

1512-1514 N Hoyne - Public Comment

Logan Ebeling <logane7@gmail.com>

Sun 2/28/2021 4:27 AM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

Dear Commission on Chicago Landmarks,

I am a resident of West Town, Ward 1, nearby to the location of the proposed development at 1512-1514 N Hoyne. I am in agreement with the staff recommendation concerning the construction of a 3-story masonry structure with roof deck that it will not have an adverse effect on the significant historical and architectural features of the landmark property and district.

Thank you,
Logan Ebeling

1512-1514 N. Hoyne Wicker Park District

Kristofer Trujillo <kristofer.trujillo@gmail.com>

Mon 3/1/2021 3:11 AM

To: ccl <ccl@cityofchicago.org>

[Warning: External email]

Hello,

As a resident in the neighborhood, I am writing to the commission in support of the project and the staff's recommendation for 1512-14 N. Hoyne. The existing structure is not disturbed and the new adjacent structure fits the aesthetic of the neighborhood. It is my belief that the owners have acted in good faith throughout the process and have followed the applicable laws and regulations.

Sincerely,

Kristofer Trujillo

773.909.6334

Kristofer.Trujillo@gmail.com

March 3, 2021

Commission on Chicago Landmarks

121 N. LaSalle Street

Chicago, IL 60602

RE: Permit Review Committee Item #1, 1512-14 N. Hoyne

Dear Chairman Wong and Commissioners:

We regret that we cannot testify in person before you today. Please accept this written testimony regarding the new construction of a home addition in the Wicker Park Chicago Landmark District.

Landscapes are so much a part of Wicker Park, within and beyond this District's borders. The landscapes help define some of these historic structures with their setbacks, oftentimes surrounding large houses within this district which offer large gardens and side yards. These are important components of the Landmark District and its protections, as noted in the ordinance, specifically addressing landscapes. Approving this plan could set a precedent of parceling off more side yards and gardens in the District.

We are also of the opinion that this sets a precedent for other districts, including the Astor Street District (which contains the Cardinal/Archbishop House) and the green, lush spaces there to be parceled off for development – further undermining our Landmark districts.

In a Landmark District, if there was a building that no longer stands it is appropriate to consider new construction on that site. However, historically green spaces should be retained as they maintain historic character and address quality of life issues. We look forward to working with Wicker Park residents going forward to protect this District, and proactively protect these green spaces.

Thank you for your consideration of this written testimony. We look forward to working with the City of Chicago and the Wicker Park community to proactively address these and future issues.

Sincerely,



Ward Miller
Executive Director

February 25, 2021

Mr. Ernest C. Wong, Chair
Commission on Chicago Landmarks (CCL)
Via email: ccl@cityofchicago.org

Dear Mr. Wong, Esteemed Commissioners, and Staff,

We wish to voice our strong opposition to the development plans for 1512 / 1514 N. Hoyne Avenue, which is located within the Wicker Park Landmark District.

As long-time neighbors and current owners of property that is directly adjacent to this proposed development, we are requesting that the Commission reject this development proposal because:

- this development would have an adverse effect on the fabric of the neighborhood, destroying historic green spaces visible from the street,
- this development would have an adverse effect on adjacent buildings by destroying sightlines to historically and architecturally significant features of said buildings,
- allowing the project to proceed as proposed would be contrary to the Wicker Park Landmark District Ordinance protection of Streetscapes and therefore deleterious to the District, and
- is contrary to the Secretary of the Interior's standards, and will set dangerous precedent allowing for more harm to the District.

For a little history, we first purchased property down the street on Hoyne Avenue in this beautiful Landmark District in 2006, attracted not only by the beautiful historic architecture, but also by the hundred-year old trees that line the street and the greenery that provides a respite from the busy surrounding streets of North, Damen, Milwaukee, and Division. This Landmark District is like a little pocket of Chicago that has been preserved by time and is a truly unique feature of the city.

Over the years, as we expanded our family, we looked to move from a condo to a larger home. We scoured real estate listings to find the perfect Victorian-era home. We finally found it in 2017 at 1510 N Hoyne Avenue. Originally a single family home, the circa 1882 building had been converted into apartments in the mid 1900s. We sought to "bring it back" to its original state as a family home. This project was completed in 2019, when we moved in right before Christmas of that year with our 4-year old son.

When we moved in, we were warmly welcomed by the Peter Debreceny and Jane Humzy, the prior owners of 1512/1514 N Hoyne Avenue. The Debrecenys were master gardeners who cherished the green space to the north of their home. On

summer weekends, you could often find our 4 year old son next door, feeding the chickens, picking tomatoes, helping plant seeds, filling the birdfeeders, or harvesting honey from one of the Debrecenys many beehives. It was a veritable secret garden in the middle of a city. THIS is the community we were excited to be part of; people who loved the land and the neighborhood and who clearly put love and community at the forefront of their home and property.

When the Debrecenys announced that they were moving back to Australia after 30 years here, we were sad to see them go. While we loved working in the Debrecenys yard and had seriously considered putting in an offer on their home, we had just finished our own house project and couldn't afford to begin again after having just completed a huge restoration of our current historic home.

And, while we didn't expect that the new owner of the 1512/1514 property would have the same knack for gardening as our prior neighbors, we certainly didn't expect that the individual would be so careless as to purchase a property in a Landmark District without any regard to the neighbors' views or the sensitivity of the streetscape.

Within a month of the new owners' purchase, we woke to the sound of chainsaws outside our front window. The new owner had hired two workers to cut down not only the beautiful crabapple tree that directly sat next to our front door (that was planted at the same time as the one that sits in our front yard), but had razed the entire greenscape on the northern side of the home – this, we were told later, was done out of spite to the neighborhood's opposition to these development plans. Is this the example we want to show our children? That the removal of a much-loved garden was done to deliberately upset those of us who have loved it so much, merely out of sheer spite? Not very neighborly.

The little walkway from the sidewalk at 1512 N Hoyne that brought the viewers' eye back into the lush landscape of the Debreceny's secret garden was now alone, among barren flat dirt. The secret garden was no more.

We are very sad our former neighbors have moved on and understand that things do change. But the reason we bought in a Landmark District to begin with is to make sure that the historic fabric of this neighborhood stands. This proposed development is the antithesis to everything that fabric represents.

We are attaching a few photos that represent the landscape for reference. Please view these photos in the following pages.

Thank you,

A large black rectangular redaction box covering the signature and name of the sender.

cc: Gabriel Ignacio Dziekiewicz, Vice Chair
cc: Paola Aguirre
cc: Suellen Burns
cc: Tiara Hughes
cc: Lynn Osmond
cc: Richard Tolliver
cc: Lawrence Shure

Photos of the 1510-1520 N Hoyne frontage, side, and rear gardens

Front of 1510 and 1512 N Hoyne Avenue with Crabapple trees. Crabapple tree on right side of photo has since been removed by owner of 1512 N Hoyne.



Front elevation of 1510 and 1512 N Hoyne Avenue from property listing. Side garden is shown with lush landscaping and side of 1520 historic architectural feature (bay window) can be seen on right.



1510 / 1512 N Hoyne Ave – photo depicting streetscape from north side facing south (photo from real estate listing). Pathway into the “secret garden” shown in center of photo.



1512 N Hoyne Avenue from northside facing south (photo from real estate listing). This photo was taken prior to the demolition of landscaping



Current streetscape view from north side facing south following the owner's demolition of the garden.



Back garden view (north facing) into 1512 N Hoyne Avenue



North facing into 1512 N Hoyne Avenue (garden depicted at top of photo)



Our son catching butterflies in the rear lot (north facing view into rear garden of 1512 N Hoyne



1512/1514 N Hoyne Construction

Szkwarek, Christy <Christy.Szkwarek@amitahealth.org>

Thu 2/25/2021 3:10 PM

To: ccl <ccl@cityofchicago.org>

Cc: Lawrence Shure <Lawrence.Shure@cityofchicago.org>

 1 attachments (14 KB)

Szkwarek-Hoyne.docx;

[Warning: External email]

Mr. Ernest C. Wong, Chair
Commission on Chicago Landmarks (CCL)

Via email: ccl@cityofchicago.org

Dear Mr. Wong:

We wish to voice our strong opposition to the development plans for 1512 /1514 N. Hoyne Avenue, which is located within the Wicker Park Landmark District.

My family has lived in the three flat across from the proposed development since 1996 when the historic charm of Wicker Park called us to our home. We engaged in a preservation project to restore the façade of our building knowing that each building and parcel contributes to the beauty of the neighborhood.

In a dense neighborhood, a beautiful greenspace is a treasure. Each year Wicker Park hosts a Historic Park and Garden Tour with the property at 1512 N. Hoyne frequently a featured garden. The 2004 Wicker Park Art and Garden Show guide includes the following in the description for the property:

“Our intention for the garden is to make it look like an integral part of the visual flow of the house (i.e., not just a “side lot” with plants on it).”

This property is not a side lot. As a greenspace that has been a garden for 140 years it is part of the historic value of the home and neighborhood and contributes to the overall historic value of Wicker Park.

Aside from the loss of the peaceful greenspace, the building at 1520 N Hoyne has beautiful architectural features that would be obscured by the proposed building. That home does not employ common brick on the southern façade and the beautiful bay window and other picturesque details of the building will be hidden.

Please do not approve the development plans for this property. We must preserve the historic features of our beautiful neighborhood.

Sincerely,

Christy and Bill Szkwarek
Residents on Hoyne Avenue sine 1996

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Comments from social media - verifiable and public record.

We vehemently oppose the proposed construction on the property. When we agreed to sell the property to Mr. Davis, it was represented to us that the attraction to him was access to a large garden area that his children could enjoy - hence his interest in a property with a double lot. We were told that his wish was to extend the existing house at the rear, not that he wanted to build what is essentially a brand new home on a lot which has never previously been built on. If we had known that the current intent was what was in mind, we would not have sold the property to him. All previous owners since 1884 have protected the space for the benefit of the community. He can as well, and should.

Yours,

Peter Debreceeny

E: peter@peterdebreceeny.com

From: Jeff Edstrom

If you put a building in that spot, there's less ground to absorb rainfall and snow melt. The added impervious surface creates more runoff that goes into the combined sewer system. In larger rainfalls, it can add to the problems of combined sewer overflows, especially if you get a lot of lots filled. It just adds to the burden of the sewage treatment system. Open space is truly needed just from the Stormwater management perspective.

From: Alexis Halper

...people should do their due diligence when making a purchase with intent to build. The owner should have known it was a historic district and looked into the process beforehand. The history of Chicago's neighborhoods is so important.

From: Jason Ticus

...they could not possibly have gotten through the purchase without knowing the terms of the property considering it's designation. And the architect would spell that out clearly for them.

From: Jason Ticus

...a fine question is why has no one tried to build a home on that side lot until after a clearly defined preservation district was established. Are you saying in the last 100+ years nobody would consider building on a highly desirable street? The side yard was a huge element and value of the property. The preservation district was created and this owner bought into that preservation district

From: Alison Benefico

Idk, I guess I feel like people who want big modern houses should buy one, there are many available in the city and burbs. We should protect the historic character of our buildings and streets.

From: Julie Sawicki

I find it hard to believe that the buyer's broker and attorney in such an instance wouldn't have advised the buyer about purchasing/owning/changing a home in a historic district. In this case however, the buyer / owner is a successful real estate developer who paid cash for this \$1.65M property so I think he knew what he was getting into. I am in real estate and strongly believe in property rights but at the same time, I am disappointed that anyone purchasing a historic property or within a historic district would consider such a substantial change. Why not buy a double lot elsewhere? And regarding the northern elevation built with common bricks and fewer windows, this is stating the obvious but not an argument in my opinion. Most homes were built with common brick except for the façade. We still build this way today. And blocks were divided by lots, each intended for a home. But this lot has remained vacant for over 100 years if I remember the article correctly. Clearly a previous owner of this home (or possibly even the owner on the other side of the lot) purchased the lot to ensure that it stayed vacant.

From: Brian Barnhart

Why do the busybodies in the wicker park committee get veto power over what someone does with their house? It's not public greenspace the build would be taking over.

From: Jason Ticus

Brian Barnhart because that property is clearly located within a nationally recognized historic preservation district. There's much of Chicago that isn't in a regulated district like that strip of Hoyne. The preservation district was established precisely because of the remarkable quality and character of the area, including side yard, gardens etc. The property is a century old and the side yard has been there the whole time including when and relevant to when the preservation district was established AND when the current owner purchased the property knowing full well it was within a preservation district.

From: Dane Tyson

20+ years ago I considered buying a Frank Lloyd Wright house in Oak Park at a crazy low price. I soon realized that there were lots of restrictions on what I could do with the place, and decided it wasn't really worth the money as an "as is" purchase. But I fully understood that the restrictions on "what I may or may not do" with the property were part of the deal. And yes, in that respect the property wouldn't have been "truly mine."

From: Lyney Suter

If you're going to spend 1.6 million, I feel like that's one of the following: 1.) incredibly irresponsible not to have done due diligence in gathering all the info b4 spending that amount 2.) a huge gamble, hoping you'll get away with changing your historic property 3.) a level of entitlement that you feel confident you'll be able to get around the rules.

The whole point of a historic designation is so that people can't just throw money at a situation in order to destroy the historic landscape.

If you want to do cool new architectural things, buy in an area where your neighbors are cool with it. If you buy in an area with a historic designation, respect that. Don't try to find the loophole.

From: Megan Snakebite Osberger

...I just cannot even comprehend how anyone could need 7,600 square feet of housing or why you would want to get rid of that amazing yard.

From: Lexi René

Megan Snakebite Osberger SO much this. There's no shortage of massive modern SFHs or lots to build them on, and quality green space is so rare. Truly don't understand the reasoning behind this.

From: Megan Snakebite Osberger

Lexi René this is probably too poor of me, but as a person without a yard living through a pandemic with my kid, it is just incomprehensible

From: Sarah Waller

Are they trying to turn it into a large apartment building? The mock up of the connecting part looks terrible and doesn't match the historic side. There are so many houses around there that are historic. It is one of my favorite things about that area. It is so rare to have a yard like that in the city you think they would want to keep it.

From: Mike Skallas

Please don't let them 'McMansion' up Hoyne street. It's one of the most architecturally beautiful areas of the city. If this becomes a precedent then it'll probably spread as other owners see a competitive advantage in upping their value via more indoor real estate. Part of the social contract of living here means we aren't free to do as we wish in landmarked areas. Hopkins recently denied tearing down 2047 W. Augusta and hopefully he'll deny this too.

From: Stephanie Schatz

It seems like the owner did some due diligence prior to purchasing in terms of intent for the land (lack of windows on one side) but they may not have counted on community disapproval. I think usually the owner needs a variance from the alderman and on to rubber stamp it at the Landmark District meeting. I'm sure someone talked to the alderman before purchasing. If the owner wanted to subdivide the land and sell/build a separate house,

I wonder if the city would approve? I think this homeowner could be more creative and come up with a smaller structure on the back of the lot that preserves a chunk of the green space. They'd have to spend the same amount of money for 1/2 the space and make a cute workman's cottage that looks like it's been there forever. I think there is a win for all here.

People certainly lack the understanding of national landmark districts vs an IL landmarked property vs a US historic landmarked property.

From: Lauren Hall

He picked the wrong hood. This is a landmark district and it's been preserved since the late 70s when that group formed. Remodel inside but what you see is what you get. It was big enough for the founders of Chicago.

From: Lyney Suter

...It annoys me when people move into our neighborhood and then decide we're the wrong personality for them... And try to change the neighborhood to fit their needs. Chicago has a neighborhood for everyone's tastes. Move to the one that fits yours or adjust your expectations to fit into ours.

From: Kevin Au

Just googled the owner. Good luck fighting it.

From: Debbie Jaracz Roseen

We have lost so many historic residences in WP in the 20 years I have been here. It seems like anything goes

Letter dated: September 4, 2020

Alderman Brian Hopkins
2nd Ward Alderman
Constituent Service Office
1400 N. Ashland Ave., Chicago, IL 60622

Cc John Geahan, Director, Development, Legislation, and Policy

Dear Alderman Hopkins,

We are the previous owners of the property at 1512-1514 North Hoyne Avenue. We recently sold the property, and the sale closed just over two weeks ago. Since then, we have been made aware of the new owner's application to undertake a major redevelopment of the property. In particular, the proposal is to construct a brand new three-story building on 1514 North Hoyne - a lot which has never previously been built on and has been until this point an important part of the Hoyne Avenue streetscape. We believe some context would be helpful as you consider this application. We purchased the property in 1998. The home had been built on the 1512 lot in the late 1800s, and the 1514 lot was always garden apart from a garage at the rear of the lot. We lived in the house as it then was for three years before undertaking a renovation – we wanted to understand the connection of the property to the community before deciding on any changes.

In 2001, during the planning stages of the renovation, we had thought of extending the rear addition a few feet into the side garden lot of 1514 North Hoyne. In our discussions with the Landmarks Commission, we were advised that they would not approve that alteration of the building envelope or crossing the lot line. In particular, their concern was the appearance of the renovation impinging on the view of the landmarked building from Hoyne Ave and the historic significance of the empty lot and garden at 1514 North Hoyne. We revised our plans accordingly and in 2003 won the City of Chicago Landmark Award for the most sensitive addition to a historic property.

The new owner's proposed "addition" appears to be not an addition as such, but a second full-sized building with street front entry that could be easily separated and sold at a future date. It makes no effort to respect the landmark nature of the property with its historically well-maintained side garden, which has provided decades of joy for neighbors and the community since the home was built in the 1880s. It doesn't cohere with the Landmarks approved and award-winning 2002-03 additions. It would serve to destroy the character and charm of this Historic Landmark section of N Hoyne Ave. There are undoubtedly better, more sensitive ways for the new owner to gain additional living space without destroying the fabric and historic nature of the immediate neighborhood.

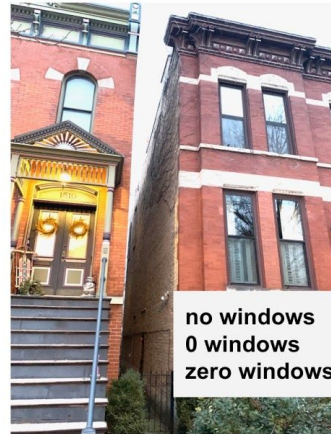
We truly hope a way can be found to ensure that the 1514 lot continues to retain a landscaped vista for all of the neighborhood to enjoy for decades to come; it would be a great shame to allow it to be lost after all this time.

Yours sincerely,

Peter Debreceeny & Jane Humzy

Proposal incorrectly says: 1512 has "few windows" on north side

The side facing the lot has **5 original windows** and **3 new windows**, for a **total of 8 windows!!!**



It's the OTHER side that has no windows (pic #2) that was meant to be built close.

does proposal not know the left from the right?

One window with arch is intentional architecture to be seen or used in a special way.



This home has over 20 windows that will be partially or totally blocked from the streetscape.

This home is covered in beautiful decorative facebrick that was meant to be seen, a key consideration in a landmarks district.

From: Beth Lipa Glaysher
I would lean with the historic preservation.

From: Mike Middleton
arguing over the preservation of property existing on stolen land is pretty sad.

Wicker Park neighbors fight over altering historic home

Expanding the 19th Century house into its side yard would reduce the green space that lends the area its charm and that they say is protected by a landmark designation.

DENNIS RODKIN [T](#) [E](#)

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Dennis Rodkin

The house on the left would get an addition in part of the empty lot to its right. The homeowner bought both as one property in August.

A homeowner's plan to expand his 19th century Wicker Park house onto the next-door lot has neighbors decrying the potential loss of green space that characterizes the historic district it's in.

Cullen Davis paid \$1.65 million in August for a four-bedroom, 4,600-square-foot home on a pair of 25-by-150-foot lots on Hoyne Avenue. The house, built in 1884, is on the southern lot; Davis is proposing a roughly 3,000-square-foot addition that would extend onto the northern lot.

Chicago firm BBA Architects designed the addition to look like a separate house, with a front that borrows elements of the historical facades in the neighborhood and a glass panel between the old and new structures to delineate what's historic and what's not.

It's all been designed "within all the statutes and according to historic preservation standards," said Davis, a principal of Hallmark & Johnson, a Lincolnwood property management firm, and its subsidiaries that develop affordable housing. In his professional capacity, Davis said, he's dealt often with similar issues and he feels confident his proposal meets all standards.



Because of the property’s location in a landmark district, the proposal has to go before the Commission on Chicago Landmarks. Members of the Wicker Park Preservation & Development Committee opposed the project when it was presented to them and are calling on the city panel to reject it.

“Wicker Park is known for its gardens and open spaces,” said Mark Yee, who lives in a house of a similar vintage about a block away on Hoyne. “It’s a wonderful place to walk down the street and feel its moment in time.”

Research by Yee and others indicates the northern lot has been empty for at least a century. Although Yee acknowledges the lot is Davis’ private property, he said Davis “has an obligation to respect the history of that streetscape.”

The city’s [1991 landmark designation for the Wicker Park District](#) expressly mentions that along Hoyne, “the size of these lots and the scale and style of the earliest structures on them established the character that would be perpetuated” on this and other Wicker Park streets.

A resident of another historical house on Hoyne, Grant Drutchas, is a lawyer who says the language in the landmarking documents is “clearly intended to protect the sightlines and views into these historic side yards.”

Davis’ addition, if built, will “destroy the fabric of the historic district,” Drutchas said, and open a path for construction on other garden and side lots on the surrounding blocks.

A historical review written for Davis’ proposal by Susan Benjamin of Benjamin Historic Certifications concluded that the proposal is acceptable, in part because of evidence that the empty lot wasn’t intended to stay that way.

Benjamin notes that the north wall of the existing house, adjacent to the empty lot, was built of Chicago common brick and with few windows, indicating that the owners expected a neighboring structure would be built. There was no side porch overlooking the north lot, as is seen on some nearby wide-lot houses, including [the Hermann Weinhardt mansion](#) around the corner on Pierce Avenue.

Wicker Park neighbors fight over altering historic home

Expanding the 19th Century house into its side yard would reduce the green space that lends the area its charm and that they say is protected by a landmark designation.

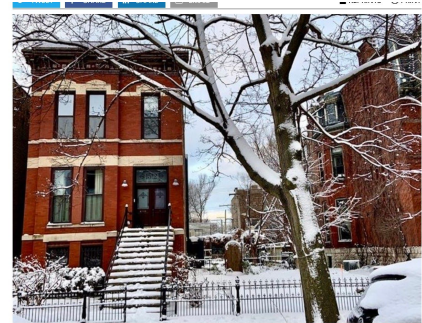
DENNIS RODKIN  

Yee counters that both of Davis' lots and one more to the north, where another historical house is, were owned by a single family for at least 70 years during the 20th century. That the family never built on the middle middle lot, Yee said, suggests "it's intentionally empty."

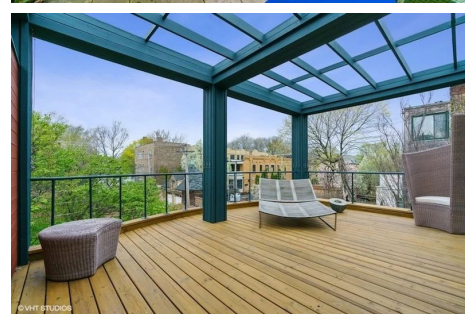
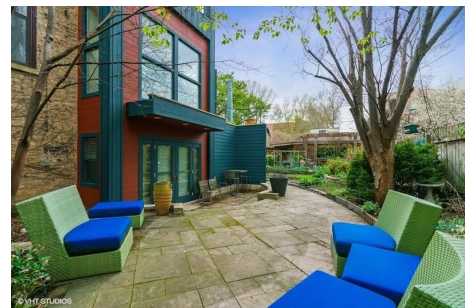
The couple who bought and renovated the house in the early 2000s later **said when they put it on the market** that the side lot was "one of our living rooms." An addition they made on the back of the house opened on one side to a large patio on the north lot.

That couple sold to Davis, who says, "just because previous owners didn't build there doesn't mean I shouldn't or can't.

"We vehemently oppose the proposed construction on the property," wrote Peter Debreceeny, the previous owner, in an email. "When we agreed to sell the property to Mr. Davis, it was represented to us that the attraction to him was access to a large garden area that his children could enjoy. We were told that his wish was to extend the existing house at the rear, not that he wanted to build what is essentially a brand new home on a lot which has never previously been built on. If we had known that the current intent was what was in mind, we would not have sold the property to him."



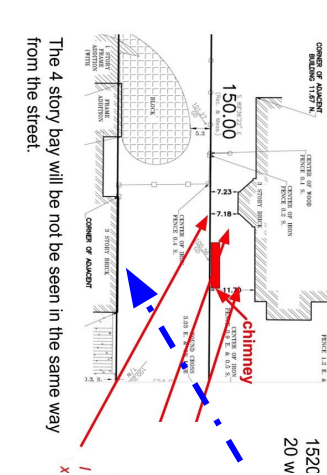
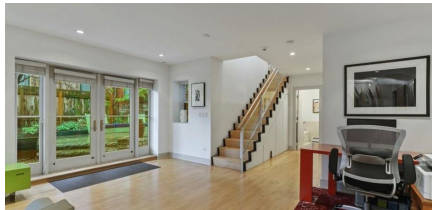
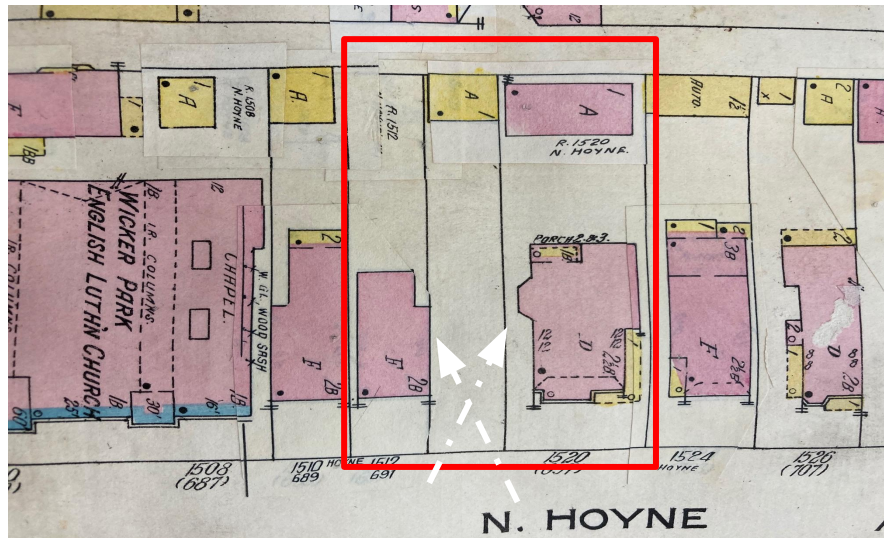
The house on the left would get an addition in part of the empty lot to its right. The homeowner bought both as one property in August. Dennis Rodkin



1512 - 1514 N Hoyne, Chicago, IL 60622



© VHT STUDIOS



We ask Landmarks and Zoning to see thru this “rowhouse ruse” and protect the greenspace in historic Wicker Park.

The 4 story bay will not be seen in the same way from the street.

1512, 1514 and 1520 were owned by the Poskozine family for nearly 100 years.

Proposal tries to focus on lots 8 and 9 but its own report says that lots 8, 9 and 10 were interconnected for a century.



Benjamin Historic Certifications, LLC
711 Marion Avenue
Highland Park, IL 60035
847-432-1865
847-432-1829 fax
www.benjaminhistoric.com

To: Wicker Park Committee

Lawrence Shure, Chicago Landmarks Commission

From: Susan Benjamin, architectural historian

Proposed construction of addition to rowhouse at 1512 N. Hoyne, Wicker Park District

The rowhouse at 1512 N. Hoyne was built in 1884 by Iver Larson, who had owned the property since October 2, 1875.¹ He took out a building permit for construction dated March 24, 1884.² His name indicates that he was Scandinavian, as were many residents in Wicker Park. There was considerable activity on the site prior to the time Larson purchased the land. The first entry in the title books is dated July 2, 1872. Between then and 1875 there were a number of mortgage transactions, when Lars L. Skielvig, who sold the property to Larson, owned it.³ Given the mortgage activity, it seems likely that there was a residence on the property before Larson built the rowhouse at 1512. He owned the property until his death in 1906, but it remained in the Larson family until 1921. The lot passed to his heirs, who sold it to Fels Brezis and his wife Katherine in 1923. Four years later, in 1927, both lots 8 and 9 were purchased by Michael Poskozine and remained in that family until August, 1998,⁴ when it was sold by Mark Poskozim to Peter Debreceny and Jane Humzy, who sold it to the current owner.⁵ Census records of 1930 have Michael living at 1520 N. Hoyne, other Poskozims living at 1510, and three households at 1512, all of whom were renters. There was an article in the March 11, 1958 *Chicago Tribune* that showed Mark Poskozim's mother living at 1512.⁶ All three properties were lived in by family or rented out for a long array of years.

¹ Cook County Recorder of Deeds, Tract Book, D. S. Lee's Addition To Chicago, Block 3, Lots 8 & 9. (P. 140).

² City of Chicago, building permit 557.

³ Cook county Recorder of Deeds, Tract Book.

⁴ *Ibid.*

⁵ *Ibid.* computer records.

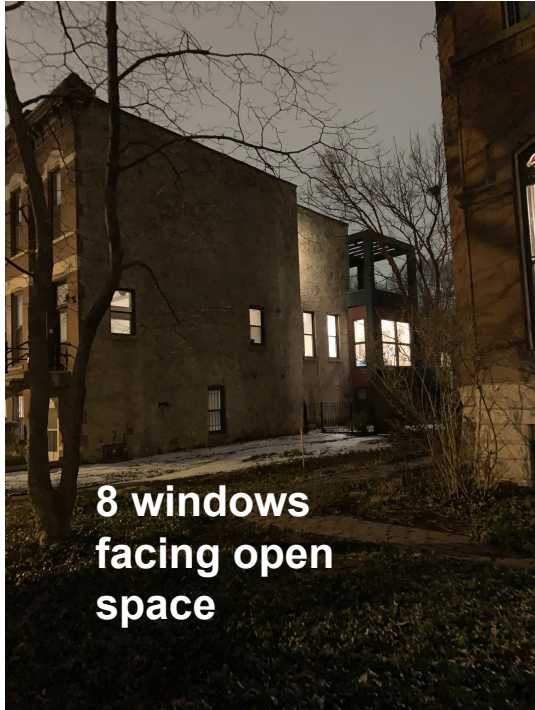
⁶ "Cooking Show Planned by Altar, Rosary Society", *Chicago Tribune*. May 11, 1958.

The Poskozine Family owned all 3 properties: 1512, 1514 and 1520 N Hoyne and intended for the greenspace to remain open.

- 1927 - 1998 (71 years) Lots 8, 9, 10
 - owned by Michael Poskozine and by Mark Poskozim
- 1998 - 2020 (22 years)
 - lots 8 and 9 purchased by Peter Debreceny and Jane Humzy

Proposal incorrectly says: 1512 has “few windows” on north side

The side facing the lot has **5 original windows** and **3 new windows**, for a **total of 8 windows!!!**



It's the OTHER side that has no windows (pic #2) that was meant to be built close.

does proposal not know the left from the right?

One window with arch is intentional architecture to be seen or used in a special way.



Proposal incorrectly says, “house not intended to access side yard.”

This photo contradicts that clearly.





Proposal incorrectly says, “house not intended to access side yard.” This photo says otherwise.



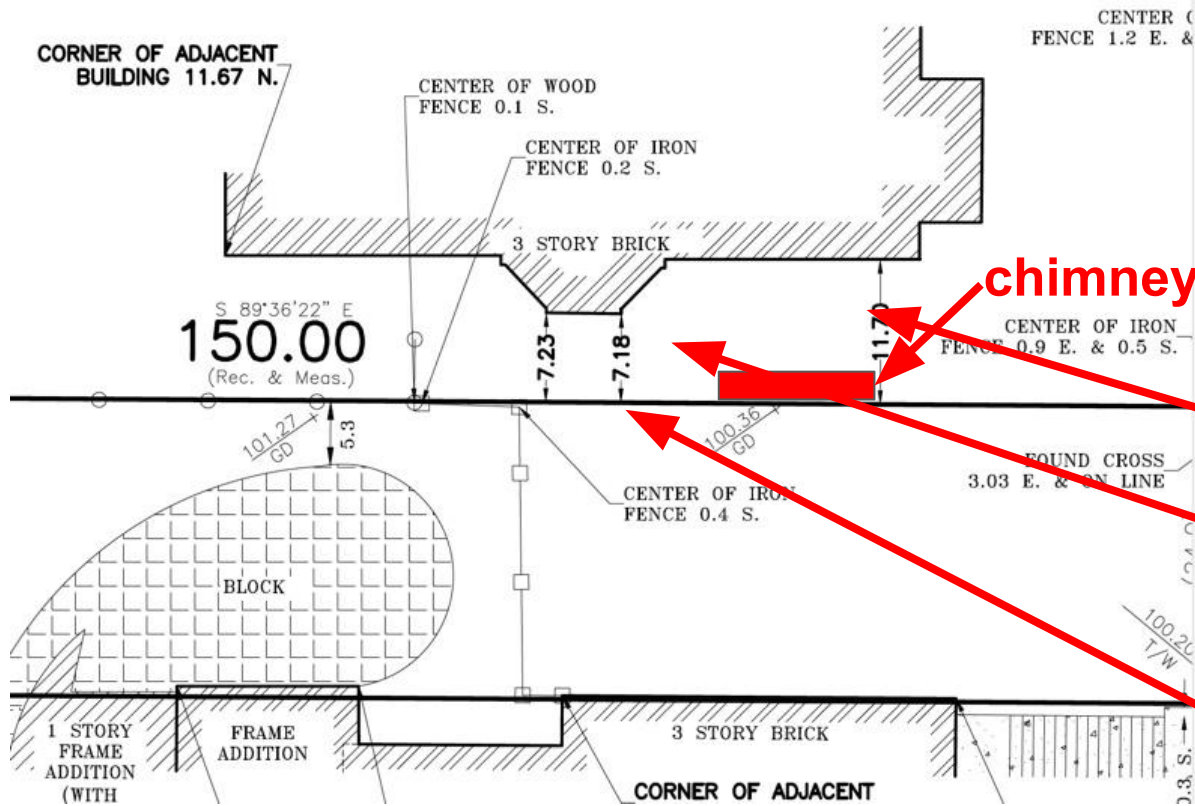
This home has over 20 windows that will be partially or totally blocked from the streetscape.

This home is covered in beautiful decorative facebrick that was meant to be seen, a key consideration in a landmarks district.



Archival Photo:

View of sideyard from inside 1520 N. Hoyne illustrates importance of sideyard.

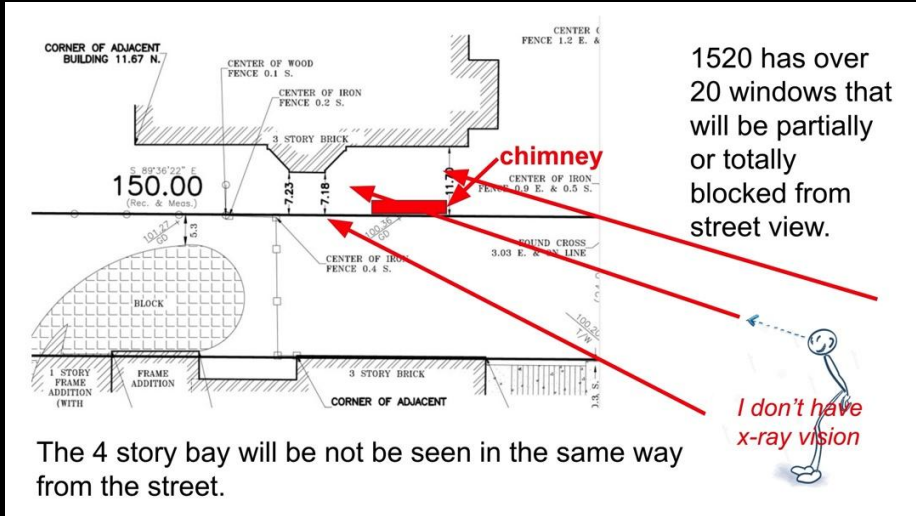


1520 N Hoyne
has over
20 windows
that will be
partially or
totally blocked
from street
view

*I don't have
x-ray vision*

The 4 story bay will not be seen in the same way from the street.

Objection: Proposal hides historical elements from view, contains glass connectors that are non-historical and reduces green space.



Proposal incorrectly says:
*adding a structure fix a
missing tooth?*

Space is open
for over 100 years.
There is nothing *“to fix.”*



Wicker Park is beautiful and historic, not a neighborhood with a “missing tooth.”

there was no “tooth” that fell out.

140 years Open Space

Another mistake in the proposal, “these are standard Chicago lots” but these lots are 20% larger at 150’ deep not 125’,

Sanborne Fire Map 1914



Proposal incorrectly says that *there was some thing there before.*

Further research says: Lot was NOT
previously built upon

Proposal reached wrong conclusion on limited facts:

“There was considerable activity on the site prior to the time Larson purchased the land. The first entry in the title books is dated July 2, 1872. Between then and 1875 there were a number of mortgage transactions, when Lars L. Skielvig owned it.”

1872 - 1875 Lars L Skielvig owned the land and there were many reasons for the financial activity, such the CHICAGO FIRE and the FINANCIAL PANIC OF 1873 - 1875 and borrowing for hospital bills for sick child who died.

Lars never lived on Hoyne.

SKIDMORE George C. machinery 329 Wabash av. n.
 LaGrange
 Skidmore George W. lumber, h. 3123 Prairie av.
 Skidmore John R. assessor, h. 1069 W. Monroe
 Skidmore Maud, h. 1069 W. Monroe
 Skidmore Minnie H. Mrs. h. 3402 Forest av.
 Skidmore Thomas J. clk. M.C.R.R. bds. 67 Rush
 Skielvig Lars L. pres. Chicago desk mnfg. co. 113 N.
 Peoria, h. 252 N. Carpenter
 Skiequel Jacob, lab. h. 441 Duncan Park
 Skierke John, peddler, h. 3232 Butterfield
 Skiff Frank D. scene painter, h. 374 Campbell av.
 Skiffington Annie, wid. Bernard, h. 263 W. Kinzie

wood
 38 Skidmore George C. machinery 329 Wabash av. h.
 LaGrange
 Skidmore George W. bkpr. h. 3123 Prairie av.
 Skidmore John R. real est. h. 81 Avon pl.
 Skidmore Owen, carp. h. 3000 State
 Skidmore W. D. fireman 194 Michigan av.
 Skielvig Anna C. Miss, music teacher 471 Milwaukee
 av.
 Skielvig Lars L. pres. Chicago desk mnfg. co. 113 N.
 Peoria, h. 471 Milwaukee av.
 Skierke John, agt. h. 3232 Butterfield
 Skiff Frank D. scenic painter, h. 374 Campbell av.
 Skiff William J. butter 13 S. Halsted, h. 225 S. Peoria
 W. Skiffington Anna, wid. Bernard, h. 263 W. Kinzie
 Skilenski Waclaw, trunkmkr. h. 706 Noble
 50 Skiller John, molder, h. 939 W. 17th

W. B. WHITE,

SKI

1651

Skibbe F. (Geise, Skibbe & Co.) 1119 Milwaukee av.
 h. 1122 Milwaukee av.
 Skibbe Hermann, lab. h. 11 Thomas
 Skibbe Karl, carp. h. 674 N. Ashland av.
 Skibbe Rudolph, grocer 316 W. Clybourn pl.
 Skibbe Theodore, cooper, h. 758 Elston av.
 Skibbe William, brklayr. h. 1083 W. 20th
 Skibbe William, lab. h. 17 Bauwans
 Skibitzki Ernestine, wid. Charles, h. 373 N. Wood
 Skibitzki August, carp. h. 872 Shober
 Skidmore George C. machinery 329 Wabash av. h.
 LaGrange
 Skidmore George W. lumber, h. 3123 Prairie av.
 Skidmore John R. assessor, h. 1069 W. Monroe
 Skidmore Maud, h. 1069 W. Monroe
 Skidmore Minnie H. Mrs. h. 3402 Forest av.
 Skidmore Thomas J. clk. M.C.R.R. bds. 67 Rush
 Skielvig Lars L. pres. Chicago desk mnfg. co. 113 N.
 Peoria, h. 252 N. Carpenter
 Skiequel Jacob, lab. h. 441 Duncan Park
 Skierke John, peddler, h. 3232 Butterfield
 Skiff Frank D. scene painter, h. 374 Campbell av.
 Skiffington Annie, wid. Bernard, h. 263 W. Kinzie
 Skina James, lab. h. 537 W. 18th

Chicago Desk Manufacturing Co.

Manufacturers of Office Desks. Office and Factory, Corner
 of Peoria and Kinzie Streets.

The largest concern in this line in the city is the
 Chicago Desk Manufacturing company, of Peoria
 and Kinzie streets. The factory is a handsome six-
 story brick building, sixty by sixty-five, and there
 are eighty workmen employed. The company is
 exclusively engaged in the manufacture of office
 desks, and they turn out a large number annually.
 Their business is nearly all transacted outside the
 city, and there is a great demand for their goods in
 all the principal cities in the States. This is an in-
 corporated company, and the business has been es-
 tablished for eight years. The following gentlemen
 are the officers of the company: **Lars L. Skielvig**,
 president, and John H. Minges, secretary and man-
 ager. They formerly did business at North Des-
 plaines street, but they moved into their present
 handsome premises last year. This is a thoroughly
 representative concern, and it is well established on
 a sound commercial basis. It is under good man-
 agement, and contains within itself all the elements
 of success.

McHugh & Enright.

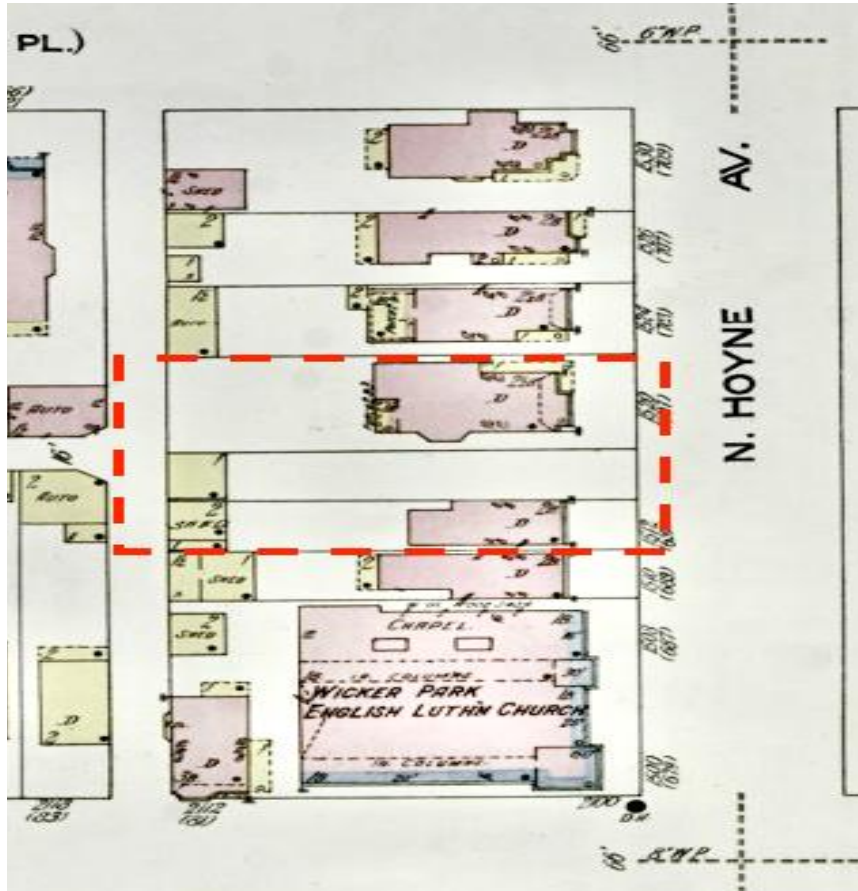
S - 4 1 2	
Family name Skielvig	Given name or names LARS L.
Address Court Order only.	
Certificate no. (or vol. and page) Vol. 1 P-131 (Had a B.I.S.)	Title and location of court Superior Court, Cook Co., Ill.
Country of birth or allegiance Norway & Sweden	When born (or age)
Date and port of arrival in U. S.	Date of naturalization Oct. 19, 1872
Names and addresses of witnesses	
U. S. Department of Labor, Immigration and Naturalization Service. Form No. 1-IP.	

Lars did not have the financial means to build (US Census)

- Lars lived at:
 - 88 W Ohio
 - 252 N. Carpentar
- Lars had 4 children and supported his wife's sister and had a sickly child
- Lars worked at a cabinet making company

A handwritten US Census record for the Lars family, showing five entries on a grid. The first entry is highlighted in yellow. The entries are as follows:

Age	Name	Sex	Marital Status	Occupation	Income	Country of Birth	Year of Immigration	Year of Naturalization	Other
17	2405 Skelovich Lars	40	m	House Carpenter	1000	Norway	-	-	1
18	Marie	35	w	Keep House	*	"	-	-	
19	Anna	7	f	W		"	-	-	
20	Baunie	5	m	W		Ills	-	-	
21	Berta	34	f	W		Norway	-	-	



Sanborn Fire Maps 1956

The proposal requires that the owner will eventually seek relief to:

1. Combine the PINS
2. Increase the allowed setback
3. Increase the setback through and administrative adjustment.
4. Ask for Landmarks and Zoning approvals
5. Ask for permits

ALL TO WHICH, we OBJECT.



At the very
moment that the
lots combine,
the land becomes
protected as open
greenspace.



One Home =

1 Parcel

48' x 150' = 7,200

7,200 sq ft lot rare for single family homes

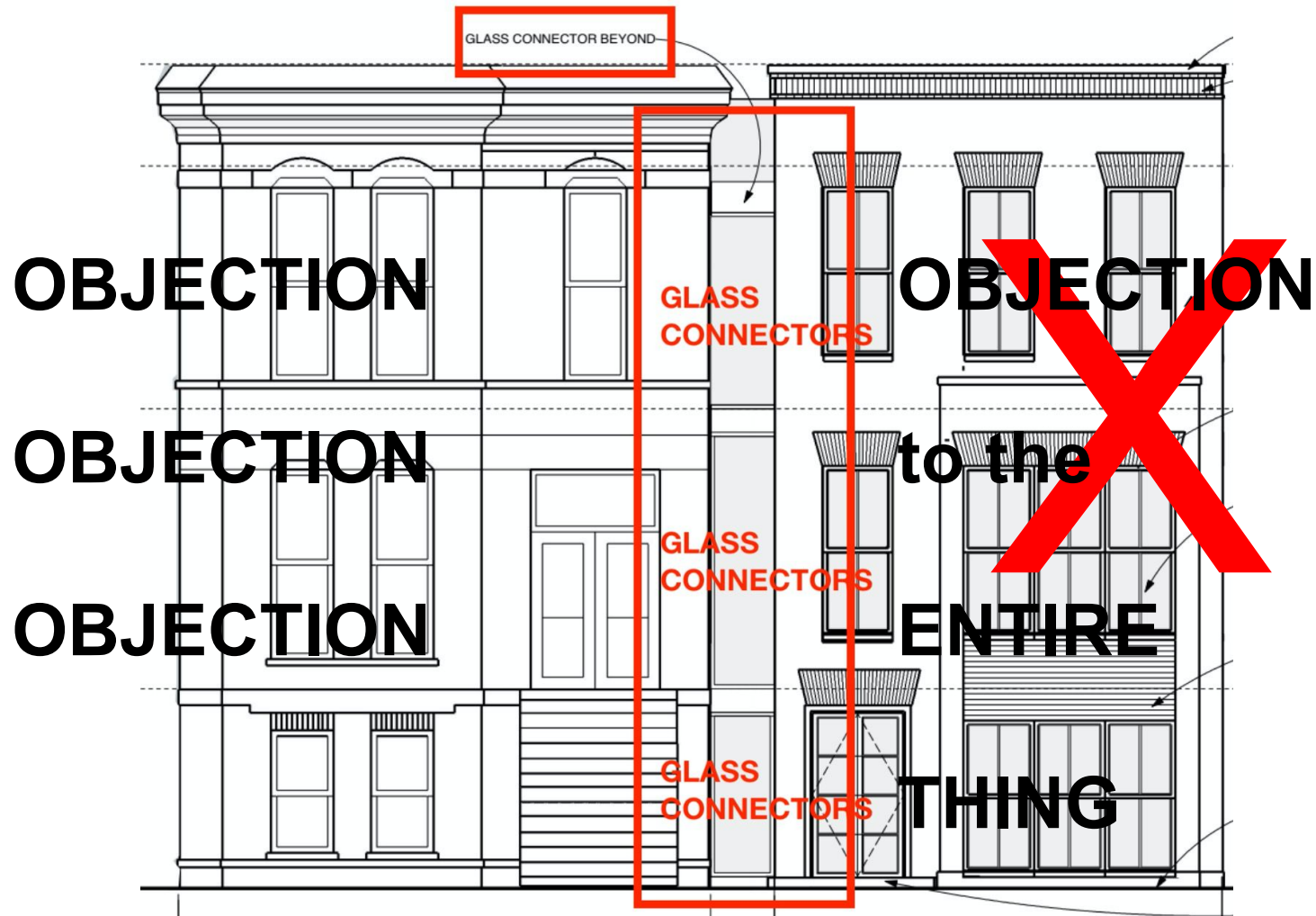


- **Object to anticipated zoning request to reduce setback from 3' 10 1/8" to 2' 0"**
 - It's about saving greenspace and open space.
 - We will not give an extra 1' 10 1/8"
- **Object to any future zoning request handled as Administrative Adjustment**
 - (too important for AA. Needs ZBA)

The Secretary of the Interior's Standards for Rehabilitation

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Objection: The proposal is a big change to the site and environment and intends to remove green space.



Are the glass
connectors in keeping
with the streetscape?

NO

- View from inside and outside 1520 N Hoyne will change. Therefore we object.

Streetscape will
change.

Therefore, we object.

Does recent removal of
garden provide a
reason to build?

NO



Proposal incorrectly says, *"lots are not beautifully landscaped."* Correction: the landscaping was removed by current owner.



Proposal incorrectly says, *"lots are not beautifully landscaped."* Correction: the landscaping was removed by current owner.

Rowhouse Ruse

"In summary, the house at 1512 N. Hoyne has an adjacent parcel of land but not one to be considered a side yard. The side wall of 1512 does not have finished brick or decorative features, not even windows opening onto the vacant parcel. It is not a grand house with landscaped side yards like many in the Wicker Park District, but a row house. The vacant lot, with a compatible addition to 1512 N. Hoyne, would be consistent with the row house rhythm found throughout the district."

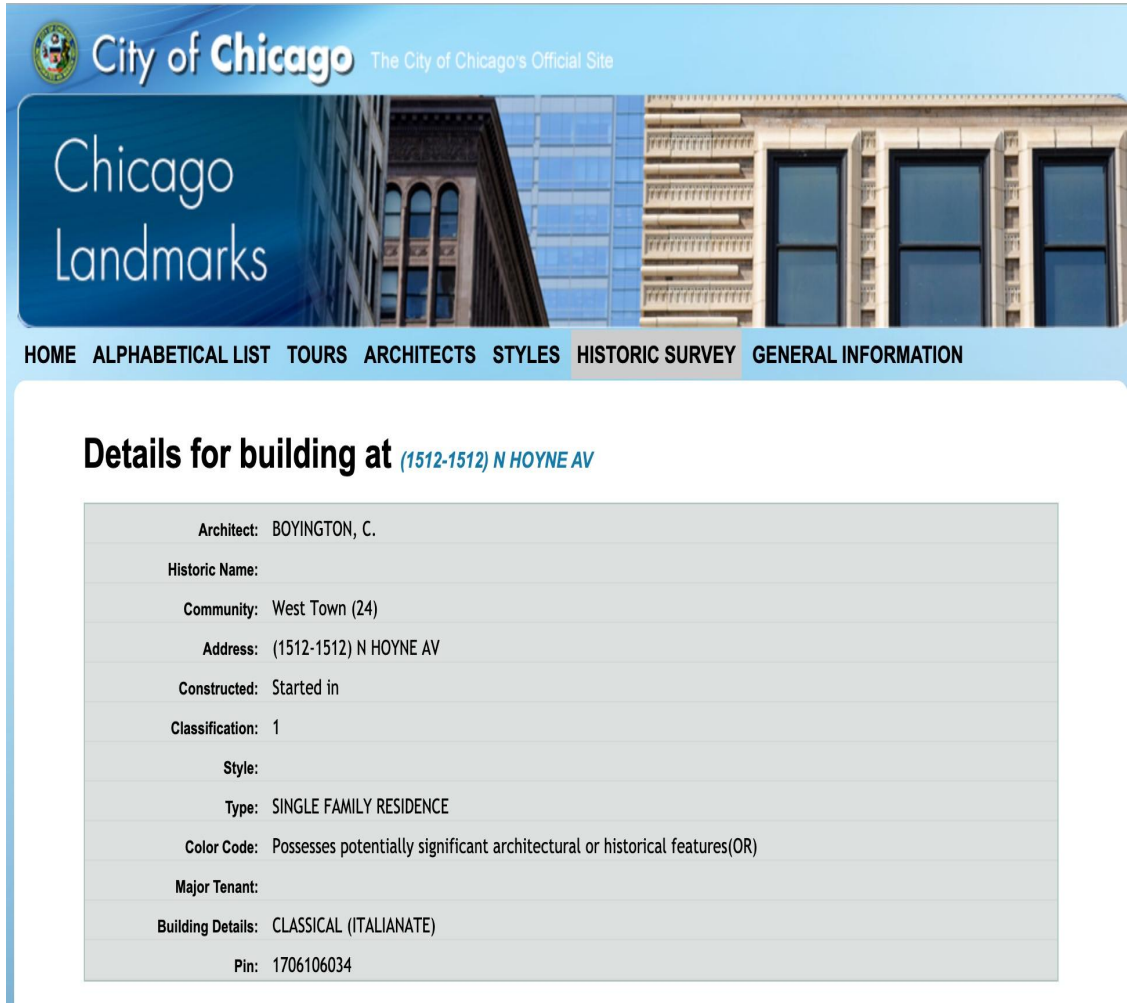
bba | ARCHITECTS

-Susan Benjamin Assessment

PAID OPINION. Paid for by the client wanting to build. The proposal is to build a stand-alone building and not a rowhouse. We object to the conclusions in this proposal because they are incorrect and conjecture.

1512 is not a
“row house”
or town house

1. City of Chicago
Landmarks lists type as
Single Family Residence,
Classical (Italianate)



The screenshot shows the City of Chicago's official website. At the top, the City of Chicago logo and name are displayed, along with the tagline "The City of Chicago's Official Site". Below this is a banner for "Chicago Landmarks" featuring a photograph of a building. A navigation menu includes links for HOME, ALPHABETICAL LIST, TOURS, ARCHITECTS, STYLES, HISTORIC SURVEY, and GENERAL INFORMATION. The main content area is titled "Details for building at (1512-1512) N HOYNE AV" and contains a table of building information.

Architect:	BOYINGTON, C.
Historic Name:	
Community:	West Town (24)
Address:	(1512-1512) N HOYNE AV
Constructed:	Started in
Classification:	1
Style:	
Type:	SINGLE FAMILY RESIDENCE
Color Code:	Possesses potentially significant architectural or historical features(OR)
Major Tenant:	
Building Details:	CLASSICAL (ITALIANATE)
Pin:	1706106034

The Secretary of the Interior's Standards for Rehabilitation

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Trying to guess the original intent of a 134 year old home and trying to fulfill that intent over 100 years later by saying this home is a rowhouse totally creates a false sense of historical development.

Therefore we object based upon the Secretary of the Interior's Standards for Rehabilitation and we will not rely on a consultant that was hired to help the client. We will bring in our own experts.



BENJAMIN
HISTORIC CERTIFICATIONS

Benjamin Historic Certifications, LLC
711 Marion Avenue
Highland Park, IL 60035
847-432-1865
847-432-1829 fax
www.benjaminhistoric.com

To: Wicker Park Committee

Lawrence Shure, Chicago Landmarks Commission

From: Susan Benjamin, architectural historian

Proposed construction of addition to rowhouse at 1512 N. Hoyne, Wicker Park District

The rowhouse at 1512 N. Hoyne was built in 1884 by Iver Larson, who had owned the property since

Q: what is a Rowhouse?

A: home with shared walls

This proposal does NOT have a shared wall nor do we want one.

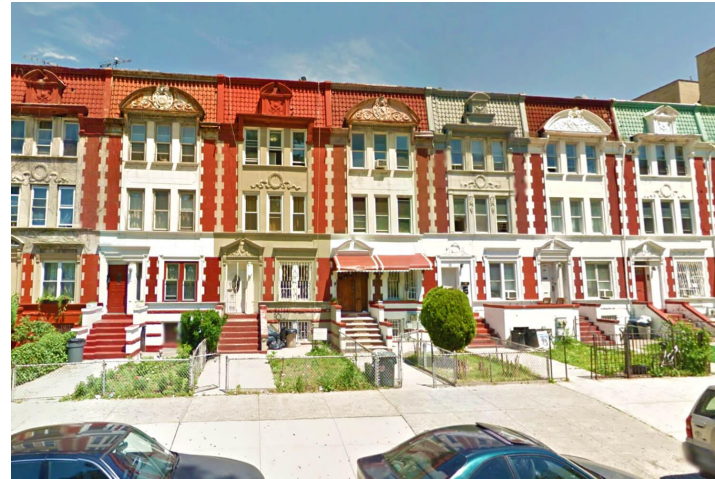
Rowhouse

*rowhouses do not have entrances
at grade*

Dictionary: one of a series of **houses** connected by common sidewalls and forming a continuous group Fundamentally, a **row house** is a building that stands cheek by jowl with its neighbors, often sharing a common wall.



Rowhouse in LINCOLN Park, not WICKER Park



Rowhouse in NEW YORK

Proposal gave examples of
“At Grade Entrances”
for Homes, *not rowhouses*

- 1919 W. Schiller
- 1328 N. Wicker Park
- 2039 W. Evergreen

AT-GRADE ENTRANCES
IN
WICKER PARK
HISTORIC DISTRICT:



1919 W. SCHILLER ST.



1328 N. WICKER PARK AVE.



2039 W. EVERGREEN AVE.

Proposal gave window examples from Houses *not rowhouses*

DOUBLE HUNG WINDOWS
WITH SINGLE
VERTICAL MULLIONS
IN
WICKER PARK
HISTORIC DISTRICT:



2039 W. EVERGEEN AVE.



2013 W. EVERGEEN AVE.



1406 N. HOYNE AVE.



1424 N. HOYNE AVE.



does ONE
make it a
row?

No.

Proposal incorrectly says that “The vacant lot, with a compatible addition to 1512 N. Hoyne, would be consistent with the row house rhythm found throughout the district.”

There is **NO** rowhouse rhythm in Wicker Park

- 5 years of Redfin Sales Data says: Only 1 “rowhouse” in Wicker Park
 - Rowhouse sold for \$855,000
 - 1512 Hoyne sold twofold at \$1.65 million. Price says it is not a rowhouse.



just
one wicker park
Rowhouse

Rowhouse? or is Proposal toying with words and meant *townhouse?*

- 5 years of Redfin Sales Data says: Only 10 “Townhouses” in 60622 has ever sold for more than \$825,000
- 1512 Hoyne sold twofold at \$1.65 million. Price says it’s not a rowhouse.



Townhouse
doesn't cost almost \$2 million

Greystone
or
townhouse
or
“rowhouse”
???

What do the
experts say?



@ Properties Real Estate Listing
Incredibly rare Greystone in Wicker
Park Historic District

1512 N Hoyne Avenue

Chicago, Illinois 60622

\$1,650,000

Bedrooms

4

Bathrooms

3

Half Baths

1

⚠ Let me know if this property becomes available. [learn more.](#)

MLS NUMBER
10775923

PROPERTY TYPE
Single Family

COMMUNITY AREA
West Town

Incredibly rare Greystone in Wicker Park Historic District spanning two lots (& 2 PIN numbers) for a 48 x 150 oasis on one of the most special blocks in Wicker Park. Other lot is 1514 N. Hoyne. Main level is effectively at grade, only one step down and boasts a large, sunny family room that walks out onto a side terrace as well as a self-contained Guest/ nanny suite with a large bedroom, living room, full kitchen, bath and W/D. This Guest suite can be combined easily with the rest of the main level if desired. Sold Before Print.

Schedule Virtual Tour

Save Listing

Share: [f](#) [t](#) [p](#) [in](#) [✉](#)



Greg Vollan
312.342.4433

Request More Info

FIRST NAME*

LAST NAME*

EMAIL*

About This Home

Who is Greg the listing agent?

Incredibly rare Greystone in Wicker Park Historic District spanning two lots (& 2 PIN numbers) for a 48 x 150 oasis on one of the most special blocks in Wicker Park. Other lot is 1514 N. Hoyne. Main level is effectively at grade, only one step down and boasts a large, sunny family room that walks out onto a side terrace as well as a self- contained Guest/ nanny suite with a large bedroom, living room, full kitchen, bath and W/ D. This Guest suite can be combined easily with the rest of the main level if desired. Sold Before Print.

Who is Sophia the buyers agent?

Listed by Greg Vollan • @properties

Redfin last checked: [3 minutes ago](#) | Last updated Aug 26, 2020 • Source: MRED

Bought with Sophia Klopas • Berkshire Hathaway HomeServices Chicago

Greg Vollan the @ Properties “West Town Expert”, “educated decisions based on a solid foundation of knowledge.”

“an experienced agent”



Greg Vollan

CNE - Broker 

"West Town expert"

Greg embraces a consultative approach focused on identifying his clients' needs, understanding their goals, and explaining the market's nuances so that they are comfortable with the buying or selling process. In turn, his clients are empowered to make more educated decisions based on a solid foundation of knowledge and the support of an experienced agent.

KlopaStratton Team sold \$82 million of real estate

2019 was a great year for The KlopaStratton Team with \$82 million in sales in areas like Bucktown & Wicker Park, Logan Square, Roscoe Village, Gold Coast, Lakeview, Uptown, Lincoln Park, South Loop, West Loop, and Irving Park. The team was recognized for the 12th consecutive year at the Chicago

Association of Realtors sales awards ranking in the top 1% of all realtors in the City of Chicago, achieving notoriety for both dollar and transaction volume. In 2019, the team was recognized as Platinum achiever once again, ranking in the top 20 agents in all of Chicago! Sophia, Jason, Chris, Erika, Zach, Jeff, Rachel, and Valentine believe that with their unique mix of experiences, all clients will feel that they are completely covered in every aspect of real estate, from personal property to investment properties.



SOPHIA KLOPAS

sklopa@bhhschicago.com | 312-927-0334
Broker Associate

Sophia has a degree in Interior Design which assists her buyers in stepping back and noticing the appeal of different properties. Certain things that buyers may overlook, Sophia notices. For the piece of property that has everything a buyer wants, but is missing “that-little-something”, Sophia Klopas can fix it. Her approach gives buyers a unique vision of their property and a great understanding of what will help in a resale later on. On the selling side, Sophia’s background is extremely strong. Having extensive and varied experience in design, she is able to look at a listing and tell the owner(s) what is needed for a quick and profitable sale. Sophia and her husband moved to Bucktown over 19 years ago, on a hunch that the neighborhood would come around. Happily they were right, and still call Bucktown home today.

“Certain things that buyers may overlook, Sophia notices.”

“19 years in Bucktown & Wicker Park”

Proposal incorrectly concludes that common brick indicates that this side was meant to be built upon.

Q: Does Chicago Common Brick mean rowhouse or intent to be covered?

A: No

Chicago Common Brick and Plain Brick Sides does not mean “Rowhouse”
and does not mean “build next to me.”



This illogical conclusion is a dangerous slippery slope of logic.

Chicago Common Brick does NOT mean rowhouse

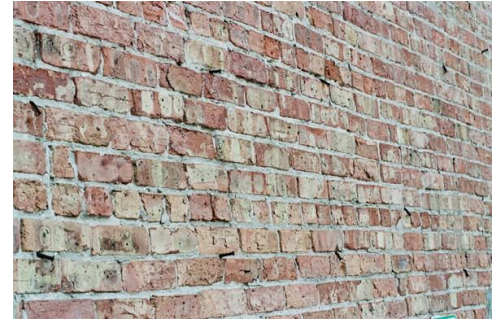


Q: Is Chicago Common
Brick meant to be hidden?

A: No. In fact it is quite unique

Common Brick is Special

1. After 1871 Chicago Fire: preferred building material
2. Ancient Lake Michigan clay from glaciers is grayish blue with carbonates like limestone
3. Fired up to 60 hours in Chicago Scove open-roof kilns, over 1,500 degrees. blue clay turns shades of salmon or buff rather than reds, creams and browns in other regions.
4. No longer produced since 1989.



Proposal incorrectly gave examples that are less visible from street

- 1302 N. Hoyne Ave - Rear Garage
- 1400 N. Hoyne Ave - New Coach House
- 1521 N. Hoyne - New Coach House
- 1936 W. Schiller - Rear Addition



Landmark Designation was always there.

1. Real Estate Listing clearly says Wicker Park Historic District



CHICAGO LANDMARK DISTRICT

Wicker Park

Featuring a mix of elaborate residences built by affluent residents and more modest homes typical of the period, this community of German, Eastern European, and Scandinavian immigrants was home to merchants and labor activists alike in the late 19th century.

COMMISSION ON CHICAGO LANDMARKS
City of Chicago • Richard M. Daley, Mayor
www.cityofchicago.org/Landmarks

July 1989, David R. Mosenia as Commissioner of the Department of Planning, ***Wicker Park District Report To the Commission on Chicago Landmarks***

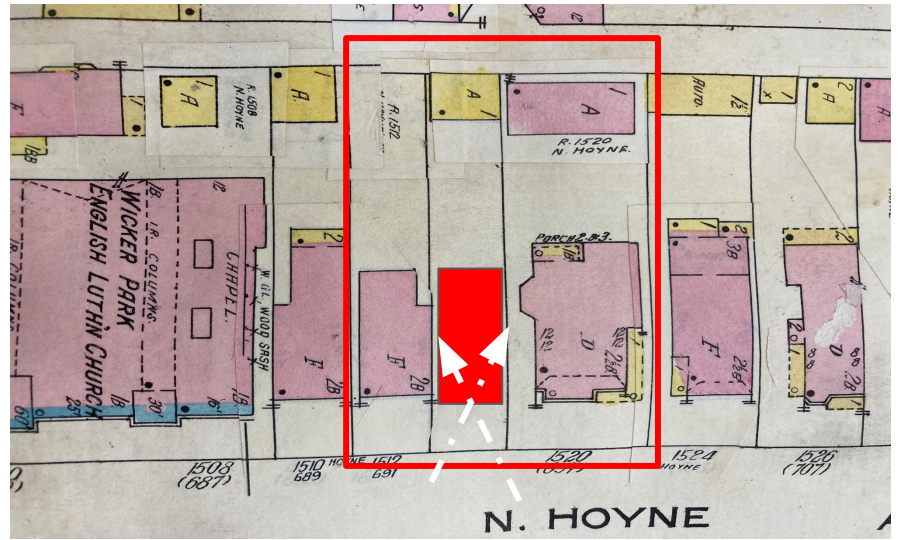
"This 55 acre district has 614 structures of these 68 are located on the rear of the lots. It is a pattern that contributes to the ambience of this special neighborhood.

Another characteristic is the district's open spaces. With 110 vacant lots, 46 have been merged into well landscaped side yards. The District's tight urban scale has gained visual relief from the excellence of its landscaped side and front yards.

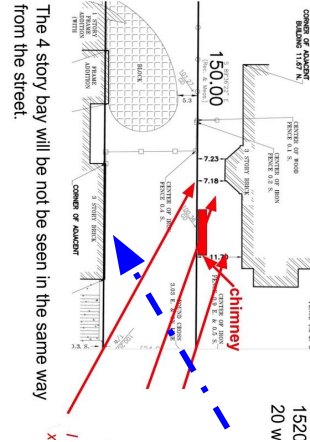
As noted in the recent *Hanna v. City of Chicago et al.*, No. 1-12-1701 (Sept, 26, 2013) the appeals court found that this **landmarks ordinance is neither vague nor arbitrary**. To the contrary, the court found that it is 'sufficiently detailed under the circumstances to guide the (city landmarks) Commission in its duties and responsibilities.

The proposed **development of any historic Side Yard would indeed 'adversely affect any significant historical or architectural feature of the improvement or of the district.'** In section 1 of the ordinance that created the Wicker Park Landmark District Wicker, the City Council specifically provided that 'all exterior faces of the structures and all the streetscapes and landscapes within the boundaries' were 'critical features that make an essential contribution to the qualities and characteristics' of the district.

An approval following this recommendation would be a violation of the Commission's charter under Section 2-120-580 of the Chicago Landmarks Ordinance '[t]o safeguard the City of Chicago's historic and cultural heritage, as embodied and reflected in such areas, districts, places, buildings, structures, works of art, and other objects determined eligible for designation by ordinance as 'Chicago Landmarks' and its obligation, under Section 2-120-770, to provide preliminary approval of the application only if 'the proposed work will not adversely affect any significant historical or architectural feature of the improvement or of the district, and is in accord with the Standards for Rehabilitation set forth by the United States Secretary of the Interior at 36 C.F.R. 67, as amended from time to time, as well as the commission's published procedures.



We plead with Landmarks and Zoning to support the objections and not grant relief that the owner is seeking.



The 4 story bay will not be seen in the same way from the street.

document for the 1512 - 1514 Hoyne

Mark Yee <mark.m.yee@gmail.com>

Thu 1/28/2021 4:58 PM

To: ccl <ccl@cityofchicago.org>

 1 attachments (70 KB)

Resident Comments on 1512 - 1514 Proposal.pdf;

[Warning: External email]

Please see attached document with public comments against this proposal at 1512 - 1514 N Hoyne.

Comments from social media - verifiable and public record.

We vehemently oppose the proposed construction on the property. When we agreed to sell the property to Mr. Davis, it was represented to us that the attraction to him was access to a large garden area that his children could enjoy - hence his interest in a property with a double lot. We were told that his wish was to extend the existing house at the rear, not that he wanted to build what is essentially a brand new home on a lot which has never previously been built on. If we had known that the current intent was what was in mind, we would not have sold the property to him. All previous owners since 1884 have protected the space for the benefit of the community. He can as well, and should.

Yours,

Peter Debreceeny

E: peter@peterdebreceeny.com

From: Jeff Edstrom

If you put a building in that spot, there's less ground to absorb rainfall and snow melt. The added impervious surface creates more runoff that goes into the combined sewer system. In larger rainfalls, it can add to the problems of combined sewer overflows, especially if you get a lot of lots filled. It just adds to the burden of the sewage treatment system. Open space is truly needed just from the Stormwater management perspective.

From: Alexis Halper

...people should do their due diligence when making a purchase with intent to build. The owner should have known it was a historic district and looked into the process beforehand. The history of Chicago's neighborhoods is so important.

From: Jason Ticus

...they could not possibly have gotten through the purchase without knowing the terms of the property considering it's designation. And the architect would spell that out clearly for them.

From: Jason Ticus

...a fine question is why has no one tried to build a home on that side lot until after a clearly defined preservation district was established. Are you saying in the last 100+ years nobody would consider building on a highly desirable street? The side yard was a huge element and value of the property. The preservation district was created and this owner bought into that preservation district

From: Alison Benefico

Idk, I guess I feel like people who want big modern houses should buy one, there are many available in the city and burbs. We should protect the historic character of our buildings and streets.

From: Julie Sawicki

I find it hard to believe that the buyer's broker and attorney in such an instance wouldn't have advised the buyer about purchasing/owning/changing a home in a historic district. In this case however, the buyer / owner is a successful real estate developer who paid cash for this \$1.65M property so I think he knew what he was getting into. I am in real estate and strongly believe in property rights but at the same time, I am disappointed that anyone purchasing a historic property or within a historic district would consider such a substantial change. Why not buy a double lot elsewhere? And regarding the northern elevation built with common bricks and fewer windows, this is stating the obvious but not an argument in my opinion. Most homes were built with common brick except for the façade. We still build this way today. And blocks were divided by lots, each intended for a home. But this lot has remained vacant for over 100 years if I remember the article correctly. Clearly a previous owner of this home (or possibly even the owner on the other side of the lot) purchased the lot to ensure that it stayed vacant.

From: Brian Barnhart

Why do the busybodies in the wicker park committee get veto power over what someone does with their house? It's not public greenspace the build would be taking over.

From: Jason Ticus

Brian Barnhart because that property is clearly located within a nationally recognized historic preservation district. There's much of Chicago that isn't in a regulated district like that strip of Hoyne. The preservation district was established precisely because of the remarkable quality and character of the area, including side yard, gardens etc. The property is a century old and the side yard has been there the whole time including when and relevant to when the preservation district was established AND when the current owner purchased the property knowing full well it was within a preservation district.

From: Dane Tyson

20+ years ago I considered buying a Frank Lloyd Wright house in Oak Park at a crazy low price. I soon realized that there were lots of restrictions on what I could do with the place, and decided it wasn't really worth the money as an "as is" purchase. But I fully understood that the restrictions on "what I may or may not do" with the property were part of the deal. And yes, in that respect the property wouldn't have been "truly mine."

From: Lyney Suter

If you're going to spend 1.6 million, I feel like that's one of the following: 1.) incredibly irresponsible not to have done due diligence in gathering all the info b4 spending that amount 2.) a huge gamble, hoping you'll get away with changing your historic property 3.) a level of entitlement that you feel confident you'll be able to get around the rules.

The whole point of a historic designation is so that people can't just throw money at a situation in order to destroy the historic landscape.

If you want to do cool new architectural things, buy in an area where your neighbors are cool with it. If you buy in an area with a historic designation, respect that. Don't try to find the loophole.

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We have lost so many historic residences in WP in the 20 years I have been here. It seems like anything goes

1512 - 1514 N Hoyne comments

Mark Yee <mark.m.yee@gmail.com>

Thu 1/28/2021 7:45 AM

To: ccl <ccl@cityofchicago.org>

 1 attachments (5 MB)

Crains Chicago Business Wicker Park.pdf;

[Warning: External email]

Here is a Crain's Chicago Business article by Dennis Rodkin.

However it does contain some inaccuracies from the architect. There are 8 windows at 1512 N Hoyne that face the greenspace.

Wicker Park neighbors fight over altering historic home

Expanding the 19th Century house into its side yard would reduce the green space that lends the area its charm and that they say is protected by a landmark designation.

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Dennis Rodkin

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A homeowner’s plan to expand his 19th century Wicker Park house onto the next-door lot has neighbors decrying the potential loss of green space that characterizes the historic district it’s in.

Cullen Davis paid \$1.65 million in August for a four-bedroom, 4,600-square-foot home on a pair of 25-by-150-foot lots on Hoyne Avenue. The house, built in 1884, is on the southern lot; Davis is proposing a roughly 3,000-square-foot addition that would extend onto the northern lot.

Chicago firm BBA Architects designed the addition to look like a separate house, with a front that borrows elements of the historical facades in the neighborhood and a glass panel between the old and new structures to delineate what’s historic and what’s not.

It’s all been designed “within all the statutes and according to historic preservation standards,” said Davis, a principal of Hallmark & Johnson, a Lincolnwood property management firm, and its subsidiaries that develop affordable housing. In his professional capacity, Davis said, he’s dealt often with similar issues and he feels confident his proposal meets all standards.



This rendering of the proposal shows the existing house at left, with the addition next to it.

BBA Architects

Because of the property’s location in a landmark district, the proposal has to go before the Commission on Chicago Landmarks. Members of the Wicker Park Preservation & Development Committee opposed the project when it was presented to them and are calling on the city panel to reject it.

“Wicker Park is known for its gardens and open spaces,” said Mark Yee, who lives in a house of a similar vintage about a block away on Hoyne. “It’s a wonderful place to walk down the street and feel its moment in time.”

Research by Yee and others indicates the northern lot has been empty for at least a century. Although Yee acknowledges the lot is Davis’ private property, he said Davis “has an obligation to respect the history of that streetscape.”

The city’s **1991 landmark designation for the Wicker Park District** expressly mentions that along Hoyne, “the size of these lots and the scale and style of the earliest structures on them established the character that would be perpetuated” on this and other Wicker Park streets.

A resident of another historical house on Hoyne, Grant Drutchas, is a lawyer who says the language in the landmarking documents is “clearly intended to protect the sightlines and views into these historic side yards.”

Davis’ addition, if built, will “destroy the fabric of the historic district,” Drutchas said, and open a path for construction on other garden and side lots on the surrounding blocks.

A historical review written for Davis’ proposal by Susan Benjamin of Benjamin Historic Certifications concluded that the proposal is acceptable, in part because of evidence that the empty lot wasn’t intended to stay that way.

Benjamin notes that the north wall of the existing house, adjacent to the empty lot, was built of Chicago common brick and with few windows, indicating that the owners expected a neighboring structure would be built. There was no side porch overlooking the north lot, as is seen on some nearby wide-lot houses, including **the Hermann Weinhardt mansion** around the corner on Pierce Avenue.

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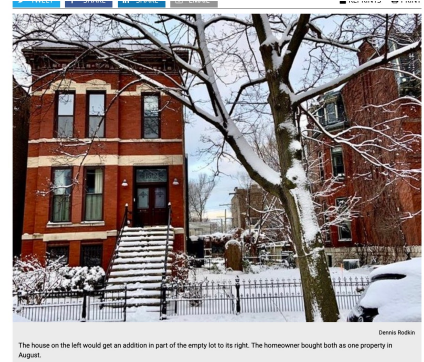
DENNIS RODKIN  

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The couple who bought and renovated the house in the early 2000s later **said when they put it on the market** that the side lot was "one of our living rooms." An addition they made on the back of the house opened on one side to a large patio on the north lot.



That couple sold to Davis, who says, "just because previous owners didn't build there doesn't mean I shouldn't or can't."



The house on the left would get an addition in part of the empty lot to its right. The homeowner bought both as one property in August. Dennis Rodkin



1512 - 1514 N Hoyne Public Comments

Mark Yee <mark.m.yee@gmail.com>

Thu 1/28/2021 10:44 PM

To: ccl <ccl@cityofchicago.org>

Cc: Ed Tamminga <emtamminga@earthlink.net>; Grantland Drutchas <Drutchas@mbhb.com>; John Geahan <John.Geahan@cityofchicago.org>

 4 attachments (14 MB)

Resident Comments on 1512 - 1514 Proposal.pdf; #2 Resident Comments on 1512 - 1514 Proposal.pdf; Crains Chicago Business Wicker Park updated.pdf; Community Presentation Key Points.pdf;

[Warning: External email]

To: Commission on Chicago Landmarks

Attached are the Written Statements for a proposal that will eventually come before the Commission on Chicago Landmarks regarding 1512 - 1514 N Hoyne, Chicago, IL 60622.

We are submitting them very ahead of time so that we can ensure that these "Written statements, the preferred method of public comment, will be accepted up to 24 hours in advance of the meeting." before any meeting agenda that may contain items related 1512 - 1514 N Hoyne.

Since we don't know when this will make the agenda and we realize that your next meetings are scheduled to be:

Feb. 4

March 4

April 1

May 6

June 3

July 1

We wanted to be sure that you had these ahead of time.

Comments from social media - verifiable and public record.

We vehemently oppose the proposed construction on the property. When we agreed to sell the property to Mr. Davis, it was represented to us that the attraction to him was access to a large garden area that his children could enjoy - hence his interest in a property with a double lot. We were told that his wish was to extend the existing house at the rear, not that he wanted to build what is essentially a brand new home on a lot which has never previously been built on. If we had known that the current intent was what was in mind, we would not have sold the property to him. All previous owners since 1884 have protected the space for the benefit of the community. He can as well, and should.

Yours,

Peter Debreceeny

E: peter@peterdebreceeny.com

From: Jeff Edstrom

If you put a building in that spot, there's less ground to absorb rainfall and snow melt. The added impervious surface creates more runoff that goes into the combined sewer system. In larger rainfalls, it can add to the problems of combined sewer overflows, especially if you get a lot of lots filled. It just adds to the burden of the sewage treatment system. Open space is truly needed just from the Stormwater management perspective.

From: Alexis Halper

...people should do their due diligence when making a purchase with intent to build. The owner should have known it was a historic district and looked into the process beforehand. The history of Chicago's neighborhoods is so important.

From: Jason Ticus

...they could not possibly have gotten through the purchase without knowing the terms of the property considering it's designation. And the architect would spell that out clearly for them.

From: Jason Ticus

...a fine question is why has no one tried to build a home on that side lot until after a clearly defined preservation district was established. Are you saying in the last 100+ years nobody would consider building on a highly desirable street? The side yard was a huge element and value of the property. The preservation district was created and this owner bought into that preservation district

From: Alison Benefico

Idk, I guess I feel like people who want big modern houses should buy one, there are many available in the city and burbs. We should protect the historic character of our buildings and streets.

From: Julie Sawicki

I find it hard to believe that the buyer's broker and attorney in such an instance wouldn't have advised the buyer about purchasing/owning/changing a home in a historic district. In this case however, the buyer / owner is a successful real estate developer who paid cash for this \$1.65M property so I think he knew what he was getting into. I am in real estate and strongly believe in property rights but at the same time, I am disappointed that anyone purchasing a historic property or within a historic district would consider such a substantial change. Why not buy a double lot elsewhere? And regarding the northern elevation built with common bricks and fewer windows, this is stating the obvious but not an argument in my opinion. Most homes were built with common brick except for the façade. We still build this way today. And blocks were divided by lots, each intended for a home. But this lot has remained vacant for over 100 years if I remember the article correctly. Clearly a previous owner of this home (or possibly even the owner on the other side of the lot) purchased the lot to ensure that it stayed vacant.

From: Brian Barnhart

Why do the busybodies in the wicker park committee get veto power over what someone does with their house? It's not public greenspace the build would be taking over.

From: Jason Ticus

Brian Barnhart because that property is clearly located within a nationally recognized historic preservation district. There's much of Chicago that isn't in a regulated district like that strip of Hoyne. The preservation district was established precisely because of the remarkable quality and character of the area, including side yard, gardens etc. The property is a century old and the side yard has been there the whole time including when and relevant to when the preservation district was established AND when the current owner purchased the property knowing full well it was within a preservation district.

From: Dane Tyson

20+ years ago I considered buying a Frank Lloyd Wright house in Oak Park at a crazy low price. I soon realized that there were lots of restrictions on what I could do with the place, and decided it wasn't really worth the money as an "as is" purchase. But I fully understood that the restrictions on "what I may or may not do" with the property were part of the deal. And yes, in that respect the property wouldn't have been "truly mine."

From: Lyney Suter

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Letter dated: September 4, 2020

Alderman Brian Hopkins
2nd Ward Alderman
Constituent Service Office
1400 N. Ashland Ave., Chicago, IL 60622

Cc John Geahan, Director, Development, Legislation, and Policy

Dear Alderman Hopkins,

We are the previous owners of the property at 1512-1514 North Hoyne Avenue. We recently sold the property, and the sale closed just over two weeks ago. Since then, we have been made aware of the new owner's application to undertake a major redevelopment of the property. In particular, the proposal is to construct a brand new three-story building on 1514 North Hoyne - a lot which has never previously been built on and has been until this point an important part of the Hoyne Avenue streetscape. We believe some context would be helpful as you consider this application. We purchased the property in 1998. The home had been built on the 1512 lot in the late 1800s, and the 1514 lot was always garden apart from a garage at the rear of the lot. We lived in the house as it then was for three years before undertaking a renovation – we wanted to understand the connection of the property to the community before deciding on any changes.

In 2001, during the planning stages of the renovation, we had thought of extending the rear addition a few feet into the side garden lot of 1514 North Hoyne. In our discussions with the Landmarks Commission, we were advised that they would not approve that alteration of the building envelope or crossing the lot line. In particular, their concern was the appearance of the renovation impinging on the view of the landmarked building from Hoyne Ave and the historic significance of the empty lot and garden at 1514 North Hoyne. We revised our plans accordingly and in 2003 won the City of Chicago Landmark Award for the most sensitive addition to a historic property.

The new owner's proposed "addition" appears to be not an addition as such, but a second full-sized building with street front entry that could be easily separated and sold at a future date. It makes no effort to respect the landmark nature of the property with its historically well-maintained side garden, which has provided decades of joy for neighbors and the community since the home was built in the 1880s. It doesn't cohere with the Landmarks approved and award-winning 2002-03 additions. It would serve to destroy the character and charm of this Historic Landmark section of N Hoyne Ave. There are undoubtedly better, more sensitive ways for the new owner to gain additional living space without destroying the fabric and historic nature of the immediate neighborhood.

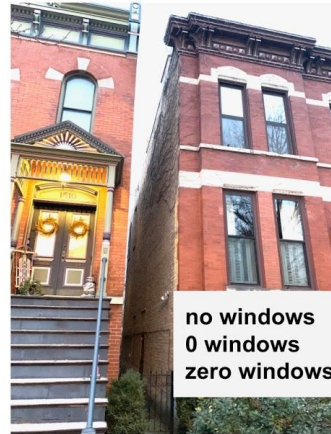
We truly hope a way can be found to ensure that the 1514 lot continues to retain a landscaped vista for all of the neighborhood to enjoy for decades to come; it would be a great shame to allow it to be lost after all this time.

Yours sincerely,

Peter Debreceeny & Jane Humzy

Proposal incorrectly says: 1512 has "few windows" on north side

The side facing the lot has **5 original windows** and **3 new windows**, for a **total of 8 windows!!!**



It's the OTHER side that has no windows (pic #2) that was meant to be built close.

does proposal not know the left from the right?

One window with arch is intentional architecture to be seen or used in a special way.



This home has over 20 windows that will be partially or totally blocked from the streetscape.

This home is covered in beautiful decorative facebrick that was meant to be seen, a key consideration in a landmarks district.

From: Beth Lipa Glaysher
I would lean with the historic preservation.

From: Mike Middleton
arguing over the preservation of property existing on stolen land is pretty sad.

Wicker Park neighbors fight over altering historic home

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Dennis Rodkin

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Because of the property’s location in a landmark district, the proposal has to go before the Commission on Chicago Landmarks. Members of the Wicker Park Preservation & Development Committee opposed the project when it was presented to them and are calling on the city panel to reject it.

“Wicker Park is known for its gardens and open spaces,” said Mark Yee, who lives in a house of a similar vintage about a block away on Hoyne. “It’s a wonderful place to walk down the street and feel its moment in time.”

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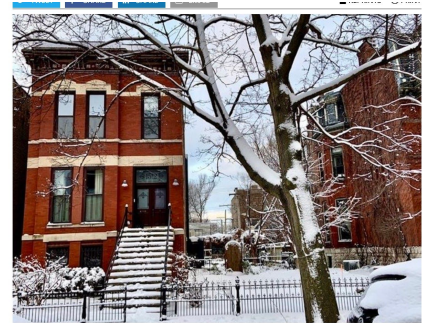
DENNIS RODKIN  

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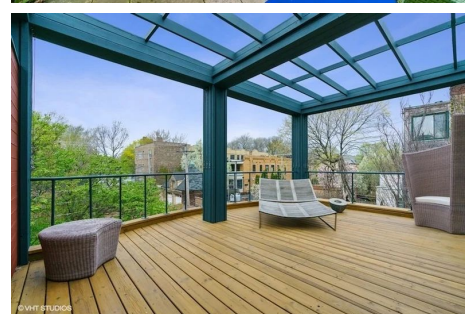
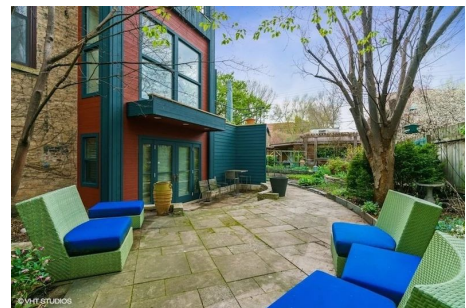
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"We vehemently oppose the proposed construction on the property," wrote Peter Debreceeny, the previous owner, in an email. "When we agreed to sell the property to Mr. Davis, it was represented to us that the attraction to him was access to a large garden area that his children could enjoy. We were told that his wish was to extend the existing house at the rear, not that he wanted to build what is essentially a brand new home on a lot which has never previously been built on. If we had known that the current intent was what was in mind, we would not have sold the property to him."



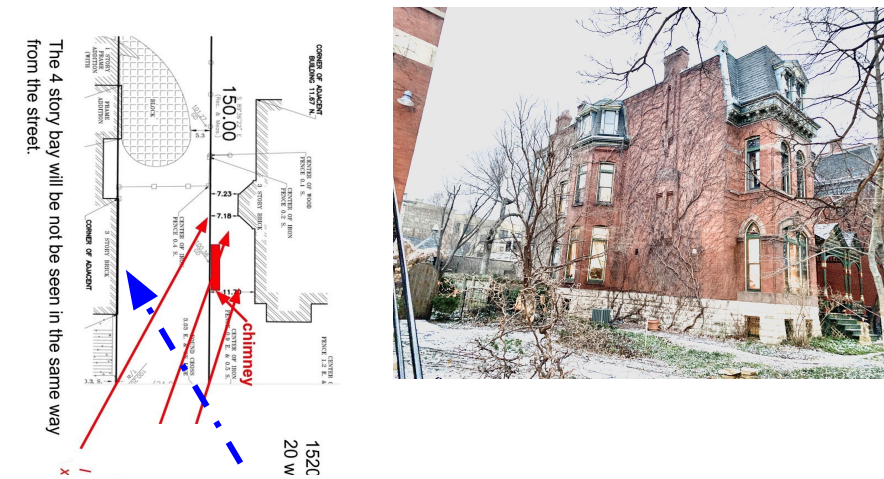
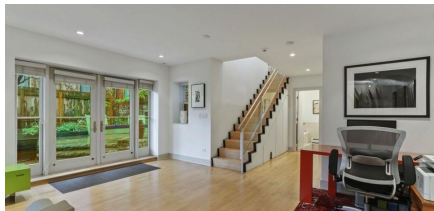
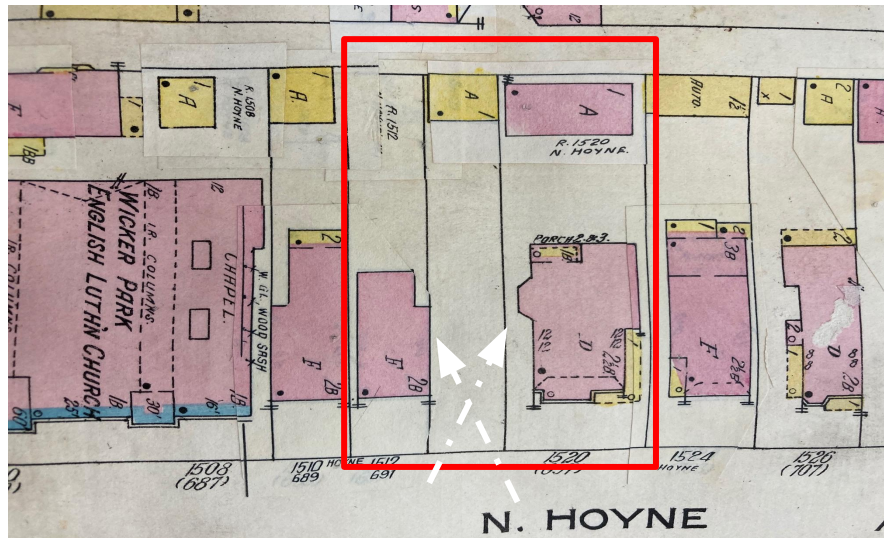
The house on the left would get an addition in part of the empty lot to its right. The homeowner bought both as one property in August. Dennis Rodkin



1512 - 1514 N Hoyne, Chicago, IL 60622



© VHT STUDIOS



We ask Landmarks and Zoning to see thru this “rowhouse ruse” and protect the greenspace in historic Wicker Park.

The 4 story bay will not be seen in the same way from the street.

1512, 1514 and 1520 were owned by the Poskozine family for nearly 100 years.

Proposal tries to focus on lots 8 and 9 but its own report says that lots 8, 9 and 10 were interconnected for a century.



Benjamin Historic Certifications, LLC
711 Marion Avenue
Highland Park, IL 60035
847-432-1865
847-432-1829 fax
www.benjaminhistoric.com

To: Wicker Park Committee

Lawrence Shure, Chicago Landmarks Commission

From: Susan Benjamin, architectural historian

Proposed construction of addition to rowhouse at 1512 N. Hoyne, Wicker Park District

The rowhouse at 1512 N. Hoyne was built in 1884 by Iver Larson, who had owned the property since October 2, 1875.¹ He took out a building permit for construction dated March 24, 1884.² His name indicates that he was Scandinavian, as were many residents in Wicker Park. There was considerable activity on the site prior to the time Larson purchased the land. The first entry in the title books is dated July 2, 1872. Between then and 1875 there were a number of mortgage transactions, when Lars L. Skielvig, who sold the property to Larson, owned it.³ Given the mortgage activity, it seems likely that there was a residence on the property before Larson built the rowhouse at 1512. He owned the property until his death in 1906, but it remained in the Larson family until 1921. The lot passed to his heirs, who sold it to Fels Brezis and his wife Katherine in 1923. Four years later, in 1927, both lots 8 and 9 were purchased by Michael Poskozine and remained in that family until August, 1998,⁴ when it was sold by Mark Poskozim to Peter Debreceny and Jane Humzy, who sold it to the current owner.⁵ Census records of 1930 have Michael living at 1520 N. Hoyne, other Poskocizms living at 1510, and three households at 1512, all of whom were renters. There was an article in the March 11, 1958 *Chicago Tribune* that showed Mark Poskoczim's mother living at 1512.⁶ All three properties were lived in by family or rented out for a long array of years.

¹ Cook County Recorder of Deeds, Tract Book, D. S. Lee's Addition To Chicago, Block 3, Lots 8 & 9. (P. 140).

² City of Chicago, building permit 557.

³ Cook county Recorder of Deeds, Tract Book.

⁴ *Ibid.*

⁵ *Ibid.* computer records.

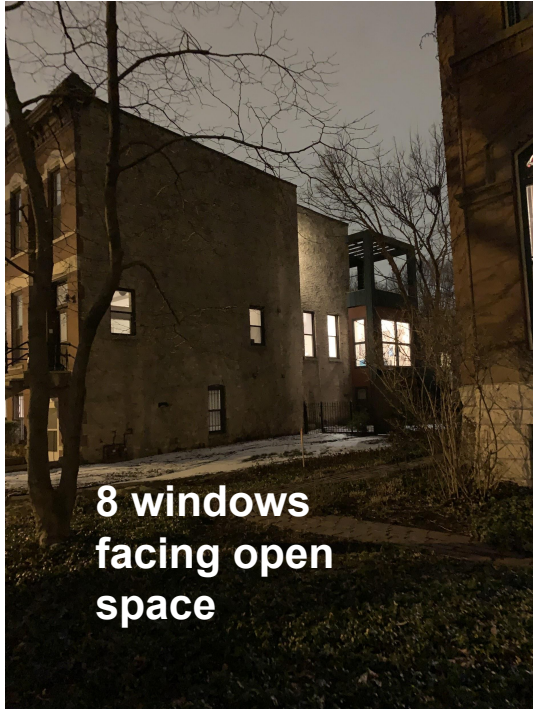
⁶ "Cooking Show Planned by Altar, Rosary Society", *Chicago Tribune*. May 11, 1958.

The Poskozine Family owned all 3 properties: 1512, 1514 and 1520 N Hoyne and intended for the greenspace to remain open.

- 1927 - 1998 (71 years) Lots 8, 9, 10
 - owned by Michael Poskozine and by Mark Poskozim
- 1998 - 2020 (22 years)
 - lots 8 and 9 purchased by Peter Debreceny and Jane Humzy

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One window with arch is intentional architecture to be seen or used in a special way.



Proposal incorrectly says, “house not intended to access side yard.”

This photo contradicts that clearly.





Proposal incorrectly says, “house not intended to access side yard.” This photo says otherwise.



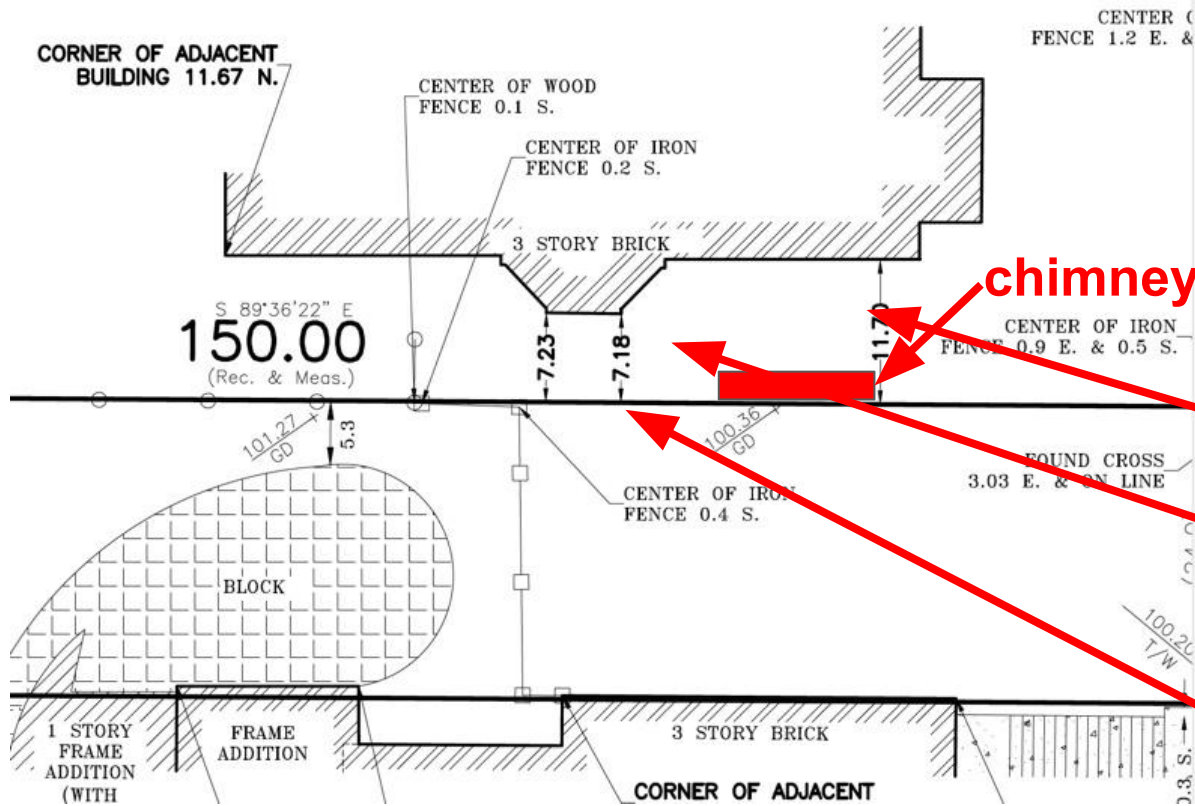
This home has over 20 windows that will be partially or totally blocked from the streetscape.

This home is covered in beautiful decorative facebrick that was meant to be seen, a key consideration in a landmarks district.



Archival Photo:

View of sideyard from inside 1520 N. Hoyne illustrates importance of sideyard.

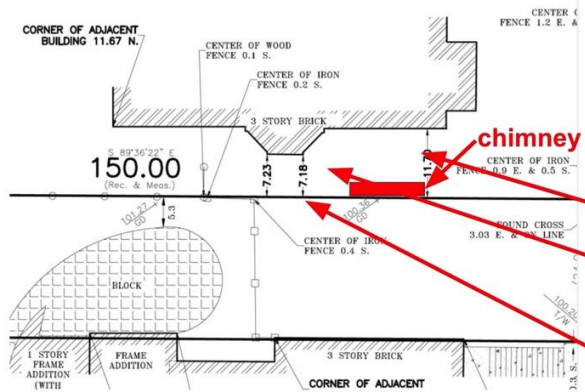


1520 N Hoyne
has over
20 windows
that will be
partially or
totally blocked
from street
view

*I don't have
x-ray vision*

The 4 story bay will not be seen in the same way from the street.

Objection: Proposal hides historical elements from view, contains glass connectors that are non-historical and reduces green space.



1520 has over 20 windows that will be partially or totally blocked from street view.

I don't have x-ray vision

The 4 story bay will not be seen in the same way from the street.



Proposal incorrectly says:
*adding a structure fix a
missing tooth?*

Space is open
for over 100 years.
There is nothing *“to fix.”*



Wicker Park is beautiful and historic, not a neighborhood with a “missing tooth.”

there was no “tooth” that fell out.

140 years Open Space



Another mistake in the proposal, “these are standard Chicago lots” but these lots are 20% larger at 150’ deep not 125’,

Sanborne Fire Map 1914

Proposal incorrectly says that *there was some thing there before.*

Further research says: Lot was NOT
previously built upon

Proposal reached wrong conclusion on limited facts:

“There was considerable activity on the site prior to the time Larson purchased the land. The first entry in the title books is dated July 2, 1872. Between then and 1875 there were a number of mortgage transactions, when Lars L. Skielvig owned it.”

1872 - 1875 Lars L Skielvig owned the land and there were many reasons for the financial activity, such the CHICAGO FIRE and the FINANCIAL PANIC OF 1873 - 1875 and borrowing for hospital bills for sick child who died.

Lars never lived on Hoyne.

SKIDMORE George C. machinery 329 Wabash av. n.
 LaGrange
 Skidmore George W. lumber, h. 3123 Prairie av.
 Skidmore John R. assessor, h. 1069 W. Monroe
 Skidmore Maud, h. 1069 W. Monroe
 Skidmore Minnie H. Mrs. h. 3402 Forest av.
 Skidmore Thomas J. clk. M.C.R.R. bds. 67 Rush
 Skielvig Lars L. pres. Chicago desk mnfg. co. 113 N.
 Peoria, h. 252 N. Carpenter
 Skiequel Jacob, lab. h. 441 Duncan Park
 Skierke John, peddler, h. 3232 Butterfield
 Skiff Frank D. scene painter, h. 374 Campbell av.
 Skiffington Annie, wid. Bernard, h. 263 W. Kinzie

wood
 38 Skidmore George C. machinery 329 Wabash av. h.
 LaGrange
 Skidmore George W. bkpr. h. 3123 Prairie av.
 Skidmore John R. real est. h. 81 Avon pl.
 Skidmore Owen, carp. h. 3000 State
 Skidmore W. D. fireman 194 Michigan av.
 Skielvig Anna C. Miss, music teacher 471 Milwaukee
 av.
 Skielvig Lars L. pres. Chicago desk mnfg. co. 113 N.
 Peoria, h. 471 Milwaukee av.
 Skierke John, agt. h. 3232 Butterfield
 Skiff Frank D. scenic painter, h. 374 Campbell av.
 Skiff William J. butter 13 S. Halsted, h. 225 S. Peoria
 W. Skiffington Anna, wid. Bernard, h. 263 W. Kinzie
 Skilenski Waclaw, trunkmkr. h. 706 Noble
 50 Skiller John, molder, h. 939 W. 17th

W. B. WHITE,

SKI

1651

Skibbe F. (Geise, Skibbe & Co.) 1119 Milwaukee av.
 h. 1122 Milwaukee av.
 Skibbe Hermann, lab. h. 11 Thomas
 Skibbe Karl, carp. h. 674 N. Ashland av.
 Skibbe Rudolph, grocer 316 W. Clybourn pl.
 Skibbe Theodore, cooper, h. 758 Elston av.
 Skibbe William, brklayr. h. 1083 W. 20th
 Skibbe William, lab. h. 17 Bauwans
 Skibitzki Ernestine, wid. Charles, h. 373 N. Wood
 Skibitzki August, carp. h. 872 Shober
 Skidmore George C. machinery 329 Wabash av. h.
 LaGrange
 Skidmore George W. lumber, h. 3123 Prairie av.
 Skidmore John R. assessor, h. 1069 W. Monroe
 Skidmore Maud, h. 1069 W. Monroe
 Skidmore Minnie H. Mrs. h. 3402 Forest av.
 Skidmore Thomas J. clk. M.C.R.R. bds. 67 Rush
 Skielvig Lars L. pres. Chicago desk mnfg. co. 113 N.
 Peoria, h. 252 N. Carpenter
 Skiequel Jacob, lab. h. 441 Duncan Park
 Skierke John, peddler, h. 3232 Butterfield
 Skiff Frank D. scene painter, h. 374 Campbell av.
 Skiffington Annie, wid. Bernard, h. 263 W. Kinzie
 Skina James, lab. h. 537 W. 18th

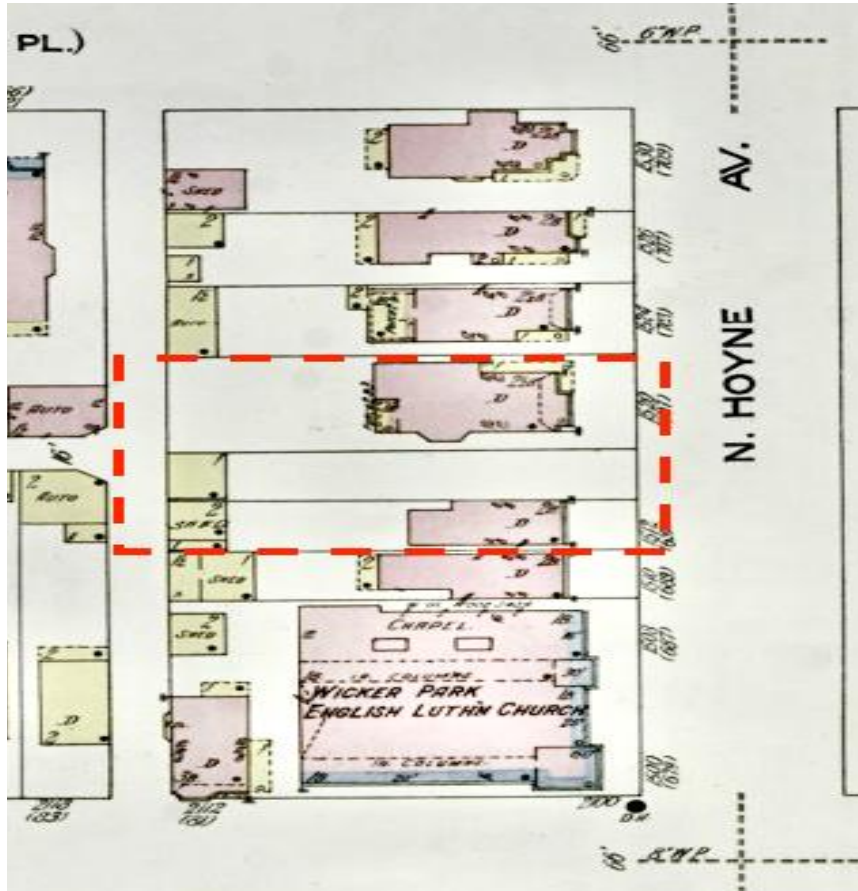
Chicago Desk Manufacturing Co.

Manufacturers of Office Desks. Office and Factory, Corner
 of Peoria and Kinzie Streets.

The largest concern in this line in the city is the
 Chicago Desk Manufacturing company, of Peoria
 and Kinzie streets. The factory is a handsome six-
 story brick building, sixty by sixty-five, and there
 are eighty workmen employed. The company is
 exclusively engaged in the manufacture of office
 desks, and they turn out a large number annually.
 Their business is nearly all transacted outside the
 city, and there is a great demand for their goods in
 all the principal cities in the States. This is an in-
 corporated company, and the business has been es-
 tablished for eight years. The following gentlemen
 are the officers of the company: **Lars L. Skielvig**,
 president, and John H. Minges, secretary and man-
 ager. They formerly did business at North Des-
 plaines street, but they moved into their present
 handsome premises last year. This is a thoroughly
 representative concern, and it is well established on
 a sound commercial basis. It is under good man-
 agement, and contains within itself all the elements
 of success.

McHugh & Enright.

S - 4 1 2	
Family name Skielvig	Given name or names LARS L.
Address Court Order only.	
Certificate no. (or vol. and page) Vol. 1 P-131 (Had a D. I. S.)	Title and location of court Superior Court, Cook Co., Ill.
Country of birth or allegiance Norway & Sweden	When born (or age)
Date and port of arrival in U. S.	Date of naturalization Oct. 19, 1872
Names and addresses of witnesses	
U. S. Department of Labor, Immigration and Naturalization Service. Form No. 1-IP.	



Sanborn Fire Maps 1956

The proposal requires that the owner will eventually seek relief to:

1. Combine the PINS
2. Increase the allowed setback
3. Increase the setback through and administrative adjustment.
4. Ask for Landmarks and Zoning approvals
5. Ask for permits

ALL TO WHICH, we OBJECT.



At the very
moment that the
lots combine,
the land becomes
protected as open
greenspace.



One Home =

1 Parcel

48' x 150' = 7,200

7,200 sq ft lot rare for single family homes

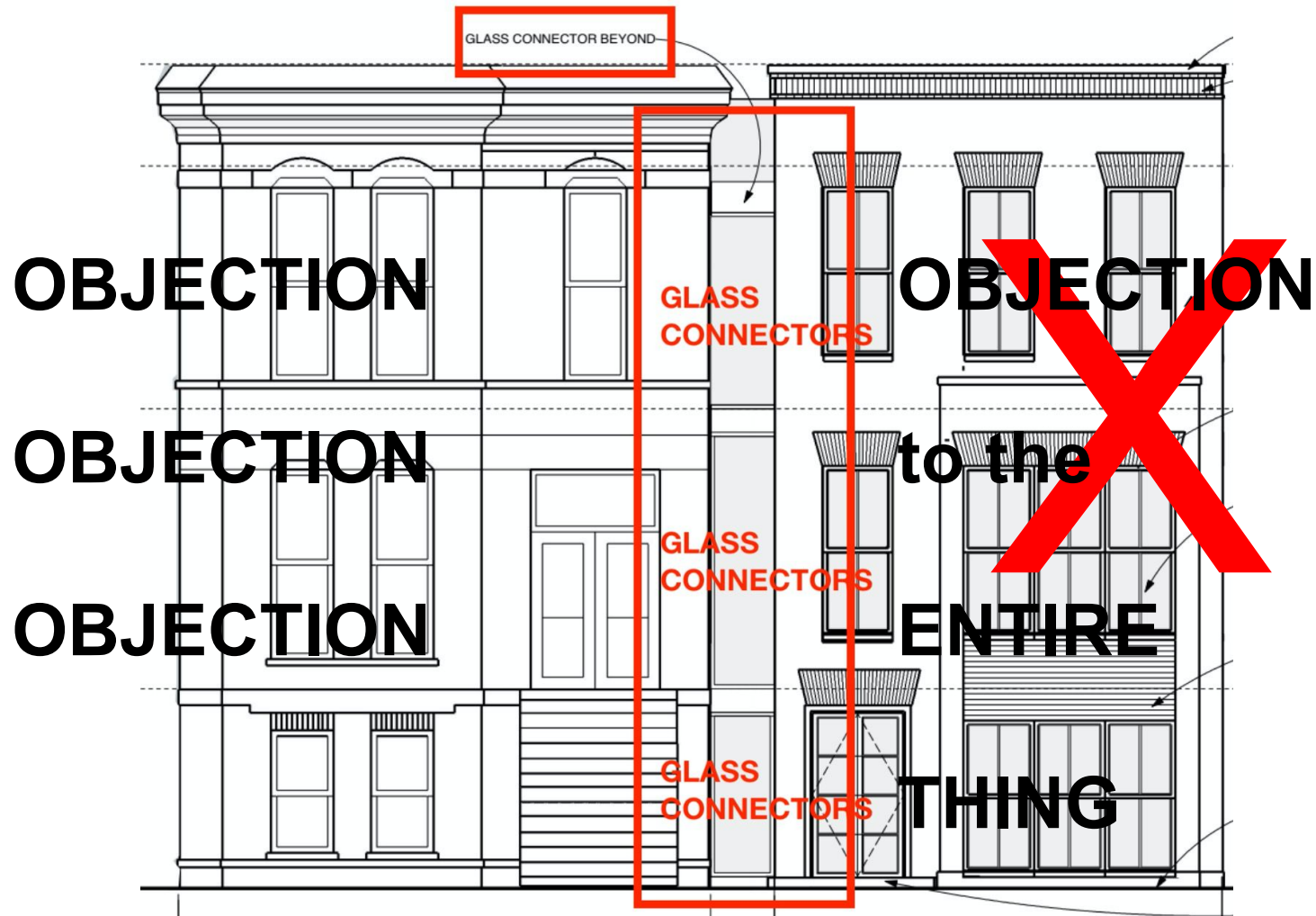


- **Object to anticipated zoning request to reduce setback from 3' 10 1/8" to 2' 0"**
 - It's about saving greenspace and open space.
 - We will not give an extra 1' 10 1/8"
- **Object to any future zoning request handled as Administrative Adjustment**
 - (too important for AA. Needs ZBA)

The Secretary of the Interior's Standards for Rehabilitation

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Objection: The proposal is a big change to the site and environment and intends to remove green space.



Are the glass
connectors in keeping
with the streetscape?

NO

- View from inside and outside 1520 N Hoyne will change. Therefore we object.

Streetscape will
change.

Therefore, we object.

Does recent removal of
garden provide a
reason to build?

NO



Proposal incorrectly says, *"lots are not beautifully landscaped."* Correction: the landscaping was removed by current owner.



Proposal incorrectly says, *"lots are not beautifully landscaped."* Correction: the landscaping was removed by current owner.

Rowhouse Ruse

"In summary, the house at 1512 N. Hoyne has an adjacent parcel of land but not one to be considered a side yard. The side wall of 1512 does not have finished brick or decorative features, not even windows opening onto the vacant parcel. It is not a grand house with landscaped side yards like many in the Wicker Park District, but a row house. The vacant lot, with a compatible addition to 1512 N. Hoyne, would be consistent with the row house rhythm found throughout the district."

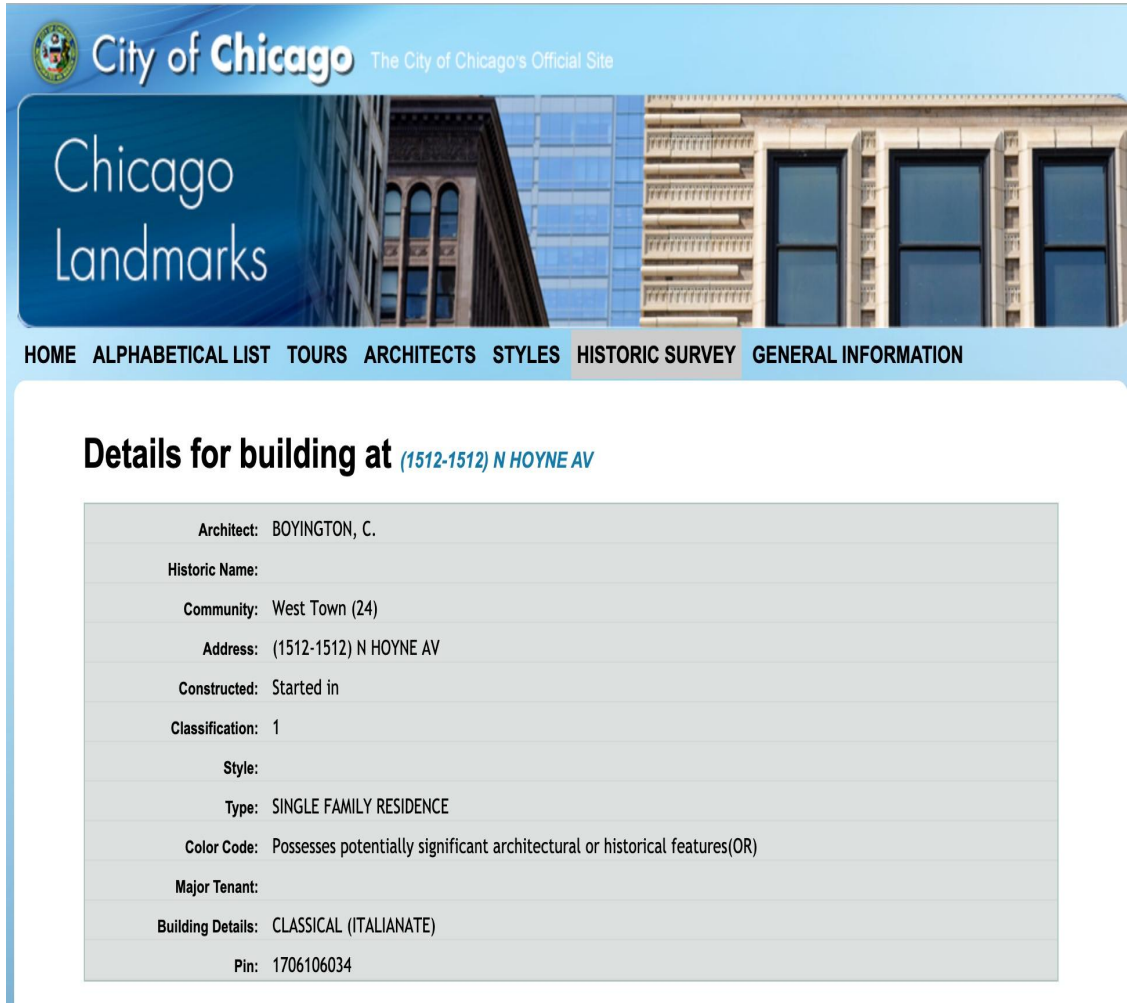
bba | ARCHITECTS

-Susan Benjamin Assessment

PAID OPINION. Paid for by the client wanting to build. The proposal is to build a stand-alone building and not a rowhouse. We object to the conclusions in this proposal because they are incorrect and conjecture.

1512 is not a
“row house”
or town house

1. City of Chicago
Landmarks lists type as
Single Family Residence,
Classical (Italianate)



The screenshot shows the City of Chicago's official website. At the top, the City of Chicago logo and name are displayed, along with the tagline "The City of Chicago's Official Site". Below this is a banner for "Chicago Landmarks" featuring a photograph of a building. A navigation menu includes links for HOME, ALPHABETICAL LIST, TOURS, ARCHITECTS, STYLES, HISTORIC SURVEY, and GENERAL INFORMATION. The main content area is titled "Details for building at (1512-1512) N HOYNE AV" and contains a table of building information.

Architect:	BOYINGTON, C.
Historic Name:	
Community:	West Town (24)
Address:	(1512-1512) N HOYNE AV
Constructed:	Started in
Classification:	1
Style:	
Type:	SINGLE FAMILY RESIDENCE
Color Code:	Possesses potentially significant architectural or historical features(OR)
Major Tenant:	
Building Details:	CLASSICAL (ITALIANATE)
Pin:	1706106034

The Secretary of the Interior's Standards for Rehabilitation

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Trying to guess the original intent of a 134 year old home and trying to fulfill that intent over 100 years later by saying this home is a rowhouse totally creates a false sense of historical development.

Therefore we object based upon the Secretary of the Interior's Standards for Rehabilitation and we will not rely on a consultant that was hired to help the client. We will bring in our own experts.



BENJAMIN
HISTORIC CERTIFICATIONS

Benjamin Historic Certifications, LLC
711 Marion Avenue
Highland Park, IL 60035
847-432-1865
847-432-1829 fax
www.benjaminhistoric.com

To: Wicker Park Committee

Lawrence Shure, Chicago Landmarks Commission

From: Susan Benjamin, architectural historian

Proposed construction of addition to rowhouse at 1512 N. Hoyne, Wicker Park District

The rowhouse at 1512 N. Hoyne was built in 1884 by Iver Larson, who had owned the property since

Q: what is a Rowhouse?

A: home with shared walls

This proposal does NOT have a shared wall nor do we want one.

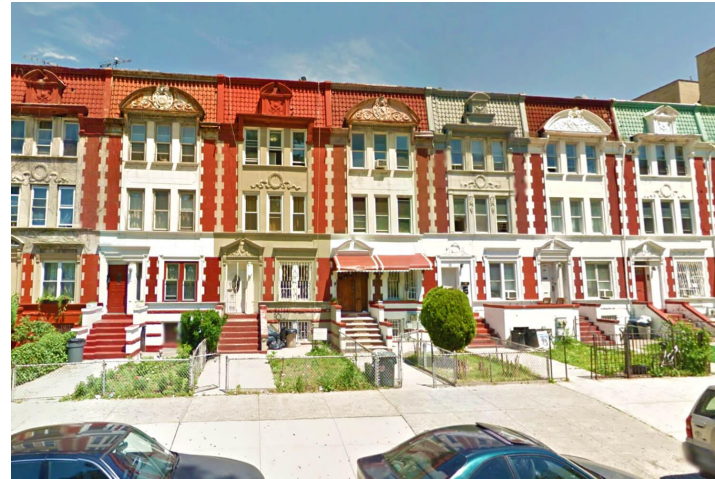
Rowhouse

*rowhouses do not have entrances
at grade*

Dictionary: one of a series of **houses** connected by common sidewalls and forming a continuous group Fundamentally, a **row house** is a building that stands cheek by jowl with its neighbors, often sharing a common wall.



Rowhouse in LINCOLN Park, not WICKER Park



Rowhouse in NEW YORK

Proposal gave examples of
“At Grade Entrances”
for Homes, *not rowhouses*

- 1919 W. Schiller
- 1328 N. Wicker Park
- 2039 W. Evergreen

AT-GRADE ENTRANCES
IN
WICKER PARK
HISTORIC DISTRICT:



1919 W. SCHILLER ST.



1328 N. WICKER PARK AVE.



2039 W. EVERGREEN AVE.

Proposal gave window examples from Houses *not rowhouses*

DOUBLE HUNG WINDOWS
WITH SINGLE
VERTICAL MULLIONS
IN
WICKER PARK
HISTORIC DISTRICT:



2039 W. EVERGEEN AVE.



2013 W. EVERGEEN AVE.



1406 N. HOYNE AVE.



1424 N. HOYNE AVE.



does ONE
make it a
row?

No.

Proposal incorrectly says that “The vacant lot, with a compatible addition to 1512 N. Hoyne, would be consistent with the row house rhythm found throughout the district.”

There is **NO** rowhouse rhythm in Wicker Park

- 5 years of Redfin Sales Data says: Only 1 “rowhouse” in Wicker Park
 - Rowhouse sold for \$855,000
 - 1512 Hoyne sold twofold at \$1.65 million. Price says it is not a rowhouse.



just
one wicker park
Rowhouse

Rowhouse? or is Proposal toying with words and meant *townhouse?*

- 5 years of Redfin Sales Data says: Only 10 “Townhouses” in 60622 has ever sold for more than \$825,000
- 1512 Hoyne sold twofold at \$1.65 million. Price says it’s not a rowhouse.



Greystone
or
townhouse
or
“rowhouse”
???

What do the
experts say?



@ Properties Real Estate Listing
Incredibly rare Greystone in Wicker
Park Historic District

1512 N Hoyne Avenue

Chicago, Illinois 60622

\$1,650,000

Bedrooms

4

Bathrooms

3

Half Baths

1

⚠ Let me know if this property becomes available. [learn more.](#)

MLS NUMBER
10775923

PROPERTY TYPE
Single Family

COMMUNITY AREA
West Town

Incredibly rare Greystone in Wicker Park Historic District spanning two lots (& 2 PIN numbers) for a 48 x 150 oasis on one of the most special blocks in Wicker Park. Other lot is 1514 N. Hoyne. Main level is effectively at grade, only one step down and boasts a large, sunny family room that walks out onto a side terrace as well as a self-contained Guest/ nanny suite with a large bedroom, living room, full kitchen, bath and W/D. This Guest suite can be combined easily with the rest of the main level if desired. Sold Before Print.

Schedule Virtual Tour

Save Listing

Share: [f](#) [t](#) [p](#) [in](#) [✉](#)



Greg Vollan
312.342.4433

Request More Info

FIRST NAME*

LAST NAME*

EMAIL*

About This Home

Who is Greg the listing agent?

Incredibly rare Greystone in Wicker Park Historic District spanning two lots (& 2 PIN numbers) for a 48 x 150 oasis on one of the most special blocks in Wicker Park. Other lot is 1514 N. Hoyne. Main level is effectively at grade, only one step down and boasts a large, sunny family room that walks out onto a side terrace as well as a self- contained Guest/ nanny suite with a large bedroom, living room, full kitchen, bath and W/ D. This Guest suite can be combined easily with the rest of the main level if desired. Sold Before Print.

Who is Sophia the buyers agent?

Listed by Greg Vollan • @properties

Redfin last checked: [3 minutes ago](#) | Last updated Aug 26, 2020 • Source: MRED

Bought with Sophia Klopas • Berkshire Hathaway HomeServices Chicago

Greg Vollan the @ Properties “West Town Expert”, “educated decisions based on a solid foundation of knowledge.”

“an experienced agent”



Greg Vollan

CNE - Broker 

"West Town expert"

Greg embraces a consultative approach focused on identifying his clients' needs, understanding their goals, and explaining the market's nuances so that they are comfortable with the buying or selling process. In turn, his clients are empowered to make more educated decisions based on a solid foundation of knowledge and the support of an experienced agent.

KlopaStratton Team sold \$82 million of real estate

2019 was a great year for The KlopaStratton Team with \$82 million in sales in areas like Bucktown & Wicker Park, Logan Square, Roscoe Village, Gold Coast, Lakeview, Uptown, Lincoln Park, South Loop, West Loop, and Irving Park. The team was recognized for the 12th consecutive year at the Chicago

Association of Realtors sales awards ranking in the top 1% of all realtors in the City of Chicago, achieving notoriety for both dollar and transaction volume. In 2019, the team was recognized as Platinum achiever once again, ranking in the top 20 agents in all of Chicago! Sophia, Jason, Chris, Erika, Zach, Jeff, Rachel, and Valentine believe that with their unique mix of experiences, all clients will feel that they are completely covered in every aspect of real estate, from personal property to investment properties.



SOPHIA KLOPAS

sklopa@bhhschicago.com | 312-927-0334
Broker Associate

Sophia has a degree in Interior Design which assists her buyers in stepping back and noticing the appeal of different properties. Certain things that buyers may overlook, Sophia notices. For the piece of property that has everything a buyer wants, but is missing "that-little-something", Sophia Klopas can fix it. Her approach gives buyers a unique vision of their property and a great understanding of what will help in a resale later on. On the selling side, Sophia's background is extremely strong. Having extensive and varied experience in design, she is able to look at a listing and tell the owner(s) what is needed for a quick and profitable sale. Sophia and her husband moved to Bucktown over 19 years ago, on a hunch that the neighborhood would come around. Happily they were right, and still call Bucktown home today.

“Certain things that buyers may overlook, Sophia notices.”

“19 years in Bucktown & Wicker Park”

Proposal incorrectly concludes that common brick indicates that this side was meant to be built upon.

Q: Does Chicago Common Brick mean rowhouse or intent to be covered?

A: No

Chicago Common Brick and Plain Brick Sides does not mean “Rowhouse”
and does not mean “build next to me.”



This illogical conclusion is a dangerous slippery slope of logic.

Chicago Common Brick does NOT mean rowhouse

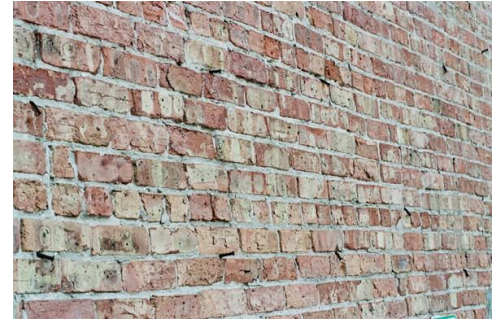


Q: Is Chicago Common
Brick meant to be hidden?

A: No. In fact it is quite unique

Common Brick is Special

1. After 1871 Chicago Fire: preferred building material
2. Ancient Lake Michigan clay from glaciers is grayish blue with carbonates like limestone
3. Fired up to 60 hours in Chicago Scove open-roof kilns, over 1,500 degrees. blue clay turns shades of salmon or buff rather than reds, creams and browns in other regions.
4. No longer produced since 1989.



Proposal incorrectly gave examples that are less visible from street

- 1302 N. Hoyne Ave - Rear Garage
- 1400 N. Hoyne Ave - New Coach House
- 1521 N. Hoyne - New Coach House
- 1936 W. Schiller - Rear Addition



Landmark Designation was always there.

1. Real Estate Listing clearly says Wicker Park Historic District



CHICAGO LANDMARK DISTRICT

Wicker Park

Featuring a mix of elaborate residences built by affluent residents and more modest homes typical of the period, this community of German, Eastern European, and Scandinavian immigrants was home to merchants and labor activists alike in the late 19th century.

COMMISSION ON CHICAGO LANDMARKS
City of Chicago • Richard M. Daley, Mayor
www.cityofchicago.org/Landmarks

July 1989, David R. Mosenia as Commissioner of the Department of Planning, ***Wicker Park District Report To the Commission on Chicago Landmarks***

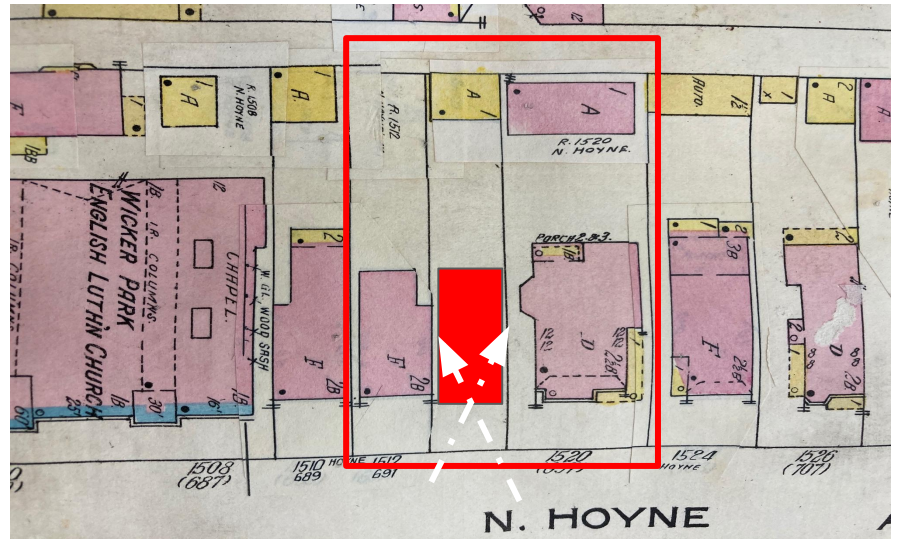
"This 55 acre district has 614 structures of these 68 are located on the rear of the lots. It is a pattern that contributes to the ambience of this special neighborhood.

Another characteristic is the district's open spaces. With 110 vacant lots, 46 have been merged into well landscaped side yards. The District's tight urban scale has gained visual relief from the excellence of its landscaped side and front yards.

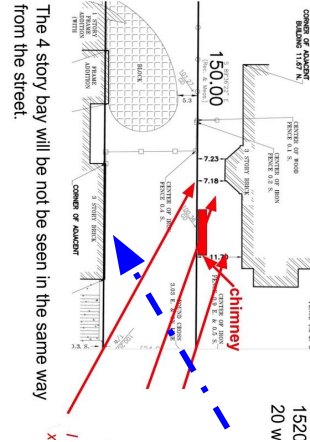
As noted in the recent *Hanna v. City of Chicago et al.*, No. 1-12-1701 (Sept, 26, 2013) the appeals court found that this **landmarks ordinance is neither vague nor arbitrary**. To the contrary, the court found that it is 'sufficiently detailed under the circumstances to guide the (city landmarks) Commission in its duties and responsibilities.

The proposed **development of any historic Side Yard would indeed 'adversely affect any significant historical or architectural feature of the improvement or of the district.'** In section 1 of the ordinance that created the Wicker Park Landmark District Wicker, the City Council specifically provided that 'all exterior faces of the structures and all the streetscapes and landscapes within the boundaries' were 'critical features that make an essential contribution to the qualities and characteristics' of the district.

An approval following this recommendation would be a violation of the Commission's charter under Section 2-120-580 of the Chicago Landmarks Ordinance '[t]o safeguard the City of Chicago's historic and cultural heritage, as embodied and reflected in such areas, districts, places, buildings, structures, works of art, and other objects determined eligible for designation by ordinance as 'Chicago Landmarks' and its obligation, under Section 2-120-770, to provide preliminary approval of the application only if 'the proposed work will not adversely affect any significant historical or architectural feature of the improvement or of the district, and is in accord with the Standards for Rehabilitation set forth by the United States Secretary of the Interior at 36 C.F.R. 67, as amended from time to time, as well as the commission's published procedures.



We plead with Landmarks and Zoning to support the objections and not grant relief that the owner is seeking.



The 4 story bay will not be seen in the same way from the street.



Fw: 1512 N Hoyne - Invitation to view

ccl <ccl@cityofchicago.org>

Fri 1/22/2021 7:51 PM

To: Dijana Cuvalo <Dijana.Cuvalo@cityofchicago.org>; Lawrence Shure <Lawrence.Shure@cityofchicago.org>; Joyce Ramos <Joyce.Ramos2@cityofchicago.org>; Emily Barton <Emily.Barton@cityofchicago.org>; Matt Crawford <Matt.Crawford@cityofchicago.org>

This came in to the CCL mailbox. Perhaps one of you is handling this project?

Kandalyn

From: Mark Yee (via Google Slides) <mark.m.yee@gmail.com>**Sent:** Friday, January 22, 2021 3:51 AM**To:** ccl <ccl@cityofchicago.org>**Subject:** 1512 N Hoyne - Invitation to view

[Warning: External email]

mark.m.yee@gmail.com has invited you to **view** the following presentation:

 [1512 N Hoyne](#)

This presentation on behalf of the neighbors was shared at the Wicker Park Preservation and Development Committee on January 19, 2021 regarding the proposal at 1512 - 1514 N Hoyne.

[Open in Slides](#)

This email grants access to this item without logging in. Only forward it to people you trust.

Google Slides: Create and edit presentations online.

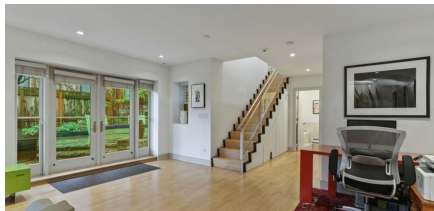
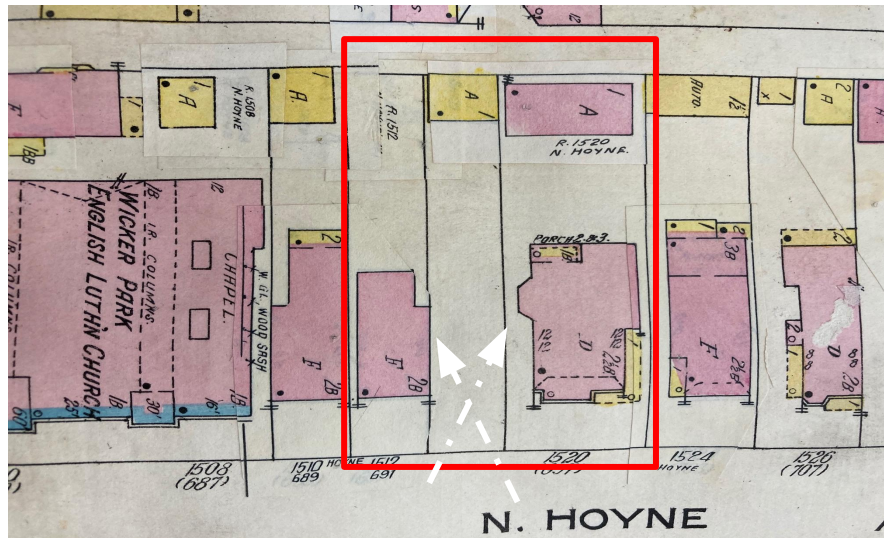
Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because mark.m.yee@gmail.com shared a presentation with you from Google Slides.

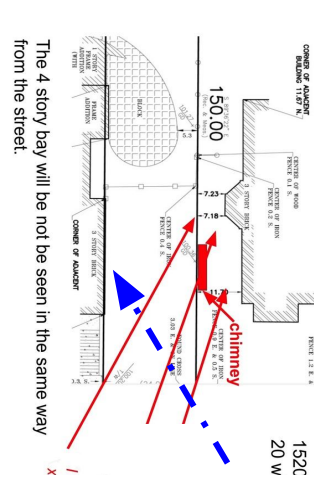
1512 - 1514 N Hoyne, Chicago, IL 60622



© VHT STUDIOS



We ask Landmarks and Zoning to see thru this “rowhouse ruse” and protect the greenspace in historic Wicker Park.



1512, 1514 and 1520 were owned by the Poskozine family for nearly 100 years.

Susan Benjamin report says that lots 8, 9 and 10 were interconnected for a century.



Benjamin Historic Certifications, LLC
711 Marion Avenue
Highland Park, IL 60035
847-432-1865
847-432-1829 fax
www.benjaminhistoric.com

To: Wicker Park Committee

Lawrence Shure, Chicago Landmarks Commission

From: Susan Benjamin, architectural historian

Proposed construction of addition to rowhouse at 1512 N. Hoyne, Wicker Park District

The rowhouse at 1512 N. Hoyne was built in 1884 by Iver Larson, who had owned the property since October 2, 1875.¹ He took out a building permit for construction dated March 24, 1884.² His name indicates that he was Scandinavian, as were many residents in Wicker Park. There was considerable activity on the site prior to the time Larson purchased the land. The first entry in the title books is dated July 2, 1872. Between then and 1875 there were a number of mortgage transactions, when Lars L. Skielvig, who sold the property to Larson, owned it.³ Given the mortgage activity, it seems likely that there was a residence on the property before Larson built the rowhouse at 1512. He owned the property until his death in 1906, but it remained in the Larson family until 1921. The lot passed to his heirs, who sold it to Fels Brezis and his wife Katherine in 1923. Four years later, in 1927, both lots 8 and 9 were purchased by Michael Poskozine and remained in that family until August, 1998,⁴ when it was sold by Mark Poskozim to Peter Debreceny and Jane Humzy, who sold it to the current owner.⁵ Census records of 1930 have Michael living at 1520 N. Hoyne, other Poskozims living at 1510, and three households at 1512, all of whom were renters. There was an article in the March 11, 1958 *Chicago Tribune* that showed Mark Poskozim's mother living at 1512.⁶ All three properties were lived in by family or rented out for a long array of years.

¹ Cook County Recorder of Deeds, Tract Book, D. S. Lee's Addition To Chicago, Block 3, Lots 8 & 9. (P. 140).

² City of Chicago, building permit 557.

³ Cook county Recorder of Deeds, Tract Book.

⁴ *Ibid.*

⁵ *Ibid.* computer records.

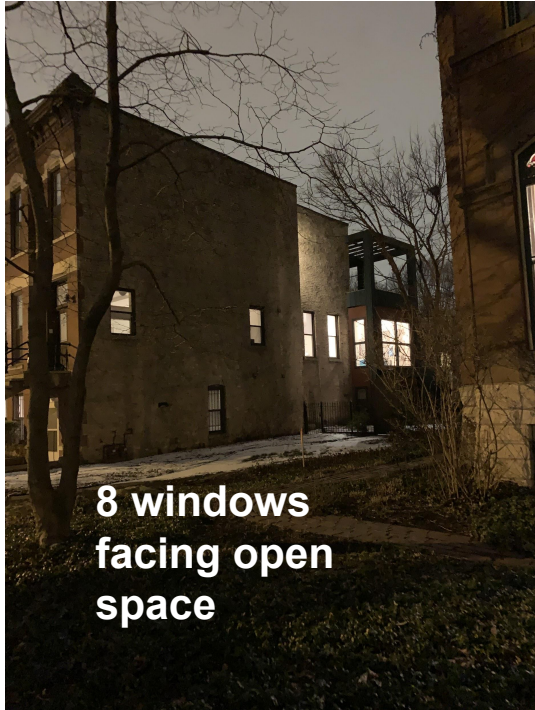
⁶ "Cooking Show Planned by Altar, Rosary Society", *Chicago Tribune*. May 11, 1958.

The Poskozine Family owned all 3 properties: 1512, 1514 and 1520 N Hoyne and intended for the greenspace to remain open.

- 1927 - 1998 (71 years) Lots 8, 9, 10
 - owned by Michael Poskozine and by Mark Poskozim
- 1998 - 2020 (22 years)
 - lots 8 and 9 purchased by Peter Debreceny and Jane Humzy

Proposal incorrectly says: 1512 has “few windows” on north side

The side facing the lot has **5 original windows** and **3 new windows**, for a **total of 8 windows!!!**



It's the OTHER side that has no windows (pic #2) that was meant to be built close.

does proposal not know the left from the right?

One window with arch is intentional architecture to be seen or used in a special way.



Proposal incorrectly says, “house not intended to access side yard.”

This photo contradicts that clearly.





Proposal incorrectly says, “house not intended to access side yard.” This photo says otherwise.



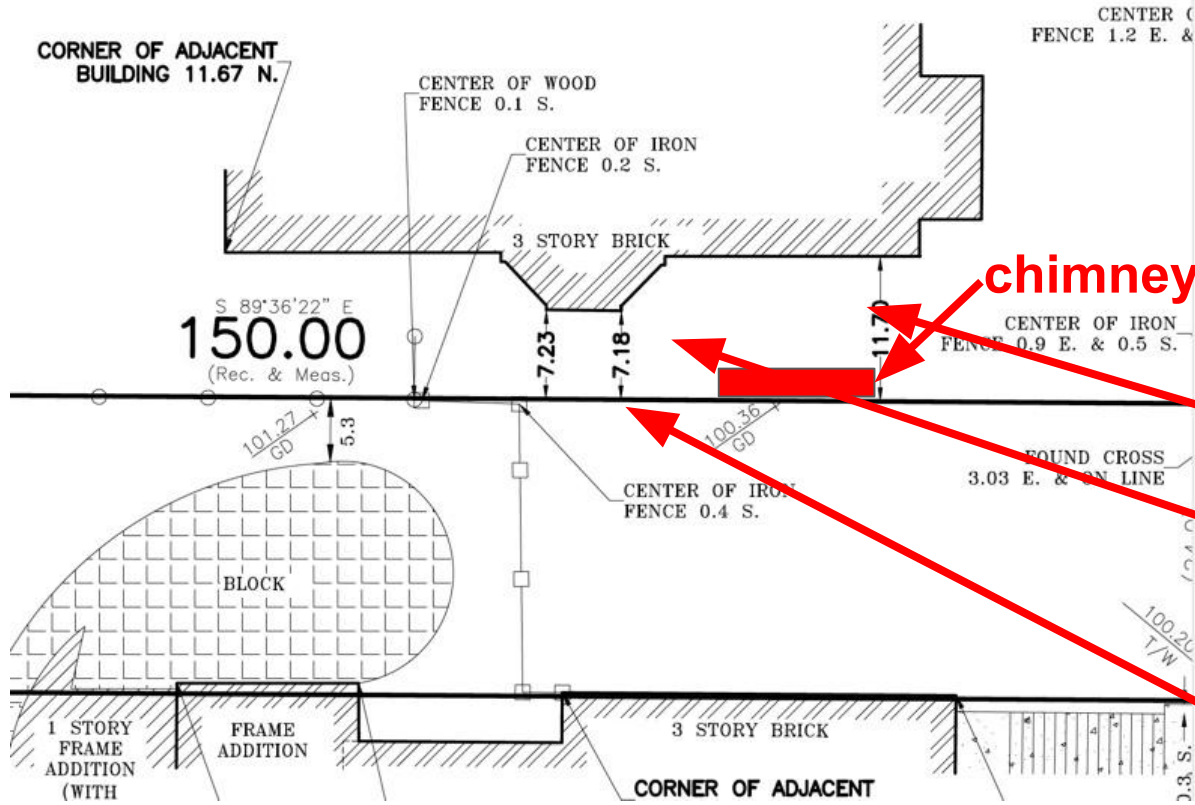
This home has over 20 windows that will be partially or totally blocked from the streetscape.

This home is covered in beautiful decorative facebrick that was meant to be seen, a key consideration in a landmarks district.

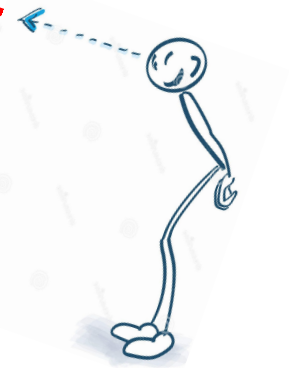


Archival Photo:

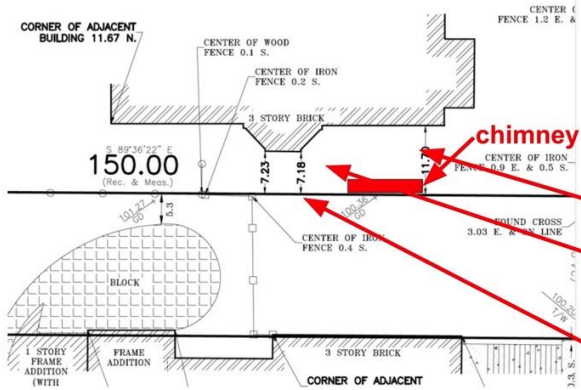
View of sideyard from inside 1520 N. Hoyne illustrates importance of sideyard.



1520 N Hoyne
 has over
20 windows
 that will be
 partially or
 totally blocked
 from street
 view



Objection: Proposal hides historical elements from view, contains glass connectors that are non-historical and reduces green space.



chimney

1520 has over 20 windows that will be partially or totally blocked from street view.

I don't have x-ray vision

The 4 story bay will not be seen in the same way from the street.



Proposal incorrectly says:
*adding a structure fix a
missing tooth?*

Space is open
for over 100 years.
There is nothing *“to fix.”*



Wicker Park is beautiful and historic, not a neighborhood with a “missing tooth.”

there was no “tooth” that fell out.

140 years Open Space

Another mistake in the proposal, “*these are standard Chicago lots*” but these lots are 20% larger at 150’ deep not 125’,

Sanborne Fire Map 1914



Proposal incorrectly says that *there was some thing there before.*

Further research says: Lot was NOT
previously built upon

Proposal reached wrong conclusion on limited facts:

“There was considerable activity on the site prior to the time Larson purchased the land. The first entry in the title books is dated July 2, 1872. Between then and 1875 there were a number of mortgage transactions, when Lars L. Skielvig owned it.”

1872 - 1875 Lars L Skielvig owned the land and there were many reasons for the financial activity, such the CHICAGO FIRE and the FINANCIAL PANIC OF 1873 - 1875 and borrowing for hospital bills for sick child who died.

Lars never lived on Hoyne.

SKIDMORE George C. machinery 329 Wabash av. h.
 LaGrange
 Skidmore George W. lumber, h. 3123 Prairie av.
 Skidmore John R. assessor, h. 1069 W. Monroe
 Skidmore Maud, h. 1069 W. Monroe
 Skidmore Minnie H. Mrs. h. 3402 Forest av.
 Skidmore Thomas J. clk. M.C.R.R. bds. 67 Rush
 Skielvig Lars L. pres. Chicago desk mnfg. co. 113 N.
 Peoria, h. 252 N. Carpenter
 Skiequel Jacob, lab. h. 441 Duncan Park
 Skierke John, peddler, h. 3232 Butterfield
 Skiff Frank D. scene painter, h. 374 Campbell av.
 Skiffington Annie, wid. Bernard, h. 263 W. Kinzie

wood
 38 Skidmore George C. machinery 329 Wabash av. h.
 LaGrange
 Skidmore George W. bkpr. h. 3123 Prairie av.
 Skidmore John R. real est. h. 81 Avon pl.
 Skidmore Owen, carp. h. 3000 State
 Skidmore W. D. fireman 194 Michigan av.
 Skielvig Anna C. Miss, music teacher 471 Milwaukee
 av.
 Skielvig Lars L. pres. Chicago desk mnfg. co. 113 N.
 Peoria, h. 471 Milwaukee av.
 Skierke John, agt. h. 3232 Butterfield
 Skiff Frank D. scenic painter, h. 374 Campbell av.
 Skiff William J. butter 13 S. Halsted, h. 225 S. Peoria
 W. Skiffington Anna, wid. Bernard, h. 263 W. Kinzie
 Skilenski Waclaw, trunkmkr. h. 706 Noble
 50 Skiller John, molder, h. 939 W. 17th

W. B. WHITE,

SKI

1651

Skibbe F. (Geise, Skibbe & Co.) 1119 Milwaukee av.
 h. 1122 Milwaukee av.
 Skibbe Hermann, lab. h. 11 Thomas
 Skibbe Karl, carp. h. 674 N. Ashland av.
 Skibbe Rudolph, grocer 316 W. Clybourn pl.
 Skibbe Theodore, cooper, h. 758 Elston av.
 Skibbe William, brklayr. h. 1083 W. 20th
 Skibbe William, lab. h. 17 Bauwans
 Skibitzki Ernestine, wid. Charles, h. 373 N. Wood
 Skibitzki August, carp. h. 872 Shober
 Skidmore George C. machinery 329 Wabash av. h.
 LaGrange
 Skidmore George W. lumber, h. 3123 Prairie av.
 Skidmore John R. assessor, h. 1069 W. Monroe
 Skidmore Maud, h. 1069 W. Monroe
 Skidmore Minnie H. Mrs. h. 3402 Forest av.
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 Peoria, h. 252 N. Carpenter
 Skiequel Jacob, lab. h. 441 Duncan Park
 Skierke John, peddler, h. 3232 Butterfield
 Skiff Frank D. scene painter, h. 374 Campbell av.
 Skiffington Annie, wid. Bernard, h. 263 W. Kinzie
 Skina James, lab. h. 537 W. 18th

Chicago Desk Manufacturing Co.

Manufacturers of Office Desks. Office and Factory, Corner
 of Peoria and Kinzie Streets.

The largest concern in this line in the city is the
 Chicago Desk Manufacturing company, of Peoria
 and Kinzie streets. The factory is a handsome six-
 story brick building, sixty by sixty-five, and there
 are eighty workmen employed. The company is
 exclusively engaged in the manufacture of office
 desks, and they turn out a large number annually.
 Their business is nearly all transacted outside the
 city, and there is a great demand for their goods in
 all the principal cities in the States. This is an in-
 corporated company, and the business has been es-
 tablished for eight years. The following gentlemen
 are the officers of the company: **Lars L. Skielvig**,
 president, and John H. Minges, secretary and man-
 ager. They formerly did business at North Des-
 plaines street, but they moved into their present
 handsome premises last year. This is a thoroughly
 representative concern, and it is well established on
 a sound commercial basis. It is under good man-
 agement, and contains within itself all the elements
 of success.

McHugh & Enright.

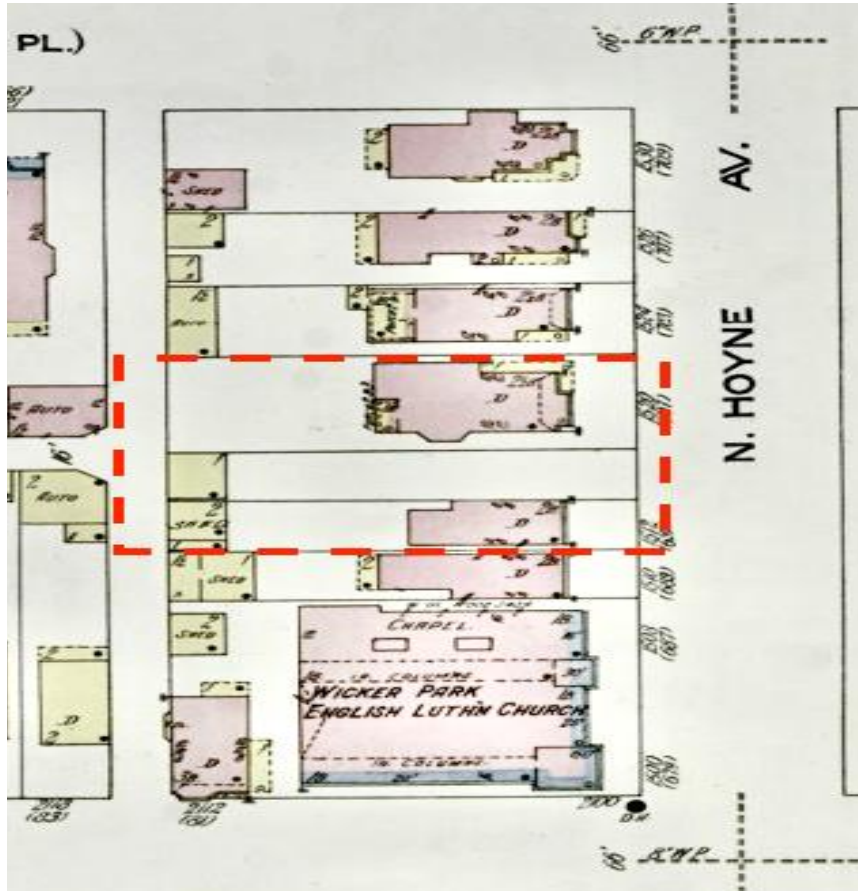
S - 4 1 2	
Family name Skielvig	Given name or names LARS L.
Address Court Order only.	
Certificate no. (or vol. and page) Vol. 1 P-131 (Had a D. I. S.)	Title and location of court Superior Court, Cook Co., Ill.
Country of birth or allegiance Norway & Sweden	When born (or age)
Date and port of arrival in U. S.	Date of naturalization Oct. 19, 1872
Names and addresses of witnesses	
U. S. Department of Labor, Immigration and Naturalization Service. Form No. 1-IP.	

Lars did not have the financial means to build (US Census)

- Lars lived at:
- 88 W Ohio
- 252 N. Carpentar
- Lars had 4 children and supported his wife's sister and had a sickly child
- Lars worked at a cabinet making company

A handwritten US Census record for the Lars family, showing five entries on a grid. The first row is highlighted in yellow. The entries are as follows:

Age	Name	Sex	Marital Status	Occupation	Income	Country of Birth	Year of Immigration	Year of Naturalization	Other
17	2405 Skelovich Lars	40	m	House Carpenter	1000	Norway	/	/	1
18	Marie	35	w	Keep House	*	"	/	/	
19	Anna	7	f	W		"	/	/	
20	Baunice	5	m	W		Ills	/	/	
21	Berta	34	f	W	See for Shop	Norway	/	/	



Sanborn Fire Maps 1956

The proposal requires that the owner will eventually seek relief to:

1. Combine the PINS
2. Increase the allowed setback
3. Increase the setback through and administrative adjustment.
4. Ask for Landmarks and Zoning approvals
5. Ask for permits

ALL TO WHICH, we OBJECT.



At the very
moment that the
lots combine,
the land becomes
protected as open
greenspace.



One Home =

1 Parcel

48' x 150' = 7,200

7,200 sq ft lot rare for single family homes

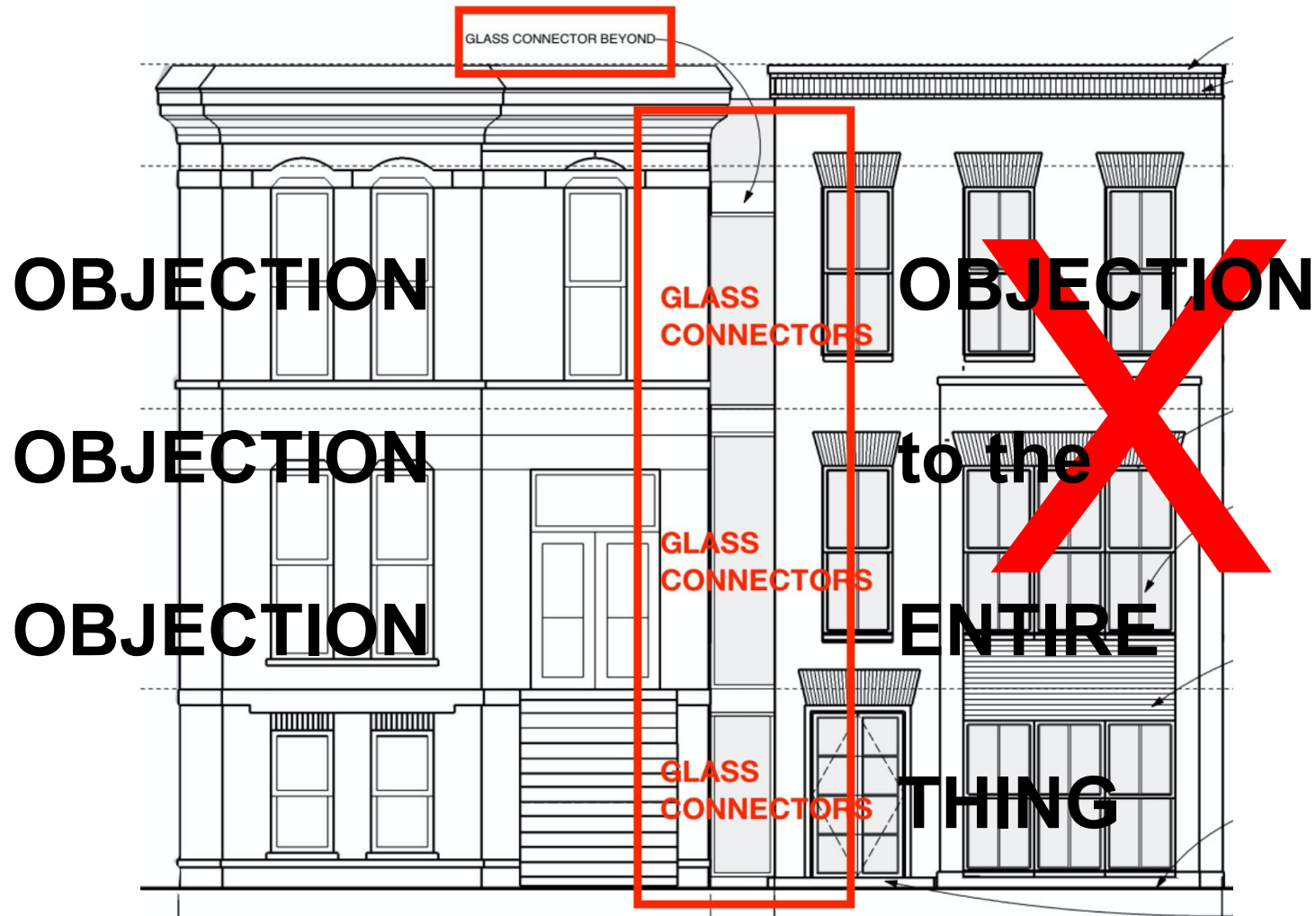


- **Object to anticipated zoning request to reduce setback from 3' 10 1/8" to 2' 0"**
 - It's about saving greenspace and open space.
 - We will not give an extra 1' 10 1/8"
- **Object to any future zoning request handled as Administrative Adjustment**
 - (too important for AA. Needs ZBA)

The Secretary of the Interior's Standards for Rehabilitation

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Objection: The proposal is a big change to the site and environment and intends to remove green space.



Are the glass
connectors in keeping
with the streetscape?

NO

- View from inside and outside 1520 N Hoyne will change. Therefore we object.

Streetscape will
change.

Therefore, we object.

Does recent removal of
garden provide a
reason to build?

NO



Proposal incorrectly says, *"lots are not beautifully landscaped."* Correction: the landscaping was removed by current owner.



Proposal incorrectly says, *"lots are not beautifully landscaped."* Correction: the landscaping was removed by current owner.

Rowhouse Ruse

"In summary, the house at 1512 N. Hoyne has an adjacent parcel of land but not one to be considered a side yard. The side wall of 1512 does not have finished brick or decorative features, not even windows opening onto the vacant parcel. It is not a grand house with landscaped side yards like many in the Wicker Park District, but a row house. The vacant lot, with a compatible addition to 1512 N. Hoyne, would be consistent with the row house rhythm found throughout the district."

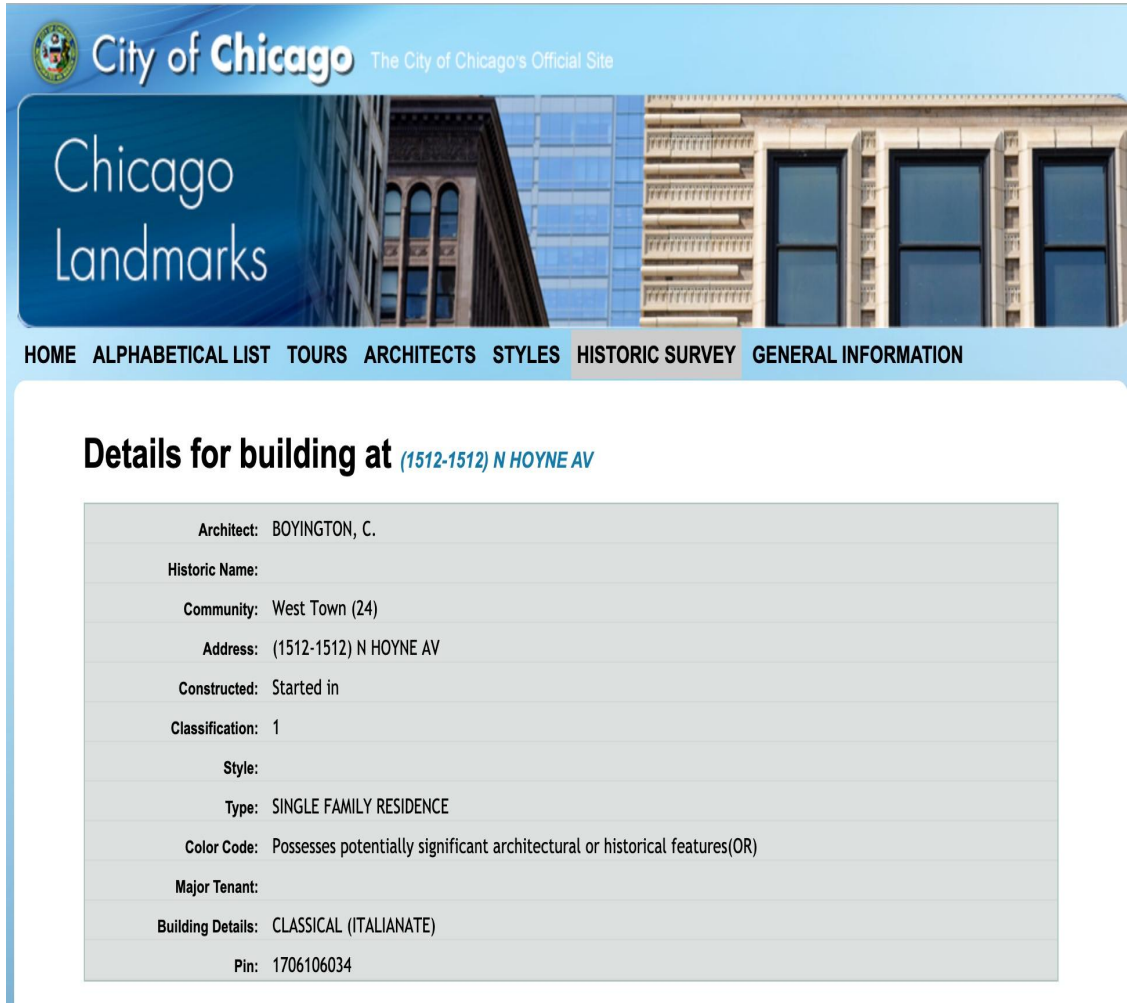
bba | ARCHITECTS

-Susan Benjamin Assessment

PAID OPINION. Paid for by the client wanting to build. The proposal is to build a stand-alone building and not a rowhouse. We object to the conclusions in this proposal because they are incorrect and conjecture.

1512 is not a
“row house”
or town house

1. City of Chicago
Landmarks lists type as
Single Family Residence,
Classical (Italianate)



The screenshot shows the City of Chicago's official website. At the top, there is a navigation bar with the City of Chicago logo and the text "The City of Chicago's Official Site". Below this is a banner for "Chicago Landmarks" with a background image of a building. A secondary navigation bar contains links: HOME, ALPHABETICAL LIST, TOURS, ARCHITECTS, STYLES, HISTORIC SURVEY, and GENERAL INFORMATION. The main content area is titled "Details for building at (1512-1512) N HOYNE AV" and contains a table of building information.

Architect:	BOYINGTON, C.
Historic Name:	
Community:	West Town (24)
Address:	(1512-1512) N HOYNE AV
Constructed:	Started in
Classification:	1
Style:	
Type:	SINGLE FAMILY RESIDENCE
Color Code:	Possesses potentially significant architectural or historical features(OR)
Major Tenant:	
Building Details:	CLASSICAL (ITALIANATE)
Pin:	1706106034

The Secretary of the Interior's Standards for Rehabilitation

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Trying to guess the original intent of a 134 year old home and trying to fulfill that intent over 100 years later by saying this home is a rowhouse totally creates a false sense of historical development.

Therefore we object based upon the Secretary of the Interior's Standards for Rehabilitation and we will not rely on a consultant that was hired to help the client. We will bring in our own experts.



BENJAMIN
HISTORIC CERTIFICATIONS

Benjamin Historic Certifications, LLC
711 Marion Avenue
Highland Park, IL 60035
847-432-1865
847-432-1829 fax
www.benjaminhistoric.com

To: Wicker Park Committee

Lawrence Shure, Chicago Landmarks Commission

From: Susan Benjamin, architectural historian

Proposed construction of addition to rowhouse at 1512 N. Hoyne, Wicker Park District

The rowhouse at 1512 N. Hoyne was built in 1884 by Iver Larson, who had owned the property since

Q: what is a Rowhouse?

A: home with shared walls

This proposal does NOT have a shared wall nor do we want one.

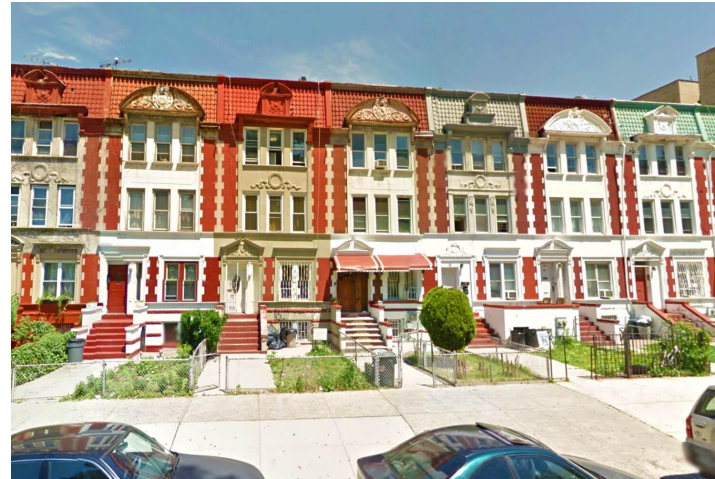
Rowhouse

*rowhouses do not have entrances
at grade*

Dictionary: one of a series of **houses** connected by common sidewalls and forming a continuous group Fundamentally, a **row house** is a building that stands cheek by jowl with its neighbors, often sharing a common wall.



Rowhouse in LINCOLN Park, not WICKER Park



Rowhouse in NEW YORK

Proposal gave examples of
“At Grade Entrances”
for Homes, *not rowhouses*

- 1919 W. Schiller
- 1328 N. Wicker Park
- 2039 W. Evergreen

AT-GRADE ENTRANCES
IN
WICKER PARK
HISTORIC DISTRICT:



1919 W. SCHILLER ST.



1328 N. WICKER PARK AVE.



2039 W. EVERGREEN AVE.

Proposal gave window examples from Houses *not rowhouses*

DOUBLE HUNG WINDOWS
WITH SINGLE
VERTICAL MULLIONS
IN
WICKER PARK
HISTORIC DISTRICT:



2039 W. EVERGEEN AVE.



2013 W. EVERGEEN AVE.



1406 N. HOYNE AVE.



1424 N. HOYNE AVE.



does ONE
make it a
row?

No.

Proposal incorrectly says that “The vacant lot, with a compatible addition to 1512 N. Hoyne, would be consistent with the row house rhythm found throughout the district.”

There is **NO** rowhouse rhythm in Wicker Park

- 5 years of Redfin Sales Data says: Only 1 “rowhouse” in Wicker Park
 - Rowhouse sold for \$855,000
 - 1512 Hoyne sold twofold at \$1.65 million. Price says it is not a rowhouse.



just
one wicker park
Rowhouse

Rowhouse? or is Proposal toying with words and meant *townhouse?*

- 5 years of Redfin Sales Data says: Only 10 “Townhouses” in 60622 has ever sold for more than \$825,000
- 1512 Hoyne sold twofold at \$1.65 million. Price says it’s not a rowhouse.



Greystone
or
townhouse
or
“rowhouse”
???

What do the
experts say?



@ Properties Real Estate Listing
Incredibly rare Greystone in Wicker
Park Historic District

1512 N Hoyne Avenue

Chicago, Illinois 60622

\$1,650,000

Bedrooms

4

Bathrooms

3

Half Baths

1

⚠ Let me know if this property becomes available. [learn more.](#)

MLS NUMBER
10775923

PROPERTY TYPE
Single Family

COMMUNITY AREA
West Town

Incredibly rare Greystone in Wicker Park Historic District spanning two lots (& 2 PIN numbers) for a 48 x 150 oasis on one of the most special blocks in Wicker Park. Other lot is 1514 N. Hoyne. Main level is effectively at grade, only one step down and boasts a large, sunny family room that walks out onto a side terrace as well as a self-contained Guest/ nanny suite with a large bedroom, living room, full kitchen, bath and W/D. This Guest suite can be combined easily with the rest of the main level if desired. Sold Before Print.

Schedule Virtual Tour

Save Listing

Share: [f](#) [t](#) [p](#) [in](#) [✉](#)



Greg Vollan
312.342.4433

Request More Info

FIRST NAME*

LAST NAME*

EMAIL*

About This Home

Who is Greg the listing agent?

Incredibly rare Greystone in Wicker Park Historic District spanning two lots (& 2 PIN numbers) for a 48 x 150 oasis on one of the most special blocks in Wicker Park. Other lot is 1514 N. Hoyne. Main level is effectively at grade, only one step down and boasts a large, sunny family room that walks out onto a side terrace as well as a self- contained Guest/ nanny suite with a large bedroom, living room, full kitchen, bath and W/ D. This Guest suite can be combined easily with the rest of the main level if desired. Sold Before Print.

Who is Sophia the buyers agent?

Listed by Greg Vollan • @properties

Redfin last checked: [3 minutes ago](#) | Last updated Aug 26, 2020 • Source: MRED

Bought with Sophia Klopas • Berkshire Hathaway HomeServices Chicago

Greg Vollan the @ Properties “West Town Expert”, “educated decisions based on a solid foundation of knowledge.”

“an experienced agent”



Greg Vollan

CNE - Broker 

"West Town expert"

Greg embraces a consultative approach focused on identifying his clients' needs, understanding their goals, and explaining the market's nuances so that they are comfortable with the buying or selling process. In turn, his clients are empowered to make more educated decisions based on a solid foundation of knowledge and the support of an experienced agent.

KlopasStratton Team sold \$82 million of real estate

2019 was a great year for The KlopasStratton Team with \$82 million in sales in areas like Bucktown & Wicker Park, Logan Square, Roscoe Village, Gold Coast, Lakeview, Uptown, Lincoln Park, South Loop, West Loop, and Irving Park. The team was recognized for the 12th consecutive year at the Chicago

Association of Realtors sales awards ranking in the top 1% of all realtors in the City of Chicago, achieving notoriety for both dollar and transaction volume. In 2019, the team was recognized as Platinum achiever once again, ranking in the top 20 agents in all of Chicago! Sophia, Jason, Chris, Erika, Zach, Jeff, Rachel, and Valentine believe that with their unique mix of experiences, all clients will feel that they are completely covered in every aspect of real estate, from personal property to investment properties.



SOPHIA KLOPAS

sklopas@bhhschicago.com | 312-927-0334
Broker Associate

Sophia has a degree in Interior Design which assists her buyers in stepping back and noticing the appeal of different properties. Certain things that buyers may overlook, Sophia notices. For the piece of property that has everything a buyer wants, but is missing “that-little-something”, Sophia Klopas can fix it. Her approach gives buyers a unique vision of their property and a great understanding of what will help in a resale later on. On the selling side, Sophia’s background is extremely strong. Having extensive and varied experience in design, she is able to look at a listing and tell the owner(s) what is needed for a quick and profitable sale. Sophia and her husband moved to Bucktown over 19 years ago, on a hunch that the neighborhood would come around. Happily they were right, and still call Bucktown home today.

“Certain things that buyers may overlook, Sophia notices.”

“19 years in Bucktown & Wicker Park”

Proposal incorrectly concludes that common brick indicates that this side was meant to be built upon.

Q: Does Chicago Common Brick mean rowhouse or intent to be covered?

A: No

Chicago Common Brick and Plain Brick Sides does not mean “Rowhouse”
and does not mean “build next to me.”



This illogical conclusion is a dangerous slippery slope of logic.

Chicago Common Brick does NOT mean rowhouse

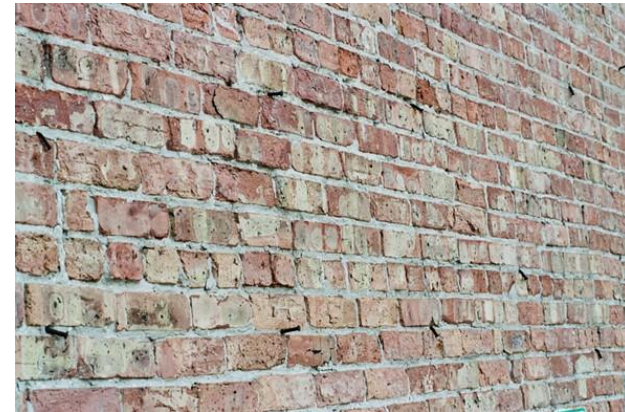


Q: Is Chicago Common
Brick meant to be hidden?

A: No. In fact it is quite unique

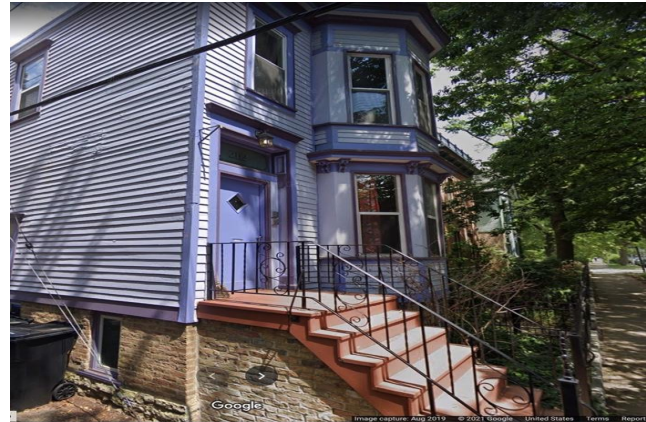
Common Brick is Special

1. After 1871 Chicago Fire: preferred building material
2. Ancient Lake Michigan clay from glaciers is grayish blue with carbonates like limestone
3. Fired up to 60 hours in Chicago Scove open-roof kilns, over 1,500 degrees. blue clay turns shades of salmon or buff rather than reds, creams and browns in other regions.
4. No longer produced since 1989.



Proposal incorrectly gave examples that are less visible from street

- 1302 N. Hoyne Ave - Rear Garage
- 1400 N. Hoyne Ave - New Coach House
- 1521 N. Hoyne - New Coach House
- 1936 W. Schiller - Rear Addition



Landmark Designation was always there.

1. Real Estate Listing clearly says Wicker Park Historic District



CHICAGO LANDMARK DISTRICT

Wicker Park

Featuring a mix of elaborate residences built by affluent residents and more modest homes typical of the period, this community of German, Eastern European, and Scandinavian immigrants was home to merchants and labor activists alike in the late 19th century.

COMMISSION ON CHICAGO LANDMARKS
City of Chicago • Richard M. Daley, Mayor
www.cityofchicago.org/Landmarks

July 1989, David R. Mosenia as Commissioner of the Department of Planning, ***Wicker Park District Report To the Commission on Chicago Landmarks***

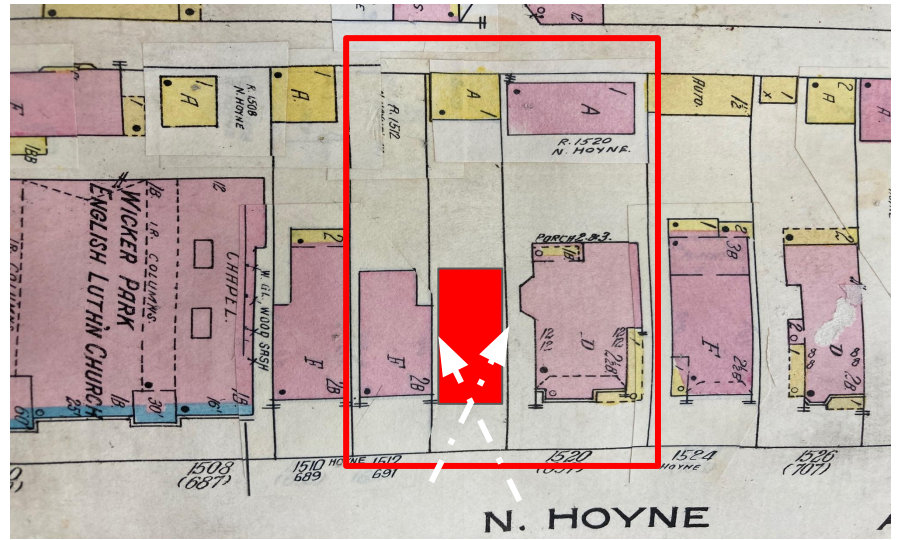
"This 55 acre district has 614 structures of these 68 are located on the rear of the lots. It is a pattern that contributes to the ambience of this special neighborhood.

Another characteristic is the district's open spaces. With 110 vacant lots, 46 have been merged into well landscaped side yards. The District's tight urban scale has gained visual relief from the excellence of its landscaped side and front yards.

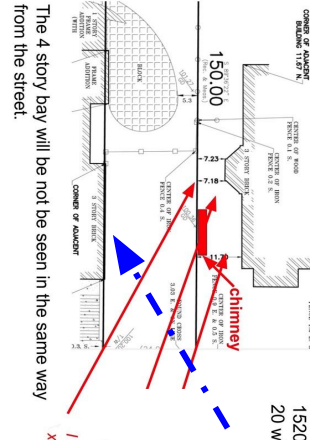
As noted in the recent *Hanna v. City of Chicago et al.*, No. 1-12-1701 (Sept, 26, 2013) the appeals court found that this **landmarks ordinance is neither vague nor arbitrary**. To the contrary, the court found that it is 'sufficiently detailed under the circumstances to guide the (city landmarks) Commission in its duties and responsibilities.

The proposed **development of any historic Side Yard would indeed 'adversely affect any significant historical or architectural feature of the improvement or of the district.'** In section 1 of the ordinance that created the Wicker Park Landmark District Wicker, the City Council specifically provided that 'all exterior faces of the structures and all the streetscapes and landscapes within the boundaries' were 'critical features that make an essential contribution to the qualities and characteristics' of the district.

An approval following this recommendation would be a violation of the Commission's charter under Section 2-120-580 of the Chicago Landmarks Ordinance '[t]o safeguard the City of Chicago's historic and cultural heritage, as embodied and reflected in such areas, districts, places, buildings, structures, works of art, and other objects determined eligible for designation by ordinance as 'Chicago Landmarks' and its obligation, under Section 2-120-770, to provide preliminary approval of the application only if 'the proposed work will not adversely affect any significant historical or architectural feature of the improvement or of the district, and is in accord with the Standards for Rehabilitation set forth by the United States Secretary of the Interior at 36 C.F.R. 67, as amended from time to time, as well as the commission's published procedures.



We plead with Landmarks and Zoning to support the objections and not grant relief that the owner is seeking.



The 4 story bay will not be seen in the same way from the street.

