy

819 Smith John gro
Schultz John
823 Phillips Paul contr
Chestnut

sw cor Horace Mann Sch
834 Paulson John
836 Kiewik John G
842 McDougall Arch B
846 Stordeur Chas T
851 Anderson Employment
Agency

Johnson Thos M
bsmt Madsen Olaf M

852 Stillman DeWitt S
856 Conley Michl
861 Anderson Ella Mrs
Nelson Norman
Carroll Jas
Wisdom John
872 Butzow Aug W
Birch

873 Adams Elmer E
878 DeLay Harold S
879 Smith Jacob
882 Cazel Wm D
883 Carey Wm J
887 Iredale Raymond
888 Eckstorm Caroline T
892 Lazear Davies Dr
893 Erickson Syvert
899 Winterbotham Jos E
900 Nathan Maurice A
902 Rumsey Wallace D
903 Fox Orville E
906 Childs Ralph S
907 Morrison Edw A
910 Replogle Jacob E
913 Hadley Wm A
916 Modes Wm H
922 James Leonard A
923 Nelson Eric
926 Nelson Clarence G
927 Hanson Harry J
931 Lauer Geo
932 Eldridge Wm J
941 Meeker Arth A
943 Welsner Albert J
946 Haas Cicely minr
947 Feuchtinger Eug
Provident av

975 Bengston Harry H
978 Tilroe Albert E
979 Loomis Arth H
985 Luger Chas O
988 Olson Geo E
992 Heimer Edwin J
995 Riddle Jos B
Lopust

1004 Kloefer Albert P
contr

1005 Ingram Willard E
1010 Nobel Wm H
1011 Ranney Royal W
1014 Patchen Chas R
1015 Grauer Milton H
1020 Lindwell Henry A
1025 Hartshorne Wm
1026 Anderson Lars
1031 Dally Norman E
1035 Hansen Paul
1036 Krenn Franz
1040 Anderson Bertile
Duncan Francis W
Duncan Donald
DuReese Alex
rear Johnson Marie Mrs
1041 Wolschon Jos A
1050 Kucera Jeremiah
1063 Haberer Albert A
1067 Thompson Edwin J
1072 Walgren Edwin A
1073 Dahlin Chas A
1076 Husar Frank J
Rosswood av

1082 Walker Steph P
1083 Knapp Tillman

1086 Anderson Henry W
1087 Murdock Max
1092 Hindrum John H
1098 Orvis Howard A
1097 Meloney Robt C
1103 Orpet Edw O
1107 Trapp Aug
1108 Olson Oscar W
1111 Trowbridge Edw G
1136 Belote E Irving
1146 Lochridge Willard F
Glendale av

1218 Bailey Thos H
1238 Born Allan P

OAKLEY AV—From Gordon
Terrace w to Euclid, 's of
Ashbury av

1139 Weston Jas S
1148 Gillies Jas P
1151 Boyden Wm C jr
161 Soukup Rudolph H
1171 Webbe Albion S
1180 Baumgartl Leroy
1181 Hancock Frank A
1189 Aldrich C Anderson
Gordon Leslie S
1190 Sonnenschein Hugo

ORCHARD LANE (Formerly
Fir)—From Fairview av w
to R R, 's of Willow

470 Thompson John W
475 Wilson Harold G
479 Brannen Geo L
485 Adler Jos I
491 Hosbein Louis H
Myrtle

512 Thackery Thos W
516 Vacant
519 Sturtevant Wm M
520 Martyn Harold
525 Riley Maynard H
535 Weeks Chas A
Poplar

547 Smith Benj K
548 Wolcott Chester
554 Bowers Howard E
557 Barker Chas P
560 Waage Clarence P
561 Komar John
565 Bechtelheimer
570 Erickson Marie -Mrs
Erickson Olphina C
minr
571 Smith Philip S
574 Fager Eug P
575 Laing Jas
Walnut

580 Goss Maurice G
585 Hallstein Geo A
589 Kleinsorge Rudolph
rear Soukup Emil tailor
607 Coale Wm F
611 Slamin Henry
615 Caldwell Basil D

PARK AV—From Maple av w
to Prospect av, 's of Pine
707 Eerkins Chas A

REAL ESTATE
MANAGEMENT
INSURANCE
LOANS

HOKANSON JENKS
AND INC.
North Shore Properties

513 Davis Street
Evanston
Greenleaf 1617
Rogers Park 5210

North Shore Bond and Mortgage Co.

First and Second Mortgages—Bonds—Insurance

Suite 203, 1569 Sherman Ave.

Evanston

Phone Greenleaf 300

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William D. Murphy

Name

Murphy, William D.

Personal Information

Birth/Death:

Occupation: American architect

Location (state): IL

This record has not been verified for accuracy.

AIA Affiliation

Member of The American Institute of Architects (AIA) 1963-1968

Biographical Sources

Related Records

Archival Holdings

The American Institute of Architects

Membership file may contain membership application, related correspondence. Membership files of living persons are not available. Contact the AIA Archives at archives@aia.org for further information.

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APPLICATION FOR DEMOLITION PERMIT

22
DEC 24 2015

I. PROPERTY INFORMATION

ADDRESS: 1087 Oak St, Winnetka IL 60093

REAL ESTATE INDEX NUMBER (P.I.N.): 05-20-109-017

DESCRIPTION OF ALL STRUCTURES TO BE DEMOLISHED Two Story Single Family Home

II. APPLICANT INFORMATION

APPLICANT NAME: Cory Todd TITLE: Owner - Trend Develop A LLC
(If applicant is a corporation or partnership, provide name of registered agent or other responsible individual)

COMPANY NAME: Trend Development Partners LLC

PHONE NUMBER: 773-209-0061

ADDRESS: 437 Chestnut St Winnetka IL 60093

EMAIL: Cory C trenddeveloppartners.com
FAX NUMBER: _____

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

CLOSING/TRANSFER DATE: _____

III. OWNER OF RECORD INFORMATION

OWNER: Colin & Sara Knight

PHONE NUMBER: 

ADDRESS:  Winnetka IL

FAX NUMBER: _____

DATE OWNER PURCHASED PROPERTY: 7/15/15

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

DEMOLITION CONTRACTOR: Not Known

PHONE NUMBER: _____

ADDRESS: _____

FAX NUMBER: _____

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: DR2015-1219 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.

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 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: [Redacted] DATE: 12/15/15

PRINTED NAME: Greg Todd - Agent for Todd Development LLC

OWNER SIGNATURE: [Redacted] DATE: 12/16/15

PRINTED NAME: Sara Knight

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: [Redacted] DATE: 12/15/15

PRINTED NAME: Greg Todd - Agent for Todd Development LLC

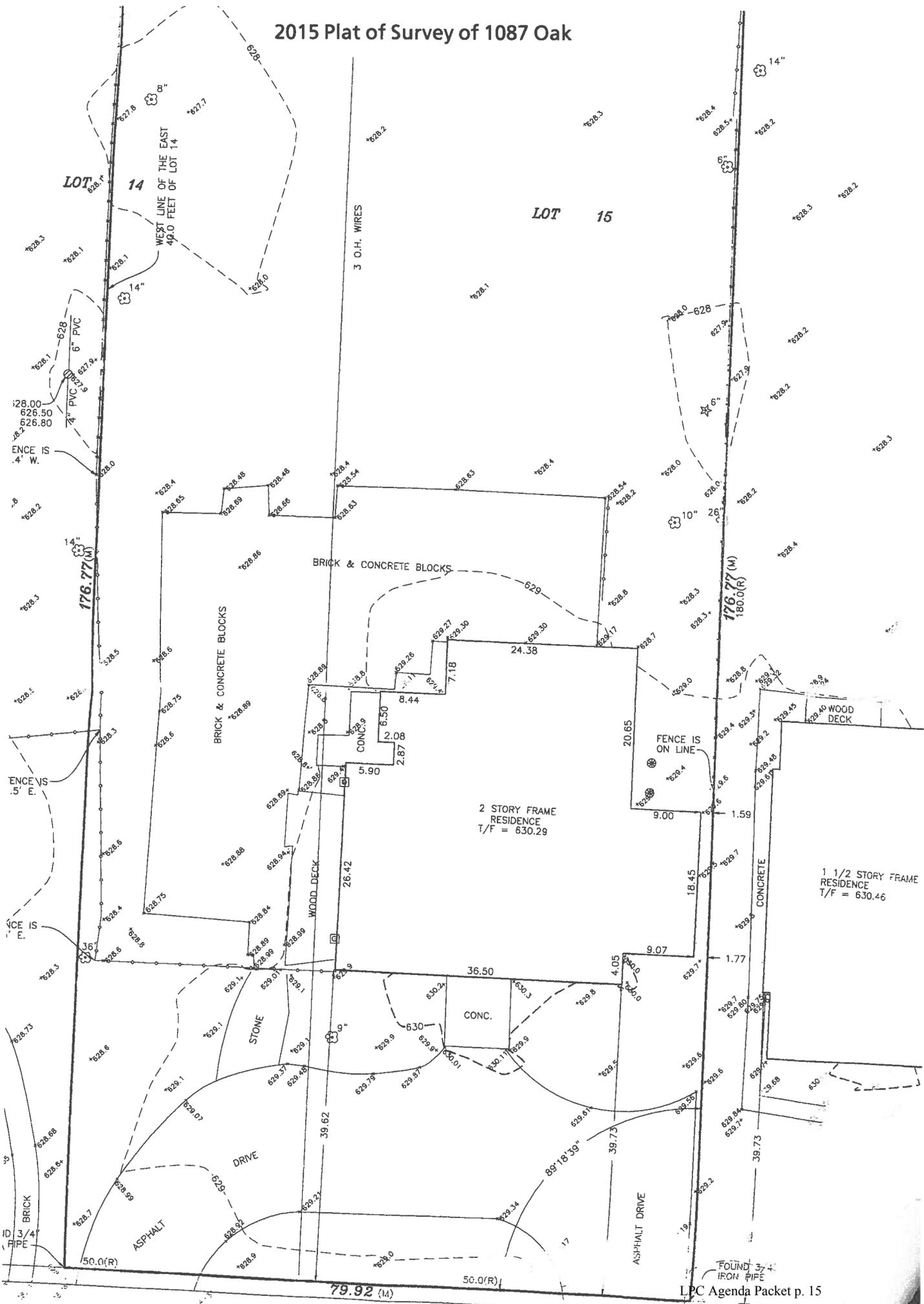
OWNER SIGNATURE: [Redacted] DATE: 12/16/15

PRINTED NAME: Sara Knight

Proposed Demolition and Construction Schedule for 1087 Oak Street Winnetka IL

Week 1	Receive Approval from City Of Winnetka for Construction
Week 2	Demolish Existing Structures
Week 3-4	Dig and Pour Foundation for New Structures
Week 5-9	Frame New Structure and Install Roof
Week 9	Installation of New Windows
Week 10-13	Rough installation of Plumbing, Electrical, and HVAC
Week 14	Installation of Insulation
Week 14-17	Masonry Installation
Week 18-20	Installation of Drywall
Week 21-22	Installation of Hardwood Flooring
Week 22-26	Installation of Trim and Doors
Week 27-30	Paint
Week 31-33	Installation of Cabinets, Plumbing Trim, Lighting Fixtures, Granite and Carpet
Week 34-35	Installation of Landscaping, Patio, and Driveway, weather dependent
Week 35-37	Finish up Odds and Ends
Week 38	Get Certificate of Occupancy

2015 Plat of Survey of 1087 Oak



□ Subject Site: 1087 OAK

