



Village of Winnetka

Landmark Preservation Commission Special Meeting

August 21, 2023 at 7:00 PM
Winnetka Village Hall - 510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
 - a. Approval of July 17, 2023, Regular Meeting Minutes
4. **Historical Architectural Impact Studies (HAIS)**
 - a. **Case No. 23-10-LPC - 620 Spruce Street:** Review of the Historical Architectural Impact Study (HAIS) submitted for the single-family residence at 620 Spruce Street.
 - b. **Case No. 23-13-LPC - 791 Elm Street:** Review of the Historical Architectural Impact Study (HAIS) submitted for the commercial building at 791 Elm Street.
5. **Other Business**
 - a. Review of 2023 Preservation Award Nomination - Late Submission
 - b. Change of Name for Landmark Preservation Commission - Discussion
 - c. Monthly Communications for Landmark Preservation Commission - Discussion
 - d. September 18, 2023, Regular Meeting - Quorum Check
6. **Adjournment**

NOTICE

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

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

**LANDMARK PRESERVATION COMMISSION
JULY 17, 2023 SPECIAL MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Laura Good
Beth Ann Papoutsis

Non-Voting Member Present:

Kim Handler

Members Absent:

Joseph Stuart
Paul Weaver

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:10 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comment:

No comments were made at this time.

Approval of June 19, 2023 Meeting Minutes:

Chairman Coladarci asked if there were any comments or corrections to be made to the June 19, 2023 meeting minutes. Ms. Papoutsis asked for her comment to be stricken on page 2. No other comments were made at this time. Chairman Coladarci then asked for a motion to approve the June 19, 2023 special meeting minutes, as amended. A motion to approve the June 19, 2023 meeting minutes, as amended, was made by Mr. Enck and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Good, Enck, Papoutsis

NAYS: None

NON-VOTING: Handler

Historical Architectural Impact Studies (HAIS):

a. **Case No. 23-11-LPC - 615 Elm Street: Review of the Historic and Architectural Impact Study (HAIS) attached to the Historically and Architecturally Significant Maximum Building Size Bonus application submitted for the single-family residence at 615 Elm Street.**

Mr. Marx identified the property's location, size and zoning classification. He stated Historical Society's research indicated the home may have been built in 1895 which had minor alterations in 1995. Mr. Marx stated the Historical Society stated the property has architectural and historical significance with the applicant submitting an HAIS in terms of applying for the potential GFA bonus. He stated Healy Rice, the project architect, is present who presented the request to the ZBA for zoning relief along with the HAIS authors and asked if there were any questions.

Mr. Enck asked if the GFA bonus represented a phase of the work. Mr. Marx responded a zoning variation was approved to exceed the maximum permitted GFA which did not take into account the bonus the applicant is seeking. He added if it is granted, their intent was to add extra space on the second floor. No additional questions were raised at this time.

Healy Rice described the request as a perfect example of a home which merited attention and gave the applicants the opportunity down the road to expand. She referred to the initial renovation which squared up the home in the rear and stated the request is for a small 145 square foot second story addition to expand a bedroom. Ms. Rice stated the idea of the bonus would allow them to potentially expand the home in the future and referred to the substantial third floor and coach home which did not allow them to qualify for the GFA garage bonus. She then

1 asked if there were any questions noting an articulation variation was approved and the square footage would be
2 well under the 20% potential addition.
3

4 Chairman Coladarci asked Ms. Rice her opinion as to the effect of making the GFA bonus for historic homes more
5 widely known and Ms. Rice responded it would be tremendous. She referred to other homes with similar requests
6 noting one home elected not to pursue the process. Ms. Rice suggested a zoning amendment article be emailed to
7 architects working in the area and to residents as well in order to promote the process. Mr. Enck asked if this is the
8 first application of this type and if the goal is to maintain the home's exterior. Mr. Marx responded it is the first
9 application to come before the Commission. Ms. Rice agreed the intent is to maintain the home's integrity. Mr.
10 Marx then described what the GFA bonus process entailed. No additional questions were raised at this time.
11

12 Susan Benjamin informed the Commission she is thrilled to do this which allowed homes to be preserved. Jeanne
13 Sylvester informed the Commission Landmarks Illinois would be very interested to hear about the process and
14 become a partner to help publicize it. She then referred to a PowerPoint illustration and provided a summary of
15 the HAIS for the Commission including a detailed description of the home and its prior owners and noted they
16 were unable to determine who built the home and when it was built, estimating its date of construction at 1890.
17 Ms. Benjamin added they found a note that the architect, Frank Windes, may have been involved in the home's
18 construction.
19

20 Ms. Benjamin then referred to a permit dated in 1920 and described several of the Queen Anne home's features.
21 Ms. Rice described the proposed work in the first and second phases of construction. Ms. Sylvester informed the
22 Commission the home was formerly used as a daycare. Ms. Benjamin went on to describe several of the home's
23 interior features and asked if there were any questions. Ms. Sylvester added they are glad the home is being
24 preserved since it is one of the oldest homes on the Village Green.
25

26 Mr. Enck questioned the Antes subdivision which Ms. Sylvester noted is one of the Village's first subdivisions. Ms.
27 Handler complimented Ms. Benjamin and Ms. Sylvester on the information provided in the HAIS. The Commission
28 Members agreed with Ms. Handler's comments.
29

30 Mr. Marx advised the Commission of their role including finding that the HAIS is complete along with specific
31 findings noted on page 10. Chairman Coladarci asked the Commission Members if they felt the HAIS is not
32 complete. No comments were made at this time. He then asked for a motion to find the HAIS for 615 Elm Street
33 complete. Mr. Enck moved to find the HAIS for 615 Elm Street complete. Ms. Good seconded the motion.
34 Chairman Coladarci then read findings into the record. No vote was taken at this time.
35

36 Chairman Coladarci then asked for a motion to find the home architecturally and historically significant and read
37 the findings into the record. Ms. Good noted the references to hip roofs and Ms. Benjamin clarified it should be
38 gabled roofs. Chairman Coladarci questioned the specific wording to be included for the record since this is a new
39 process in terms of granting GFA bonuses for historic properties. Mr. Marx informed the Commission of the August
40 2023 meeting and suggested specific wording be provided by the Commission and included in the record.
41

42 Ms. Rice stated in terms of phrasing it as significant and in an effort to encourage renovation as opposed to
43 demolition of these types of homes, she referred to the amount of space available to work with on the home and
44 suggested the Commission be more generous in terms of the standards that make a home significant which will
45 enable more people to take advantage of the program and help to better promote it. She stated requiring owners
46 to leave porches on the home for example may discourage people from going through the process.
47

48 Mr. Marx referred to the criteria for the use of maximum building size bonus, a portion of which he read into the
49 record. Ms. Sylvester suggested a change going forward for similar projects is to ask the HAIS preparer to identify a
50 home's critical exterior historic and architectural features. Chairman Coladarci agreed with Ms. Sylvester's
51 suggestion with regard to restrictions being imposed on the property and future owners. He then asked the Village
52 staff to provide the Commission with a list of features for them to consider in connection with similar requests
53 going forward. The Commission Members then discussed features of the home which would not be allowed to

1 change. Mr. Marx referred to alterations which would significantly alter the home's style and character. Mr. Enck
2 suggested being more general and provide examples that would be safer and encourage people to have more
3 flexibility. The Commission Members agreed with Mr. Enck's suggestions and included specific examples to be
4 identified such as asymmetry and the general Queen Anne style as suggested by Ms. Good. Ms. Good added it is
5 important for the Commission to know what can be accomplished with an additional 20% GFA for different
6 properties. Ms. Rice stated features which are significant or unique to a home that should be maintained to make
7 it historic should be identified.

8
9 Chairman Coladarci asked the Commission Members if they felt they could complete the process at this meeting or
10 continue the application to the next meeting. Mr. Marx informed the Commission Members of their next meeting
11 date. Ms. Rice stated she can provide the Commission with language to get the process moving forward. Ms.
12 Benjamin identified the following features to consider for this application as compatibility, harmoniousness,
13 deferential additions and asymmetry and compatible with the home's Queen Anne style and its asymmetry,
14 irregular footprint, roof line, front facing gable, the porch and the use of compatible materials. Ms. Rice suggested
15 asymmetry not be included. Ms. Sylvester suggested general language for the Director be included along with
16 specific features which are unique to this home. Chairman Coladarci asked the Commission Members if they felt
17 the modifications proposed would have to be consistent with the home's style. The Commission Members
18 discussed several aspects of items which would qualify at length. Mr. Enck questioned whether the Commission's
19 thought process should be including with their findings. The Commission Members stated they want to make sure
20 it is done right since this is the first application for this process. The Commission Members then referred to page
21 no. 10 and noted including the front facing cross gabled roof. The Commission Members also discussed massing
22 and how it should be addressed in terms of language.

23
24 Chairman Coladarci then asked for a motion that the Commission finds the structure to have historic and
25 architectural significance with critical historical or architectural features that warrant preservation being those the
26 Commission identified for the record to maintain the Queen Anne style of architecture and specifically maintain
27 the features the Commission mentioned. Mr. Enck moved to find the home as having architectural significance
28 that made it qualify for a Historic and Architecturally Significant Maximum Building Size Bonus (or a Gross Floor
29 Area bonus of 20%). He stated the Critical Exterior Historical or Architectural Features identified in the motion are
30 the following: (i) the prominent flared front gable with shingle detailing, consistent with the Queen Anne style of
31 architecture and (ii) one story wrap around front porch, consistent with the Queen Anne style of architecture. Ms.
32 Papoutsis seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

33 AYES: Coladarci, Good, Enck, Papoutsis

34 NAYS: None

35 NON-VOTING: Handler

36
37 **Other Business:**

38 a. Change of Name for Landmark Preservation Commission – Discussion.

39 Chairman Coladarci asked for a motion to table this item to the next meeting. No motion was made.

40
41 b. Monthly Communications for Landmark Preservation Commission – Discussion.

42 Chairman Coladarci asked for a motion to table this item to the next meeting. No motion was made.

43
44 c. August 7, 2023 Meeting – Quorum Check.

45 The Commission Members discussed their availability.

46
47 **Additional Public Comment**

48 Louis Zaransky of Foxdale Avenue introduced himself to the Commission and referred to the renovated older home
49 at 608 Willow Road. He identified his interest in historic preservation and that he applied to become a student
50 liaison Commission Member which required the need to create a student seat. He and Ms. Handler informed the
51 Commission the Village Council planned to discuss the process. Chairman Coladarci indicated an ordinance similar
52 to that used by the EFC may need to be drafted and presented by President Rintz. Ms. Handler agreed to follow up
53 and provide the Commission with more information.

Adjournment:

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

AYES: Coladarci, Good, Enck, Papoutsis

NAYS: None

NON-VOTING: Handler

The meeting adjourned at 9:38 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: AUGUST 17, 2023
SUBJECT: 620 SPRUCE STREET - HISTORICAL AND ARCHITECTURAL IMPACT STUDY (CASE NO. 23-10-LPC)

INTRODUCTION	
Meeting Date	August 21, 2023
Commission Action	Determine (1) whether the HAIS is complete; (2) whether the proposed demolition will have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood; and (3) whether demolition should be delayed in order to explore alternatives to total demolition.
Preliminary Historical and Architectural Review	June 19, 2023, by a vote of 4-0, required submittal of an HAIS.
Property Address	620 Spruce Street (See Attachment C – Aerial Map)
Property Owner	Chicago Title Land Trust
Application Submitted by	Eamon Murphy, from Konstant Architecture
Mail Notice Sent to Property Owners within 250 feet	Completed
Newspaper Notice	The meeting was properly noticed in the <i>Winnetka Talk</i> on July 20, 2023.
Public Comments as of Date of Memo	As of the date of this memo, staff has received one written comment from the public regarding this application. The comment is provided in Attachment G.
Winnetka Historical Society (WHS) Comments on HAIS	WHS finds the HAIS complete and agrees with the assessment that the property at 620 Spruce is architecturally significant as a Colonial Revival design by Otis & Fuller. (Attachment B).
PROPERTY DESCRIPTION	
Size	0.35 acres
Location	Southeast corner of the intersection of Spruce and Cedar Streets
Improvements	Single-family home with an attached garage
Zoning	R-4 Single-Family Residential
Surrounding Zoning	R-4 Single-Family Residential
PROPERTY HISTORY	See Attachment D, Preliminary Property History See Attachment E, WHS Research
Constructed	1925

Additional Construction Activity	None
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	WHS research indicates that the property has architectural significance. See attached report from the WHS provided in Attachment E for details.
NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Primary Structures on Same Block (either side of the right-of-way block face and/or along the alley)	None
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	None. Applicant anticipates submission of new single-family home permit application in near future.

DEMOLITION AND HISTORIC PRESERVATION

The Commission may order the issuance of a demolition delay of a historic or architecturally significant structure for up to but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the structure the applicant wishes to demolish.

If after reviewing the HAIS the LPC determines the home is significant and a delay should be issued, at that time **the Commission may issue a demolition delay up to but not exceeding 270 days from June 19, 2023.**

COMMISSION REVIEW

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

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

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

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

Building and/or Property Lacks Sufficient Historic or Architectural Significance

The Commission finds that the Historical Architectural Impact Study (HAIS) for 620 Spruce Street prepared by Benjamin Historic Certifications is complete and that the proposed demolition **will**

not have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood. **Based upon these findings, the demolition may proceed without a delay.**

Delay of Demolition

The Commission finds that the Historical Architectural Impact Study (HAIS) for 620 Spruce Street prepared by Benjamin Historic Certifications is complete and that the building or structure is considered to be historically or architecturally significant as it meets one or more of the following standards ***[Commission member should note which of the following standards should be included in the motion]:***

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

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

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

2. _____ -

Preservation alternatives to the demolition of the structure include:

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

Based upon these findings, the demolition must be delayed for a period of up to 270 days from June 19, 2023, in order to explore alternatives to total demolition. Demolition of the structure may not occur prior to March 15, 2024.

ATTACHMENTS

Attachment A: HAIS prepared by Benjamin Historic Certifications
Attachment B: Historical Society HAIS Comments
Attachment C: GIS Aerial Map
Attachment D: Preliminary Property History Study
Attachment E: Historical Society Research
Attachment F: Application Materials
Attachment G: Public Correspondence

ATTACHMENT A

HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS)

620 SPRUCE STREET, WINNETKA THE HENRY C. BARTHOLOMAY HOUSE



HAIS PREPARED BY:
SUSAN BENJAMIN
BENJAMIN HISTORIC CERTIFICATIONS
711 MARION AVENUE
HIGHLAND PARK, IL 600335





Susan Benjamin of Benjamin Historic Certifications has prepared this Historic and Architectural Impact Study (HAIS) for the Henry C. Bartholomay House at 620 Spruce Street in Winnetka, Illinois. Her qualifications are as follows:

Susan Benjamin is an architectural historian with 40-plus years of experience, writing over 175 local and National Register nominations and preparing more than 200 property tax freeze and federal income tax credit applications. She and her firm members also conduct historic surveys and write Historic American Buildings Survey Recordations and Determinations of Eligibility for the National Register of Historic Places. Her B.A. is in Art History from Brown University, and her M.A. is from the University of Minnesota. Susan served as the first chairman of Highland Park Historic Preservation Commission. She frequently consults on Historic Preservation projects, lectures and has written several articles and books on Chicago architecture. She and architect Stuart Cohen are the authors of *Great Houses of Chicago: 1871 – 1921* (2008) and *North Shore Chicago: Houses of the Lakefront Suburbs: 1890 – 1940* (2004), published by Acanthus Press, New York. Susan's most recent book is *Modern in the Middle: Chicago Houses 1929 – 1975*, which she co-authored with Michelangelo Sabatino. It was published by Monacelli Press in 2020. The book won an Award for Excellence by DOCOMOMO, the international organization for the Documentation and Conservation of the Modern Movement and is in its second printing.

620 SPRUCE STREET, WINNETKA

THE HENRY C. BARTHOLOMAY HOUSE

Constructed in 1923

OTIS & FULLER, ARCHITECTS

Property Index Number (P.I.N.)

05-21-106-001-0000

Ownership History of the Land Parcel

The Legal Description for 620 Spruce Street identifies the land parcel as “That part of the North Half of the West Half of Block 16, including half of the streets adjoining lying North of the midway between the South line of Spruce Street and the North line of the Street in the Village of Winnetka, county of Cook, State of Illinois excepting from said premises the East 93-1/2 feet thereof in the Northwest Fractional Quarter of Section 21, Township 42 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

The Sidwell maps indicate that this parcel is Lot 001. a sub. of Lot 16 of the N. E. ¼ of Sec 20 and the N. ½ of Frac'l Sec. 21-42-13 by Charles Peck. Ante-fire. Rec. Aug. 8, 1873. Doc 119.119381. Charles Peck and his wife Sarah Peck, came to the North Shore in 1853. He bought enough land to be reputed as the chief owner of Winnetka real estate, both east and west of the Chicago & North Western Railway tracks. By 1855, he had engaged the Cook County surveyors to divide his land into sixty-seven parcels of four to six acres each. Many of their friends came to purchase lots and to settle in Winnetka.¹ Property records that extend back to 1871 indicate that he owned the land at that time. In 1873, he subdivided the property that included Lot 16. The W-1/2 of the N ½ saw, as best can be interpreted, several owners that included James and Mary Shealock (sp?) beginning in 1871, Gaylord Case in 1923 and J. H. Musson in 1923. On April 6, 1925 J. Harrington Musson sold the property to Henry C. Bartholomay.²

Historic Owners of the Land Parcel and 620 Spruce Street

Henry C. Bartholomay, Jr. - June 10, 1925 - 1966

On June 10, 1925, approximately two months after Henry C. Bartholomay purchased the property, he took out a permit to build a 42' x 70' x 23' frame residence with an attached garage to cost \$25,000. His architect was the firm of Otis & Fuller. Bartholomay came from a wealthy

¹ Carol Thomas Harnsberger. *Winnetka: The Biography of a Village—a Chronology—1800 through 1976*. Evanston: The Schori Press, 1977, 76. Harnsberger notes that Sarah Peck thought up the name “Winnetka,” an Indian word meaning “Beautiful Land” when the settlers there wanted to give the community a name.

² Cook County Recorder of Deeds Plat Book 249 A, pages 93-95, 245. Cook County Building, Chicago, IL. There is a copy of the Sidwell maps in the Planning Department, Village of Winnetka.

Chicago family, whose name was frequently mentioned in Chicago's society columns. His father Henry was an attorney who was active in the Lake Geneva Country Club in Wisconsin. His father's widow, who lived at 1453 N. State Parkway, left an estate of \$1,273,039 when she died in 1958. Henry C. Bartholomay's son tended to receive more press coverage than his father, due to his role as the chairman of the Milwaukee Braves. At the time of his death June 4, 1966, Henry C. Bartholomay was an associate of Alexander & Alexander, Inc., one of the largest insurance brokerages in the country and formerly was a senior partner of Bartholomay & Clarkson, Inc, which merged with Alexander & Alexander in 1963.³ The company of Alexander & Alexander actually dates back to the late 19th Century, when it was founded by members of the Bartholomay family. Biographies of brothers Herman and William Bartholomay, Jr. in *Who's Who in Chicago and Vicinity*, 1936, indicate that in the first decade of the 20th Century Bartholomay brothers joined to organize an insurance brokerage business, organizing Bartholomay, Inc. in 1913. They changed the name of the company in 1916 to Bartholomay-Darling Co.⁴ In 1937, the firm became Bartholomay-Darling-Clarkson Co. In 1945, the firm was Bartholomay and Clarkson,⁵ which, in 1963, became Alexander & Alexander.

Henry C. Bartholomay, Jr. is not listed in any of the Chicago *Who's Who* publications, although both father and son's names appeared in the newspapers, usually associated with social events in Chicago, in Lake Geneva or regarding trips abroad.⁶ The couple received considerable press when their home on Spruce Street was burglarized, including an article in the *Chicago Tribune*: the headline read "Bartholomay's Recover Loot as Two are Caught."⁷ A photo of the house is included in the story.

Henry C. Bartholomay died on June 4, 1966, at age 68. His obituary notes that "Mr. Bartholomay was president of the board of directors of North Shore Hospital, Winnetka, honorary president of Grant Hospital, 551 Grant Pl. and a member of several county clubs."⁸ The house was sold right after Henry died.

Joseph R. and Rachel B. Varney, 1967 - March 27, 2010

On October 24, 1967, a few months after Henry C. Bartholomay's death, his wife Virginia sold the property to Joseph R. Varney and his wife.⁹ Joseph R. and Rachel B. Varney lived at 620 Spruce from 1967 to 2010. The guestbook at his memorial service, held following his death at age 95 on January 15, 2018, stated that "Joe was the Mayor of Spruce Street, ever upbeat with his warm smile, a great story, a generous pour, and of course his beloved and charming Rachel. We will miss you Joe."

³ "Bartholomay, 68, Insurance Broker, Dies. Held Positions at Two Hospitals" [obit.], *Chicago Tribune*, June 5, 1966. B12

⁴ "Herman Bartholomay," "William Bartholomay, Jr.," *Who's Who in Chicago & Vicinity*. Chicago: The A. N. Marquis Company, 1936. 65.

⁵ "Herman Bartholomay," *Who's Who in Chicago and Illinois*. Chicago: The A. N. Marquis Company, 1945.

⁶ "U. S. Makes New Bid to Capture Ocean Traffic," *Chicago Daily Tribune*, August 4, 1937, 14. "Society at the Opera," *Chicago Daily Tribune*, November 26, 1929, 45.

⁷ Bartholomay's Recover Loot as Two are Caught," *Chicago Daily Tribune*, April 4, 1928, 3.

⁸ Bartholomay obituary. "Lake Geneva Country Club Opens Season," *Chicago Tribune*, May 5, 1940, 82.

⁹ Cook County Recorder of Deeds Plat Book 249 A, pages 93-95, 245.



Joseph Roe Varney was a veteran of World War II, serving in the U.S. Army Air Forces on a B-25 bomber crew based in Kunming China. Upon his return from service he graduated *cum laude* from Williams College in 1945 and shortly after Harvard Business School. His obituary notes that he spent his business career in the Chicago area and was president of Varley products in Crystal Lake, IL.¹⁰ His company manufactured household goods. Varney was a civic leader, president of the Winnetka Park District board and an active member of Christ Church, Winnetka. He was also an officer of the Williams College Alumni Association of Chicago and served on the boards of the Indian Hill Club, Hillsboro Club in Florida and the Coleman Lake Club in Wisconsin.¹¹

Catherine S. Downey and Daniel Nayman April 13, 2010—March 1, 2023

Catherine S. Downey, age 60, was listed as a resident of 620 Spruce Street. Her husband, age 62, was noted to be Daniel F. Nayman. He is also associated with this address. Prior to living in Winnetka, Catherine was a resident of several cities, including Minneapolis, where her son Daniel Nayman was a recruiter, running Downey & Associates.¹² She purchased the house at 620 Spruce Street on April 13, 2010 for \$1,187,000.¹³ The property was recently sold to the current owners.

DESCRIPTION OF 620 SPRUCE STREET

Exterior

The parcel upon which the house is sited is .35 acres. It is a flat, expansive lot measuring 93.26' along Spruce Street and 165.41' along Cedar Street. The 2-1/2 story house is Colonial Revival. It is a frame residence that is an irregular "L" shape. The front façade is 43.37' facing North. It is four bays wide. The South rear façade, where the garage is located measures 23. 20'. The Cedar Avenue façade is 73.6'. It is eight bays wide. Sheathed in wide clapboards, the house has a cross

¹⁰ <https://www.donnellanfuneral.com/obituaries/Joseph-roe-Varley?obid=7471450>

¹¹ Ibid.

¹² <https://clustrmaps.com/person/Downey-2kupdu>

¹³ <https://blockshopper.com/news/512236151-catherine-s-downey-buys-620-spruce-st-winetka-for-1-19m>

gable roof. At the garage end, the roof is clipped, forming a jerkinhead. The windows are almost all double hung, in a 6/6 configuration. Louvered shutters flank each window. There is a vent in the shape of a lunette in the center of the north facing gable. The first and second-story sunroom windows take the configuration of a Chicago window, with a large center opening flanked by two tall narrow side openings. The center opening on the first floor has 15 lights with 5 lights on each side. The center opening on the second floor consists of a 6/6 center window flanked by four lights on each side. There is a flat pilaster separating each opening. Between the first and second stories are four rectangular wood Roman lattice panels that are about 2' high and 4' wide; each is divided into eight triangular sections by slender projecting boards. Other than the ornamental treatments surrounding the front door, the only decorative elements on the house are those surrounding the sun rooms on the east side of the house. The house has a brick chimney centered on the east-facing gable.

The Bartholomay House has a beautifully-designed front entrance. It consists of a four panel wood door, topped by a row of four small rectangular bottle-glass lights. The door is slightly inset behind the plane of the house. The surround is wood, painted white. Fluted pilasters resting on a tall rectangular paneled base and topped by a square panel containing a wood rosette topped by a slim cornice flank the door. Above the door are two molded panels topped by a broken swan's-neck pediment, which gently curves at the top into a rosette. A wrought iron lantern with diamond leading topped by a cone hangs from a molded projecting decorative element located beneath the opening of the swan's neck element.

Interior

The first floor of this house contains five major living spaces at the north end and service areas that consist of a butler's pantry, kitchen, eating area, storage spaces and garage at the south end. The major living spaces consist of a vestibule, stair hall, living room, dining room and sun porch.

Entrance to the house is from the paneled front door into a vestibule with a floor composed of square tiles. Beyond a cased opening, to the south, is a formal stair hall. It has a wood floor and on the west side the main staircase. Other than in the vestibule, the first floor public rooms have oak strip flooring. The staircase extends north to a landing lit by a large window that has a bench under it. The treads are varnished and the risers are painted. The balustrade curves at the base; this is a typical Colonial Revival feature. The newel post and railing are varnished; balusters consist of molded square-shaped pickets.

Directly south is a wide opening to the dining room. The walls are covered with Zuber wallpaper inspired by early American scenes. There is a chair rail and painted wainscot beneath the wallpaper. A fireplace with a simple wood mantel is centered on the south wall. The firebox of the fireplace has a brick surround; the hearth is also brick. The surrounding mantel is paneled with pilasters supporting a slender shelf. To the east of the fireplace is an entrance to the butler's pantry, kitchen, other service rooms, a rear staircase and the garage.

The living room also opens off the entrance hall. It is entered through a pair of tall six-panel wood doors. There is a chair rail surrounding the room. It is a large rectangular space with a

fireplace centered on the east wall. Like the fireplace in the dining room, it has a brick surround and hearth and a paneled wood mantel topped by a slender shelf.

There is a sunroom entered from both the dining room and the living room. It has a red tile floor. The dining room entrance has a pair of 10-lite French doors flanked by vertical glass panels with five lights. The entrance from the living room is open, with vertical panels with five lites flanking the opening. The south and east walls of the sun room are both glazed, with floor-to-ceiling windows.

The second floor is accessed by the main staircase and a service stairs. The main staircase extends south from the landing into a small hall with a segment of the balustrade to the east. Just beyond is a long hallway that accesses all the bedrooms. Two family bedrooms are located on the west side of the house joined by a jack-and-jill bathroom. Across the hall, to the east is the primary suite, which consists of a primary bedroom, primary bath and the second floor sun porch, which has windows on the east and south walls. The primary bedroom has a fireplace on the east wall. It is almost identical to the fireplace in the living room, with a brick surround, brick hearth and paneled wood mantel supporting a slender shelf. The bedrooms are all accessed by six-panel doors. Floors are oak in these bedrooms. At the end of the long hall there is a shorter service hall. To the south are two bedrooms with a bathroom between them. At the end of the hallway is the rear staircase, which has varnished wood newel posts and railing and painted white square pickets. Floors in the servants' area are pine. Built-in cabinets line the hallways.

Colonial Revival Architecture

Historically, the Colonial Revival style has been the most popular style selected for the design of American houses. This is largely because of its association with patriotism. After the 1876 Centennial Exposition in Philadelphia, Colonial Revival became a kind of national style. The country's 1876 centennial celebrations awakened an interest in America's Colonial architectural heritage. The focus of the Exposition was on celebrating one-hundred years of independence from England through patriotic exhibits highlighting the country's rapid development and industrial progress, as well as celebrating its Colonial heritage. The Exposition, held in Fairmont Park, boasted at least two distinctive Colonial Revival structures: the Connecticut State Building which resembled a circa 1700 residence and Massachusetts' 'New England Farmer's Home and Modern Kitchen,' a circa 1776 log cabin.¹⁴ After the Exposition, visitors to the fair returned to their hometowns throughout the country with an appreciation for the Colonial architecture that stemmed from a resurgence of patriotism. The nationalism and patriotism that grew out of the event in Philadelphia created a movement that had a profound effect on all aspects of American culture through World War II, into the 1950s.

Even before 1876, however, the demolition of the celebrated John Hancock House in 1863 shocked the country. There was an early example of growing patriotism that predates the threat to the Hancock House and the Philadelphia fair: the purchase and restoration of Mount Vernon, George Washington's ancestral home. Mt. Vernon was put on the market by Washington's heirs in a deteriorated state in 1853. Over the next five years, Ann Pamela Cunningham was able to raise the \$200,000 required to secure the house and begin restoration; this project resulted in the

¹⁴ Richard Guy Wilson, *The Colonial Revival House* (New York: Henry N. Abrams, 2004), 39.

organization of the first preservation group within the United States, known as the Mount Vernon Ladies Association.¹⁵

After the 1876 Exposition, however, interest in Colonial architecture burgeoned, and the wave of nostalgia was immediately reflected in American architecture circles. In 1877, the architectural firm of McKim, Mead, White, and Bigelow toured New England to study, sketch, and take measured drawings of the original Georgian and Adam style Colonial buildings.¹⁶ This was the first time that such a study had been taken of American architecture and, as such, was greatly discussed within newspapers and professional journals. In the footsteps of McKim, Mead, White, and Bigelow's pilgrimage, the American Institute of Architects created a committee to study American architecture during the Colonial period and in the decades following independence. The committee included several of the country's most important architects, including George Mason Junior of Newport and Philadelphia, Robert Peabody and Alexander Wadsworth Longfellow Junior of Boston, and Josiah Cleveland Cady and Charles McKim of New York.¹⁷ The committee reported back to the American Institute of Architects that architects should seek to study the forms and their evolution as opposed to simply copying details.¹⁸ Also, in 1877, Robert Peabody of the architectural firm Peabody and Sterns, wrote in an article for the *American Architect* that Georgian mansions should be reviewed for architectural inspiration.¹⁹ *American Architect* began to publish measured drawings and photographs of Colonial structures, which would later be compiled into a book.²⁰ This book, *The Georgian Period: Being Photographs and Measured Drawings of Colonial Work with Text*, was published in 1898.²¹

In 1883-84, McKim, Mead and White designed a Colonial-inspired residence, which was the first house truly identified as Colonial Revival. It was the Taylor House constructed in 1885-1886 in Newport, Rhode Island.²² This marked a shift in approach towards Colonial Revival architecture, and Colonial Revival residences became more rectangular, without projections. They often featured hipped roofs and natural materials, with the focal point becoming the door, which typically boasted a broken pediment and an elliptical fanlight; these houses were punctuated with double-hung, multi-pane windows. If a porch was part of the design it would be supported by classical columns.²³ The interior shape and floorplan was still being adapted but the emphasis was on the main staircase and fireplaces that featured classical pilasters.

Interest in Colonial architecture was reinforced by the 1893 World's Columbian Exposition in Chicago. This exposition, which highlighted Classical architecture in its larger buildings and Colonial architecture on the State Buildings, supported the studied approach to Colonial Revival architecture. There were many examples. The State of Virginia provided a recreation of Mount Vernon; Massachusetts displayed a building designed by Peabody & Stearns that referenced the

¹⁵ Wilson, 7.

¹⁶ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2004), 326.

¹⁷ Wilson, 48.

¹⁸ James C. Massey and Shirley Maxwell, "Early Colonial Revival." *Old-House Journal*. March/April 1990. 46; "Early Colonial Revival," 48.

¹⁹ Massey, "Early Colonial Revival," 48.

²⁰ Wilson, 39.

²¹ McAlester, 326.

²² Ibid.

²³ Massey, "Early Colonial Revival," 49.

demolished Hancock House of Boston, and Pennsylvania borrowed the design of a tower from Independence Hall in its pavilion.²⁴ The most profound and long-term impact the Exposition would have on Revival architecture was the prevailing use of the color white. This is because the planners required all structures to be painted white on the exterior and interior, as opposed to the typical color palette of gray, blue or green; the white finish would be almost universally applied on later Colonial Revival residences.

The Colonial Revival style was widely published in journals and popular magazines. The *White Pine Scenes of Architectural Monographs*, dominated by photographs and drawings of Colonial buildings, first published in 1915, was an inspiration for many Colonial Revival designs.²⁵ The bi-monthly publications showed exterior details of residences constructed with white pine as well as details of interior millwork. In 1932, the series was absorbed into the architectural journal *Pencil Points*.

The popularity of Colonial Revival architecture was fully embraced after the end of World War I when the country was once again ready to rally around patriotism and to return to ‘the good old days.’ The houses built in the Colonial Revival style between 1915 and 1935 have been identified as those that most closely resemble true Colonial architecture because of size, scale, and attention to historic detail.²⁶ They were typically symmetrical. Most had doorways topped by a pediment or fanlight and flanked by sidelights; many had porches supported by columns and incorporating pilasters in their design. They featured double-hung windows with shutters.

The Henry Bartholomay House contains many features of Colonial Revival architecture. Although it is not symmetrical as many Colonial Revival houses are, from the front it appears to be rectangular. Like many, it is topped by a gable roof. Lunettes like those in the west gable, are a common feature. Frame Colonial Revival houses are typically sheathed in clapboards or shingles; the Bartholomay House is clapboard. Windows in the Bartholomay House are double-hung with multipane glazing and have louvered shutters. This is typical. Broken pediments were rare on the Colonial originals but were particularly favored by architects designing houses in the style in the 1910’s and 1920’s. Features on the interior derived from Colonial precedents include a staircase that winds at the base with simple balusters, six-paneled doors, simple wood fireplace mantels with suggestions of pilasters framing the opening and trim that is painted white.

Fine examples of Colonial Revival houses are scattered throughout the Village, and they were built in a variety of configurations and materials. There are several on the 600 block of Spruce and the 500 block of Cedar streets. These include the houses at 601, 615, 620 Spruce Street and 549 and 566 Cedar Street. The exterior materials vary—including shingles, red brick, clapboards and a mixture of stone and clapboards. Numerous examples are found throughout Winnetka. A sampling of examples are located at 390 Walnut, 644 Walnut, 756 Summit and 81 Eldorado streets.

²⁴ Wilson, 49.

²⁵ The series was launched in 1915 as an advertising campaign by the White Pine Bureau, a joint venture of the Northern Pine Manufacturer's Association of Minnesota, Wisconsin and Michigan and the Associated White Pine Manufacturers of Idaho.

²⁶ McAlester, 326.

Architects of 620 Spruce Street

William A. Otis

William A. Otis, one of Winnetka's first resident architects, was born in 1855 in Almond, New York. He studied civil engineering at the University of Michigan, where he attended a class in architecture taught by William LeBaron Jenney. After graduation, Otis attended the Ecole des Beaux Arts in Paris, France, and then moved to Chicago in 1881. He joined Jenney's firm as a draftsman and became partner in 1887; the firm was named Jenney & Otis.²⁷ A few years later, in 1889, just after he married Elizabeth Shackford in 1888, Otis formed his own practice.

In 1894, Otis designed Northwestern University's Orrington Lunt Library, which brought him commissions for more libraries, and homes in Evanston and along the North Shore. Otis also designed the Music Hall for Northwestern, which opened in 1897.²⁸

In 1908 he added draftsman Edwin Hill Clark as a junior partner to the firm. The firm of Otis & Clark, formed in 1914, designed numerous residences in Chicago and the North Shore, including, notably, the James Ward Thorne home in Lake Forest. In Chicago, the firm designed many residences, but is known mostly for its design and plan for the Municipal Tuberculosis Sanitarium buildings.²⁹

In 1920 the firm dissolved when Clark left to form his own firm. Otis worked with his son Samuel Otis for two years, then with Revilot Fuller, forming the firm of Otis & Fuller in 1922. The firm of Otis & Fuller was in existence until William Otis died on June 9, 1929.

Otis's work in Winnetka includes Christ Church (1905), Greeley School (1920),³⁰ and numerous residences, including his Victorian-era family home at 644 Oak Street, in 1894. He also designed the Colonial Revival house at 661 Blackthorn Road and the red brick Georgian Revival houses at 485 Cherry Street, and 1127 Sheridan Road. The church and the Colonial and Georgian Revival houses were designed while Otis was in partnership with Clark.

Some of the buildings designed by Otis in Winnetka have been demolished. In 1899 he designed Horace Mann School, which stood on the site of the present Post Office. It was demolished in

²⁷ Jenney is credited with designing the first metal frame skyscraper, with the Home Insurance Building, Chicago, 1884, and is considered, because of his innovation, one of America's most distinguished architects.

²⁸ "Architects in Evanston: William A. Otis," *Evanston Historical Society Newsletter* XXI, no. 6 (November – December 1990).

²⁹ Several buildings in Chicago by Otis or Otis & Clark were included in Chicago's Historic Resources Survey. William Otis designed four buildings, at 1219 E. 50th Street, 4917 and 4923 S. Greenwood Avenue, and 2214 W. Washington Boulevard. Otis & Clark designed three buildings, at 530 W. Hawthorne Place, 5600 N. Pulaski Road and 125 N. Wabash Street. *Chicago Historic Resources Survey: An Inventory of Architecturally and Historically Significant Structures*. Chicago: Commission on Chicago Landmarks and the Chicago Department of Planning and Development, 1996

³⁰ Nan Greenough, "O is for Otis" *Gazette*, Winnetka: Winter, 1998. The original 1912 Greeley School forms the northwest section of the current school building. The white columns and pediment were added later.

1939. In 1910 he designed the Lloyd Memorial Library, which was replaced by the current library building in 1957.

Otis wrote a 700-page history of the Otis family in America. He was an early, tireless advocate of lowering the train tracks through Winnetka. After studying the topic thoroughly, he gave many illustrated lectures to railroad officials and groups up and down the North Shore. Otis also was a longtime lecturer on architectural history at the Art Institute of Chicago.³¹

He was featured in a lengthy article in *The Architectural Record* in May of 1915.³² His designs for residential, ecclesiastical and academic buildings contribute greatly to the architectural heritage of Winnetka, the North Shore and Chicago.

Otis was a member of the Chicago Architectural Club since 1885. He also was a member of the Western Association of Architects (W.A.A), which merged with the American Institute of Architects (A.I.A.). He became a Fellow of the A.I.A. in 1889 when all W.A.A. members were made Fellows.³³

Revilo Fuller³⁴

The American Contractor reported in its March 25, 1922 issue that Ravilo F. Fuller, architect, entered into partnership with William Otis for the practice of their profession, under the firm name of Otis & Fuller and that their offices were located at 6 North Michigan Avenue.³⁵ Two years later, in 1924, Ravilo Franklin Fuller became a member of the A.I.A, belonging to the organization until 1953.³⁶

Revilo Franklin Fuller was born ca. 1894 in Illinois. In the 1920 Census he is listed as an architect, living with his mother and grandfather at 1001 Dearborn in Chicago. Ten years later, in the 1930 Census, he is the head of the household, living with his mother at 20 East Goethe. The 1942 World War II Draft record has him living at 900 Illinois Road in Wilmette, working for himself at Otis & Fuller” architects, located at 75 E. Wacker Drive in Chicago.³⁷ The 1950 Census records have him living alone with a houseman at 900 Illinois Road.³⁸ No records were found indicating where he attended school. A search turned up two of the firm’s commissions. The *Chicago Tribune* noted that Otis & Fuller completed St. Ansgarius Episcopal Church in Chicago.³⁹ An architectural inventory conducted by the State Historic Preservation Office,

³¹ Ibid.

³² “Examples of the Work of Otis & Clark,” *The Architectural Record* XXXVII, no. V (May, 1915).

³³ “Otis, William Augustus” Observations. No. 1214. Ecole Nationale et Speciale de Beaux Arts. This summary, in French, contains a thorough biography of Otis’s education and career.
<https://agorha.inha.fr/ark:/54721/574d5a02-9e35-44cb-b5fd-996d9976141b>

³⁴ Sometimes spelled “Ravilot.”

³⁵ *The American Contractor*, March 25, 1922. Vol XLIII, 36.

³⁶ American Institute of Architects, AIA Historical Directory, 1956,
<https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/20381847/Browse+Fu> (accessed January 6, 2023).

³⁷ Fuller retained the firm name even though Otis died in 1929.

³⁸ The biographical information comes from research on Ancestry.com. The 1900, 1910, 1920, 1930 and 1950 Census records were examined as was Revilo Fuller’s 1942 Draft Card.

³⁹ “Out of the Past,” *Chicago Tribune*, August 1, 1926, 46.

Wisconsin Historical Society, Madison Wisconsin uncovered a house designed by Revilo Fuller at 75 Dartmouth Rd in Walworth County, Williams Bay, Wisconsin, built in 1932. It is a center entrance shingled Colonial Revival house. Fuller died in June 1960 at age 66 in Vero Beach, Florida.

Based on biographical information, Revilo Fuller was about 28 years old when he joined in partnership with William Otis. It is unclear who was responsible for the design of 620 Spruce Street or whether it was a collaboration.

Landmark Status of the Property

The house located at 620 Spruce Street is not listed on the National Register of Historic Places, either individually or with a historic district. It is not a Winnetka Landmark, and was not identified as part of the Illinois Historic Structures Survey conducted between 1971 and 1975. The property was not surveyed as part of the 1990 Survey of Winnetka performed by Susan Benjamin. It was included in the Winnetka Architectural Survey filled out by homeowners found at the Winnetka Historical Society.

Evaluation of Historic Significance

Research has uncovered nothing in the way of historical significance. Although Bartholomay's family was often in the newspaper, and Varley was a successful businessman and popular in the neighborhood, no significant activities are associated with either family. And no significant events occurred at the house.

Evaluation of Architectural Significance

The house at 620 Spruce Street is noteworthy for some of its handsome Colonia-inspired features. The most distinguished exterior architectural element is the front entrance. It is equal in design ingenuity to the entrance of the shingled house at 602 Spruce Street, which was designed by Robert Seyfarth. Salvaging and reusing the paneled door and its cleverly-designed surround would be ideal if that is possible. The interior is fairly simple, but there are Colonial-inspired features that stand out. The most beautiful is the Zuber wallpaper in the dining room with views depicting American history — it is extraordinary; but research so far indicates that it has been varnished, and removing the varnish could also remove the paint, so preserving it might not be possible. The main staircase is also a fine interpretation of a Colonial stair. The house has some architectural significance because of a small number of handsome Colonial Revival features, but it is not particularly characteristic of the style. The Bartholomay House has seen very few alterations so has excellent architectural integrity. The real problem seems to be one of condition. There is evidence of rot and other deteriorating elements. It has not been sensitively maintained over the years.

Evaluation of Neighborhood Impact

On this stretch of Spruce Street there have been no demolitions. Since replacing this house would be the first since 1941, its replacement structure is particularly important. There is a

compatibility of scale and materials along the street even if the houses reflect different stylistic influences. What is important is that the replacement house be compatible in scale, proportion and setback with other houses on the street.

Summary Opinion

The house at 620 Spruce fits comfortably on the street with its other historic neighbors. Demolition is acceptable, but a replacement house that respects the scale of the other houses would be desirable. Also, the house has many handsome historic features, so that preserving and repurposing historic elements where possible would be a good idea. These could include the front entrance, the interior hardware and the Zuber American mural wallpaper in the dining room.

APPENDIX

LIST OF ATTACHMENTS

ATTACHMENT A: SELECTED BIBLIOGRAPHY

ATTACHEMENT B: EXTERIOR PHOTOGRAPHS OF THE HOUSE

ATTACHEMENT C: INTERIOR PHOTOGRAPHS OF THE HOUSE

ATTACHMENT D: TABLE OF INFORMATION FOR RESIDENCES IN THE SURROUNDING NEIGHBORHOOD

ATTACHMENT E: PHOTOGRAPHS OF RESIDENCES IN THE SURROUNDING NEIGHBORHOODS

ATTACHEMNT F: SELECT RESEARCH

ATTACHMENT A: SELECTED BIBLIOGRAPHY

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ATTACHEMENT B: EXTERIOR PHOTOGRAPHS OF THE HOUSE



Northwest Corner



North (front) Facade



West Facade



West Façade, View North



West Façade, South End, Garage



South Façade, Garage



East Façade



East Facades: Garage. Sun Rooms



South facades, East End. Sunrooms



Inside, Southeast corner, Sunrooms



Northeast Corner



Front Entrance Stoop



Front Doorway

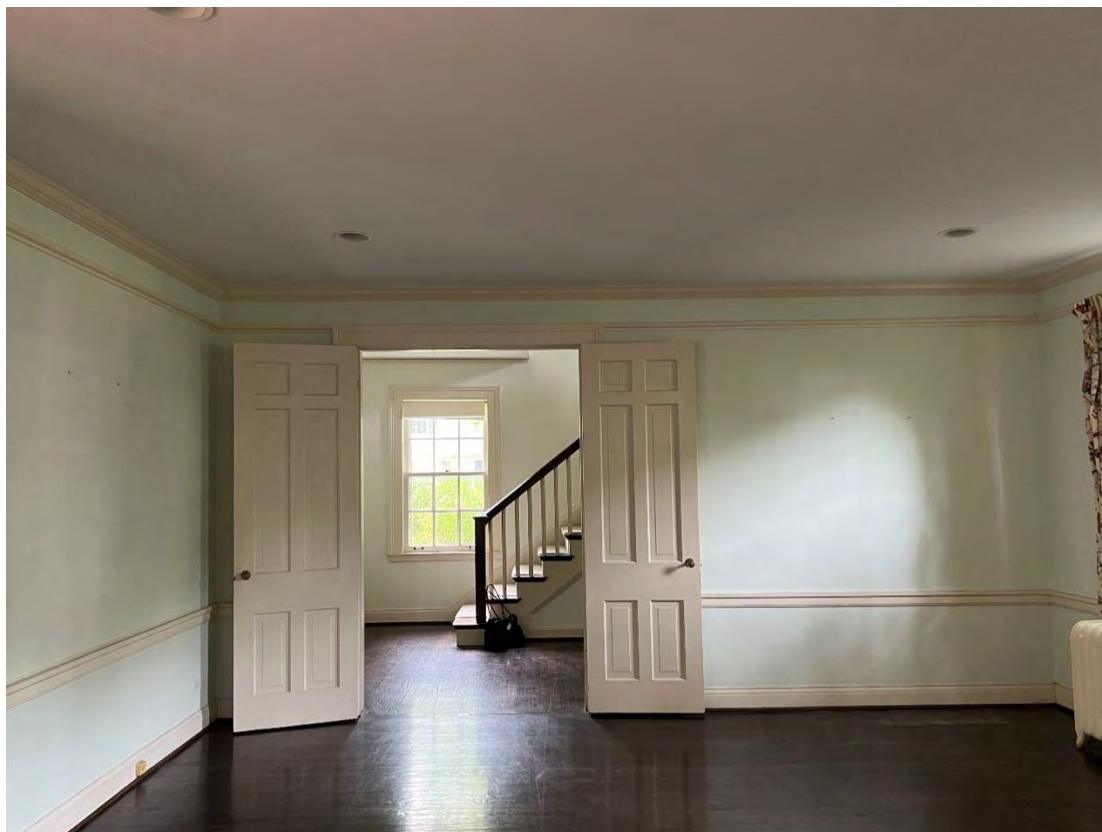
ATTACHEMENT C: INTERIOR PHOTOGRAPHS OF THE HOUSE



Vestibule, View North, Front Door



Main Staircase, View North



Living room, View West toward Stairhall



View East from Stairhall into Living Room



Living Room East Wall, Fireplace



First Floor Sunroom, View into Living Room



First Floor Sunroom



Stair Hall, View South into Dining room



Dining room, View Northwest into Stairhall



Dining Room, View into Sunroom



Dining room, View South into Pantry, Kitchen, Service Area



Kitchen Area



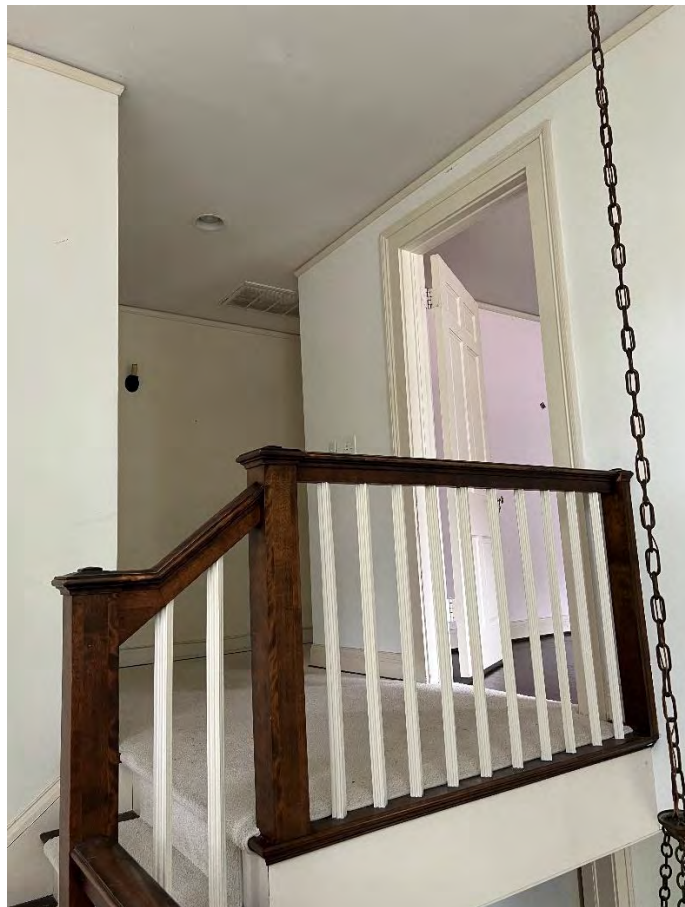
First Floor, Rear Staircase, Door to Garage



Main Staircase, View Northwest



Main Staircase, Landing



Second Floor, Main Staircase Landing



Second Floor, South Bedroom



Second Floor West-Center Bedroom



Jack and Jill Bathroom between South and West Center Bedrooms



Second Floor Stairhall



Primary Bedroom



Primary Bedroom, Fireplace



Hall to Primary Bathroom



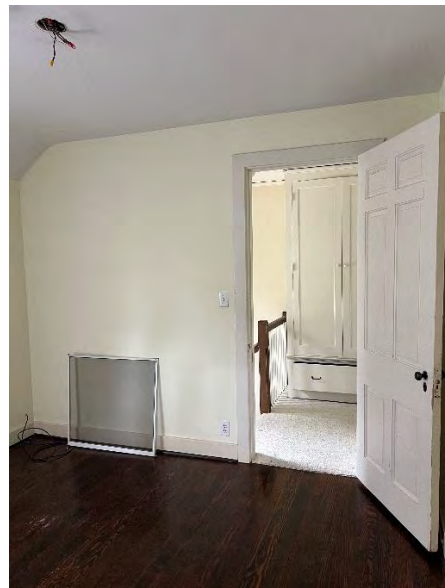
Primary Bedroom Sunroom



Second Floor, Rear Staircase



Second floor Maid's Room



Second Floor Maid's room, View to Rear Stair



Second Floor, Maid's Bathroom

ATTACHMENT D: TABLE OF INFORMATION FOR RESIDENCES IN THE SURROUNDING NEIGHBORHOOD



ADDRESS	DATE	ARCHITECT/BUILDER	STYLE	ORIGINAL OWNER
594 Spruce Street	3-22-1928	Armstrong, <u>Furst & Tilton</u>	Colonial Revival	Mr. & Mrs. D. W. Harris
601 Spruce Street	7-10-1941	Frank J. Serpico <u>Irvin A. Blietz, Builder</u>	Colonial Revival	
602 Spruce Street	1918	Robert Seyfarth	Colonial Revival, Shingle Style	Mrs. Christian <u>Fenger</u>
607 Spruce Street	7-17-1940	Irvin A. <u>Blietz</u>	Classical Revival	J. M. Rodger
610 Spruce Street	12-23-1921	Clark & Walcott Mac Sean Construction Co.	Spanish Revival	C. G. Sutcliffe
615 Spruce Street	7-12-1940	Irvin A. <u>Blietz</u>	Colonial Revival	
620 Spruce Street	6010-1925	Otis & Fuller	Colonial Revival	Henry C. Bartholomay
623 Spruce Street	9-12-1922	R. C. Clark Robert Black Co.	Tudor Revival	Eva <u>Witson</u>
639 Spruce Street			Queen Anne	
549 Cedar Street	1922	R.L. Gonzales	Colonial Revival	E. P. O'Connor
550 Cedar Street			Gable Front	
566 Cedar Street	7-21-1976	Charles Pope	Colonial Revival	Dr. and Mrs. <u>Leon Carrow</u>



ATTACHMENT E: PHOTOGRAPHS OF RESIDENCES IN THE SURROUNDING NEIGHBORHOODS



594 Spruce Street



601 Spruce Street



602 Spruce Street



607 Spruce Street



610 Spruce Street



615 Spruce Street



620 Spruce Street



623 Spruce Street



639 Spruce Street



549 Cedar Street



550 Cedar Street



566 Cedar Street

ATTACHEMNT F: SELECT RESEARCH

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 6-10 1925

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 2 story
and Basement frame residence, garage attached
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION — Lot 17 1/2 of NW 1/4 Block 16
Subdivision Winnetka

STREET and NUMBER 620 Spruce

DIMENSIONS of BUILDING — Front 42'-0" feet, Depth 70'-0" feet, Height 23'-0" feet

NUMBER of ROOMS 8, 2 heated porches & garage

KIND of MATERIAL frame

OWNER Henry G. Bartholomay Address 175 W. Jackson Blvd. Chicago

TOTAL COST 25,000.00

ARCHITECT Olis & Fuller Address _____

BUILDER _____ Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____

REMARKS Plat 13 of

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

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

Permit Issued 6-10 1925

Permit Number 2592

Fee 979

SIGNED _____

ADDRESS _____

WINNETKA ARCHITECTURAL SURVEY

NO. _____

DATE _____

Street Address 620 SPIRUCK ST

Current Owner JOSEPH D. VARELY Years 1967 to 1982

Original Owner HENRY C. BARTHOLOMAW Years 1927 to 1967

Other Owners _____ Years _____ to _____

_____ Years _____ to _____

_____ Years _____ to _____

Construction Date 1926 DESCRIBE

Dates of Additions _____

or
Major Alterations _____

Architect / Builder OTIS & FULLER

Predominant Style - Victorian Colonial Tudor Modern
(circle) Farm Queen Anne Prairie School Other _____

Provide other
information
if available

NO PHOTOGRAPHS BUT
BLUE PRINTS OF HOUSE AVAILABLE
Photograph
Please attach

ARCHITECTURAL INFORMATION & PHYSICAL FEATURES

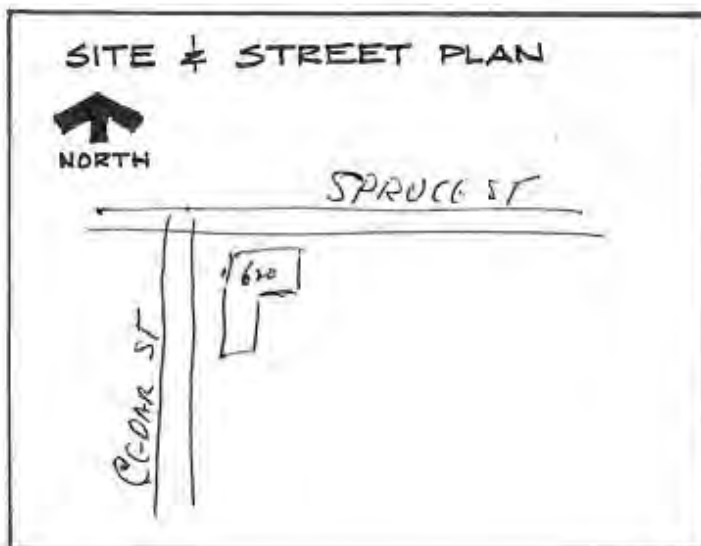
Number of stories TWO Exterior Wall Materials COLOR SHINGLE
 Foundation material CONCRETE Roof Material WOOD SHINGLE
 Entrance (Front/Side) FRONT Roof Type FLAT
 Windows (Type) DOUBLE HUNG Garage ATTACHED

Other Features: _____

General Comments: (History, Sources, Anecdotes, etc.)

ORIGINAL BLUE PRINT OF OUTSIDE AND
INTERIOR ON HAND. TWO FAMILIES HAVE OWNED
HOUSE (BARTHOLOMEW, 1927-1967) (VARTLY, 1967-1982)
SECOND HOUSE BUILT ON SOUTH SIDE OF
SPRUCE ST IN 1926

ADDRESS: _____



Survey By: _____

Date: _____

Survey Revised by: _____

Date: _____

Date: _____

UNOFFICIAL COPY

WARRANTY DEED
(Individual to Individual)
(ILLINOIS)
PAGE 1:

Doc#: 1010933034 Fee: \$38.00
Eugene "Gene" Moore R-10P Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/18/2010 08:55 AM Pg. 1 of 2

CTAWF3519507/362100/0316 1012

THE GRANTORS, Joseph R. Varley and Rachel B. Varley, husband and wife, of the Village of Winnetka, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEY and WARRANT to GRANTEE Catherine S. Downey of 292 Sheridan Road, Winnetka, IL 60093, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Page 2 for Legal Description)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate.

Permanent Index Number: 05-21-106-001-0000
Address (es) of Real Estate: 620 Spruce Street, Winnetka, IL 60093

DATED MARCH 27, 2010

[REDACTED]

UNOFFICIAL COPY

Doc#: 2005346142 Fee: \$38.00
Karen A. Verbruggen
Cook County Clerk
Date: 05/24/2023 11:20 AM Pg. 1 of 1

When Recorded Mail To:
U.S. Bank
C/O Nationwide Title Clearing,
LLC 2100 AIR 19 North
Palm Harbor, FL 34683

Loan Number 0000451736888

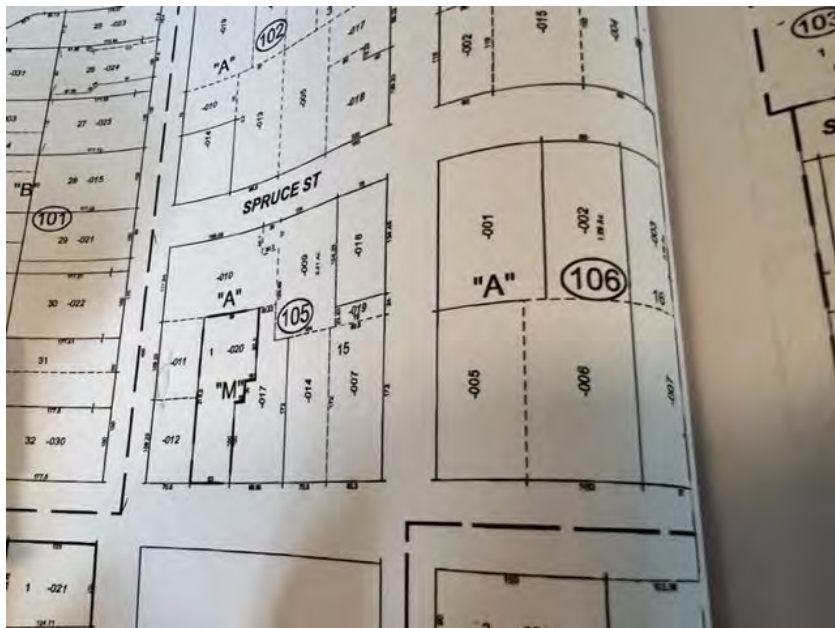
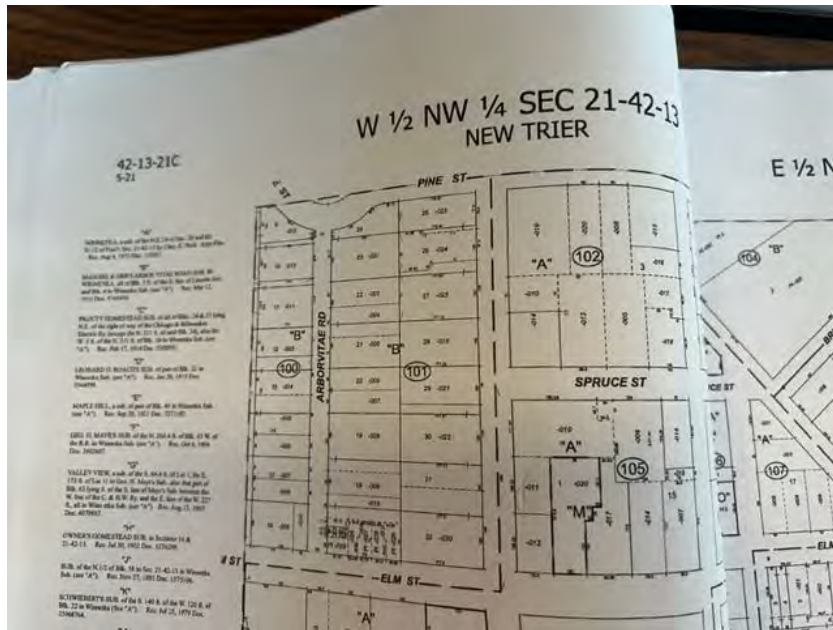
SATISFACTION OF MORTGAGE

The undersigned declares that it is the present lender of a Mortgage made by CATHERINE S DOWNEY AND DANIEL NAYMAN WIFE AND HUSBAND to EBS CITIZENS, N.A. bearing the date 06-07-2010 and recorded in the Office of the Recorder of Cook County, in the State of ILLINOIS, in Document # 1010933034.

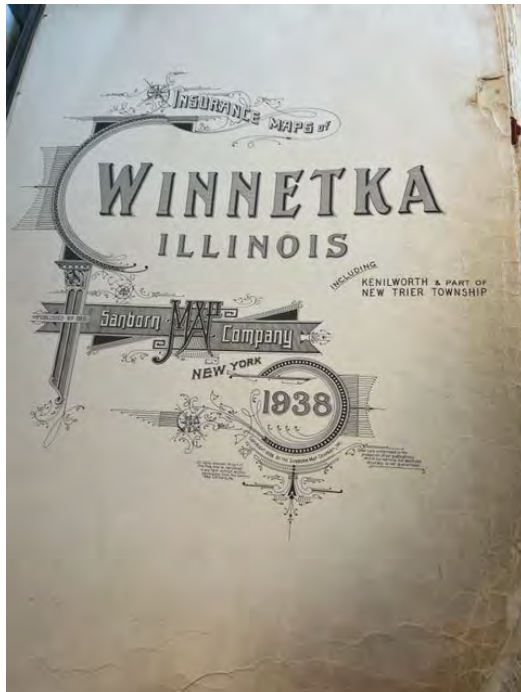
The above described Mortgage is, with the note accompanying it, fully paid, satisfied, and discharged. The recorder of said County is authorized to enter this Satisfaction/Discharge of record, with respect to the property therein described as situated in the County of COOK, State of ILLINOIS as follows, to wit:

SPE ATTACHED EXHIBIT A
Parcel ID Number: 05-21-106-001
Property commonly known as: 620 SPRUCE STREET, WINNETKA, IL 60093
Dated this 23rd day of March in the year 2023
U.S. BANK NATIONAL ASSOCIATION

[REDACTED]



Sidwell Map showing Block 16, Lot 001. Planning Department, Village of Winnetka



1938 Sanborn Fire Insurance Map, Winnetka, P. 121

1 4/10

LEGAL DESCRIPTION:
That part of the North Half of the West Half of Block 16 including Half of the streets adjoining lying North of a line midway between the South line of North line of Elm Street, in the Village of Winnetka, County of Cook, State of Illinois exceeding from said premises the East 53 1/2 feet thereof in Quarter of Section 21, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.
Commonly known as **620 Spruce Street; Winnetka, Illinois.**



1983 Plat of Survey, 620 Spruce Street, Planning Department, Village of Winnetka

“O” is for Otis

Gazette Article by Nan Greenough, Winter 1998



William Otis, c. 1890

One of Winnetka's first resident architects, William A. Otis designed a number of exceptional houses and two special public buildings: Christ Church on the hill and Greeley School.

Christ Church, built in 1905, may be Winnetka's most beautiful building. Sensitively tucked into its sloping site, it blends with the landscape. Every detail, from the copper-clad steeple and crenellated tower to the irregularly coursed limestone block walls and switchback stairway leading to the main entrance, is exquisite.

The original 1912 Greeley School forms the northwest section of the current building (the white columns and pediment were added later). The school echoes the Arts and Crafts-influenced public architecture of Otis's demolished Winnetka buildings: Horace Mann School (1899-1939) stood on the site of the present post office, and the Lloyd Memorial Library (1910-1957) made way for the library we now use.

Trained at the Ecole des Beaux Arts in Paris, and a longtime lecturer on architectural history at The Art Institute of Chicago, Otis brought a solid sense of historical architecture to his work at a time when clients craved revival styles. Otis was born in New York State in 1855. He came to Chicago in 1881, joining the office of renowned architect William LeBaron Jenney, where he later became a partner.

In 1888 he married Elizabeth Shackford, the daughter of a Maine sea captain, Samuel Shackford. Shackford, a former Winnetka village president (elected in 1877), was deeply involved in village affairs and passed this sense of civic duty on to succeeding generations.

Shortly after marrying, Otis opened his own practice. A little more than ten years later, he took in the younger Edwin H. Clark, who became a partner in 1908.

The Otis and Clark partnership lasted until 1920, producing the Lloyd Library, Greeley School, and a number of beautiful houses in Winnetka including a Colonial Revival at 661 Blackthorn Road and red brick Georgian Revivals at 485 Cherry Street (at the corner of Sheridan Road) and 1127 Sheridan Road.

Outside Winnetka William Otis designed many private houses and public buildings including the Orrington Lunt Library at Northwestern University.

Otis was a man with passionate interests. He wrote a 700-page history of the Otis family in America. He was also an early, tireless advocate of lowering the train tracks through Winnetka. After studying the topic thoroughly, he gave many lectures, illustrated with lantern slides, to railroad officials and groups up and down the North Shore.

Both Elizabeth and William Otis held positions on various village boards, as did their architect son Sam, who designed the cenotaph on the Village Green. William and Sam were members of the Winnetka Plan Commission, which completed the village's first comprehensive plan in 1921.

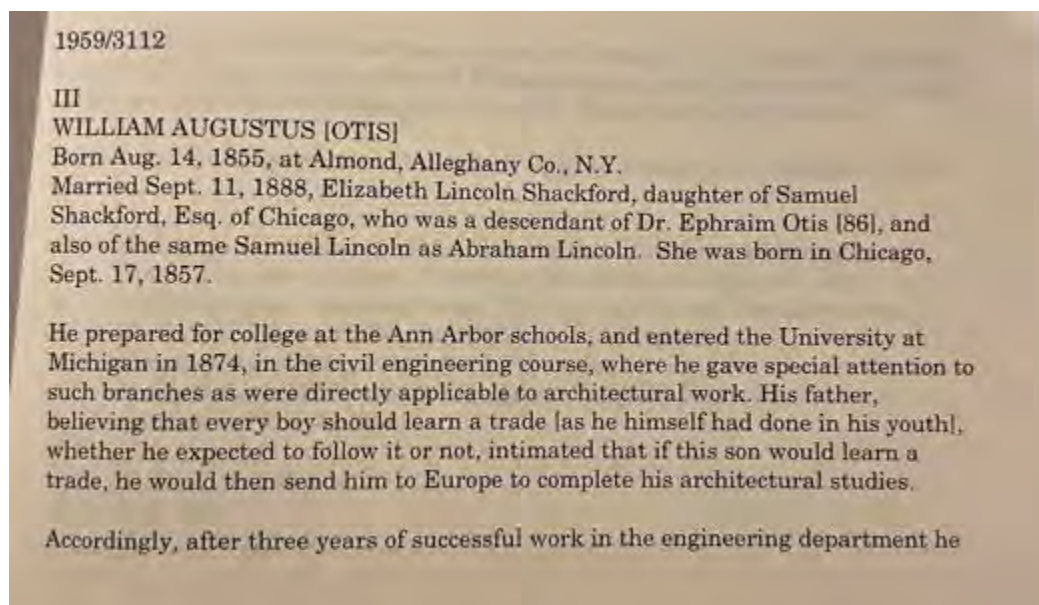
One of William Otis's more interesting designs is the house facing the Village Green at 644 Oak Street, which he built for his family in 1894.

Unlike the historic revival houses that he designed for clients, the house at 644 Oak is an eclectic fantasy that draws liberally from a variety of styles: medieval, Victorian Gothic, and Shingle Style. This refined, unique house demonstrates Otis's ability to mix stylistic elements with sophistication and confidence. The result is a singular, personal statement that is also one of the most architecturally important houses in Winnetka.

Sanborn Fire Insurance Map, 1938



Booklet of Biographical Material at Winnetka Historical Society:



left the University, at the completion of his junior year, and went to Lansing, Mich., where he engaged himself as a carpenter's apprentice to a firm of contractors just beginning the erection of a dormitory for the State [378] Agricultural College. Working at the trade for two years (except in the winter, when he was draughting at the architects' office of Watkins & Arnold) he was finally so well advanced that he was able to earn sufficient to support himself. His father considered this task then completed and, as promised, provided the means for him to finish his professional studies at the then best school in the world. Accordingly, in the summer of 1879, he went to Paris and entered the Ecole des Beaux Arts, in the atelier of M. Laisné [afterwards merged into that of M. Ginain]. Here he remained until the winter of 1881, but during the school vacations he traveled extensively in Germany, Austria, France, etc., finally going down through Italy and starting home from Naples. Shortly after his return he came to Chicago and entered the office of W. L. B. Jenney, one of the best known and at that time one of the few technically educated architects of that city. He remained there until January 1889, successively draughtsman, head draughtsman, and finally as partner, with the firm of Jenney & Otis. At that time he opened an office for himself.

He is a member of the Chicago University Club, Chicago City Club, Fellow of American Institute of Architects, Ancien eleve de l'Ecole des Beaux Arts, Paris, and was for a long time lecturer on the History of Architecture at the Chicago Art Institute. In 1903 he received the degree of C.E. (as of the class of 1878) from the University of Michigan.

For several years after his marriage he lived in Chicago (at 26 Delaware Place) but in April 1895 moved to the suburb of Winnetka into a house he designed for himself at the southwest corner of Oak and Cedar Sts., facing the Public Common.

Among the most important works, at least from an artistic point, designed by him are

- Orrington Lunt Library of the Northwestern University at Evanston.
- Public Libraries at Dixon, Marseilles, Blue Island and Lincoln, Ill.
- Hull Memorial Chapter Chapel, Fifty-seventh St. and Woodlawn Ave.,
- St. Peter's Episcopal Church, Belmont Ave., Chicago.
- Christ's Church (Hoyt Memorial), Winnetka;
- Public Schools at Winnetka, Ann Arbor, Hillsdale, Mich., etc.
- residence of F. A. Delano.
- L. A. Carton,
- W. M. R. French,
- M. D. Hull,
- M. G. Kellogg, etc.

In 1911 he attached himself in business with Mr. Edwin H. Clark, the firm being known after 1914 as Otis & Clark. One of their most important works was the planning of the great Municipal Tuberculosis Sanitarium, of the City of Chicago, costing nearly \$2,000,000. Later he was associated with R. F. Fuller, under the firm name of Otis & Fuller. For many years he was interested in the genealogy of the Otis family, and was the compiler of this volume.

His wife, with intense interest in all charitable, artistic, and literary moments, has always been a most important factor in the life of the community where they live, being a member of the School Board, President of the Women's Club, Chairman of Music and Arts committee, Village improvement [379] Association, etc. Also, she has noticeable literary ability, and often writes verse for the pleasure of her friends, while her "An If for Girls" (see Miscellaneous) has been published and received in many forms in magazines, Christmas cards, etc. from coast to coast. Pictures of him will be found facing page 378, while pictures of his wife and mother will be found facing page 380.

W. A. OTIS, 73, ARCHITECT, IS TAKEN BY DEATH

William Augustus Otis of the architectural firm of Otis & Fuller, died at the Evanston hospital last evening of heart disease following an illness of three weeks. He was 73 years old. Mr. Otis designed

- the Municipal Tuberculosis sanitarium,
- the Orrington Lunt library at Northwestern university, and
- other important structures in Chicago.

He was a graduate of the University of Michigan and had studied at the Ecole des Beaux Arts, Paris. He was a member of the University club and a fellow of the American Institute of Architects. In Winnetka, he interested himself in civic affairs, having served as president of the village improvement commission and as a member of the planning commission.

Mr. Otis is survived by his widow, Mrs. Elizabeth Shackford Otis; a son, Samuel, and a daughter, Louise. The family home is at 644 Oak street, Winnetka.

CHICAGO TRIBUNE 11 June 1929 Page 44

OTIS—William A. Otis, Winnetka, Ill., husband of Elizabeth Shackford Otis and father of Louise and Samuel Otis, Sunday, June 9. Funeral services Wednesday, 9:30, at Christ Church, Winnetka.

Winnetka Architects: Otis-Clark-Fuller

20

William Augustus Otis, distinguished architect and resident of Winnetka since 1895, died Sunday evening at the Evanston hospital following an illness of three weeks. HE was 73 years old. Funeral services were conducted at Christ church Wednesday afternoon by the Rev. E. Ashley Gerhard. Burial took place at Rosehill. The bearers were Alfred E. McCordie, Heyliger A. de Windt, Morris L. Greeley, B. K. Smith, William P. Sidley, Revillo F. Fuller, John Ritchie and S. Howles King.

Mr. Otis was born August 14, 1855, at Almond, Alleghany county, New York, the son of Seth T. and Frances Louisa Otis. In 1874 he entered the University of Michigan. After three years of civil engineering and architectural courses, he left college and spent two years in practical work as a carpenter's apprentice and as draftsman. His father then sent him to the Ecole des Beaux Arts in Paris, where he studied architecture for three years. In 1881 he returned home, and entered the office of W. B. L. Jenney, Chicago architect, where he later became a partner in the firm of Jenney and Otis. In 1889 he opened an office for himself. IN 1911 he associated himself with Edwin H. Clark, the firm becoming Otis and Clark in 1914. Later, at the time of his death, he was associated with R. F. Fuller, under the firm name of Otis and Fuller.

Among the many works designed by Mr. Otis are

- the Orrington Lunt library of Northwestern university at Evanston and
- public libraries at Dixon,
- Marseilles,
- Blue Island and
- Lincoln, Ill.
- the Hull Memorial Chapel,
- St. Peter's church and
- the Bethany Home for Girls, Chicago;
- the University club in Evanston;
- Christ church,
- the Lloyd Memorial library,
- Horace Mann and
- Samuel Sewell Greeley schools, Winnetka, and
- school buildings and residences in many cities.
- With E. H. Clark, he planned the \$2,000,000 Chicago Municipal tuberculosis sanitarium and
- with R. F. Fuller, the Edward's sanitarium at Naperville.
- A large club house and several residences near Gulfport, Miss., were recently executed.

Mr. Otis married Elizabeth Lincoln Shackford, daughter of Samuel Shackford of Chicago and Winnetka, Sept. 11, 1888. Their two children, Samuel S. and Louis Otis, were born in Chicago. The family came to Winnetka in 1895, when Mr Otis built their present residence at 644 Oak street.

Mr. Otis always took an active part in civic affairs. He was at one time president of the Village Improvement association and both he and Mrs. Otis were keenly interested in its work for many years. He was a member of the Village Plan Commission. The subject of track depression found a strong advocate in him. More than twenty-five years ago he studied the subject as applied to Winnetka and prepared an address, illustrated with lantern slides, to show the advantages for Winnetka of this method of grade separation. This address was given repeatedly here and in other north shore towns before Chicago and North Western officials and other groups. His death finds this important project still unaccomplished.

Mr. Otis was a fellow of the American Institute of Architects, Anciene cleve (?) de L'Ecole de Beaux Arts, Paris, and was for a long time lecturer on the history of architecture at the Chicago Art institute. In 1903 he received the degree of C. E. (as of the class of 1878) from the University of Michigan. He was a charter member of the University club of Chicago.

Mr. Otis spent more than a score of years in collecting and compiling data for a genealogical history of the Otis family in America. The volume, comprising some 700 pages was published in 1924.

EDWIN H. CLARK

WHO'S WHO IN CHICAGO 1931

[Info taken from this edition:]

Edwin Hill Clark

born 11 April 1878, Chicago, Illinois.

son of the late Alson Ellis Clark and Sarah Morse (Skinner) Clark.

graduated from Phillips Academy, Andover, Mass. 1896.

Ph B. Yale University, 1900.

married 19 May 1903 Katharine Baley of Chicago.

children:

Robert Clark

Alce Clark

1900: Began as assistant superintendent of the Wadsworth-Howland Co., manufacturers of paints. Continued until 1903.

1903: Began practice of architecture in the office of William A. Otis and was made a member of the firm Otis & Clark, 1908, continuing until 1920.

1920-1924: Member of firm Clark & Walcott.

1924: Since has practiced alone.

Director of the Jewel Paint & Varnish Company.

Member Illinois State Art Commission.

Winnetka Architects: Otis-Clark-Fuller

26

Member Chicago Chapter of the American Institute of Architects.

Member Illinois Society of Architects.

Life member Art Institute of Chicago.

Member of:

University Club,

Chicago Club,

Saddle and Cycle,

Indian Hill

Arts Club

Tavern Club

Industrial Club

Architects Club.

Home: Winnetka.

Office: 8 East Huron Street, Chicago, Illinois.

REVILO FRANKLIN FULLER

FAMILY

Oliver Franklin Fuller

born 9 October 1829

married 9 November 1859 Phoebe Ann ShipleyM

married 10 October 1911 Rebecca Reynolds Secor

born: about 1862 in New York

died: 28 March 1932, Chicago, Illinois.

children:

Henry M. Fuller

born: 27 July 1861

died:

Charles Fuller

born

died November 1918

married Mary A. Hait

born about 1872 in New York

who died in May 1941

children:

Revilo Franklin Fuller

born: December 1893

Winnetka Architects: Otis-Clark-Fuller

58

died: June 1960 Indian River County, Florida
buried:

Dain Depew Fuller

born 19 November 1898
died January 1985, last residence, Winnetka, Illinois.
married Ann Vogt who died 22 April 1994 at 94.
Charles Fuller II

born
died 6 December 1976 at 52
married 22 July 1950 Grace Conde Dodge
children

Charles Dain Fuller
Linda Dodge Fuller

Dain Fuller

born:
died:
buried:
married Daniel C. Searle.

Frank R. Fuller

born: 19 June 1863
died: about 1915
buried:
married Laura Hayes
born 27 February 1866 in Chicago
died 4 February 1956, Winnetka, Illinois.
children

Roswell Hayes Fuller
born 16 December 1894
died: 29 September 1918

Phoebe Franklin Fuller

born:
died: 1 April 1926.

George Fuller

born: 26 November 1870
died: 25 February 1875.

1910 FEDERAL CENSUS

Series T-624 Roll 239 Page 176 ED 56 Sheet 18B Lines 96-99
Illinois. Cook County New Trier Township. Winnetka Sheridan Road

96: Charles Fuller head male white 44 m.1 18yrs NY CT NY treasurer drug
wholesale

97: Mary H. wife female white 39 m.1 18 2/2 NY NY NY

98: Revilo F. son male white 16 single IL NY NY

99: Dain son male white 11 single IL NY NY

Revilo Fuller

The Octagon, Annuary 1937 (

Fellow and Members of the AIA 1936

The Octagon 1936-10: Vol 8 Iss 10



USModernist

<https://usmodernist.org> › ...

(Otis and Fuller). 6 North Michigan Avenue, Chicago, Ill. Puller, Robest K. Puller, Thomas J. uilding,
Denver, Colo. D. (Wash., D. C.).

1043 Centinela Avenue, Santa Monica, Calif. 1922
Fuller, Revilo Franklyn (Chicago) 1924
(Otis and Fuller)
6 North Michigan Avenue, Chicago, Ill.
Fuller, Robert K. (Colo.) 1921
503 Insurance Building, Denver, Colo.
Fuller, Thomas J. D. (Wash., D. C.) 1905
2317 Ashmead Place, N. W., Washington, D. C.

The Octagon 1942-10

<https://usmodernist.org> › ...

(Otis and Fuller). 75 E. Wacker Drive, Chicago, Ill. Fuller, Robert K. (Colorado) ...M. 1921, F.
503 Insurance Bldg., Denver, Colo.

Fuller, Edward M. (Kans. City)	1940
1012 Baltimore Ave., Kansas City, Mo.	
Fuller, Revilo Franklyn (Chicago)	1924
(Otis and Fuller)	
75 E. Wacker Drive, Chicago, Ill.	
Fuller, Robert K. (Colorado) . . . M. 1921, F.	1940
503 Insurance Bldg., Denver, Colo.	
Fuller, Edward M. (Kans. City)	1940

<https://archive.org/stream/AmericanTerraCottaIndex> :

Full text of "The American terra cotta index."

... NY 1329 Fuller — see Otis and Fuller William B. Fullerton, ... Kovacev and Ota W.A. Otis
Chicago 1285 1445 Otis and Fuller Chicago 5268 H.L. ...

The American Contractor, March 25, 1922. Vol XL No 12, 36 Ravillo F. Fuller, architect has entered into partnership with William A Otis for the practice of their professions, under the firm name of Otis & Fuller, Offices are located at 6 N. Michigan, Chicago.]

Cottage for Tuberculous Nurses

BY SARA B. PLACE, R.N.



DURING the silver anniversary meeting of the Illinois State Association of Graduate Nurses, Harriet Fulmer, first president of the state organization, delivered the dedicatory address on the occasion of the formal opening of the nurses' cottage at Naperville.

For many years the nurses of Illinois have been gathering funds for the erection of a cottage for tuberculous nurses. In May, 1925, the contracts were finally signed, and shortly thereafter the work of construction began under the supervision of the architects, Otis and Fuller. Nurses throughout the state have earned and contributed money for the building and furnishing of the cottage and it has

on the grounds of the Edwards Sanitarium, which is maintained by the Chicago Tuberculosis Institute.

The cottage was built for the use of sick nurses, but it is difficult indeed to keep sickness in mind when one sees the building—sunny, buff colored stucco, with decorative green shutters outlining the beautifully large windows on all sides.

A roof garden with bright colored awnings and comfortable chairs will occupy the portion of the roof just back of the inviting white pergola.

The delicacy of the exterior speaks for the charm within, and the hominess of the living-room makes one want to reach out to the big open bookcase, draw up the flowered chintz winged armchair to

<https://www.jstor.org/stable/3408099?origin=crossref&seq=1>

Revalo Fuller

Revalo Franklin Fuller, 66, of 1314 Middlebury lane, Wilmette, died Thursday in Vero Beach, Fla. Mr. Fuller, a retired partner in the old architectural firm of Otis and Fuller, leaves a brother, Dain D.; a niece, Mrs. Daniel Searle; and a nephew, Charles Fuller, II.

Chicago Daily Tribune. January 17, 1960, 19

W. A. OTIS, 73, ARCHITECT, IS TAKEN BY DEATH

Chicago Daily Tribune (1923-1963); Jun 10, 1929;
ProQuest Historical Newspapers: Chicago Tribune (1849-1990)
pg. 22

**W. A. OTIS, 73,
ARCHITECT, IS
TAKEN BY DEATH**

William Augustus Otis of the architectural firm of Otis & Fuller, died at the Evanston hospital last evening of heart disease following an illness of three weeks. He was 73 years old.

Mr. Otis designed the Municipal Tuberculosis sanitarium, the Orrington Lunt library at Northwestern university, and other important structures in Chicago. He was a graduate of the University of Michigan and had studied at the Ecole des Beaux Arts, Paris. He was a charter member of the University club and a fellow of the American Institute of Architects. In Winnetka he interested himself in civic affairs, having served as president of the village improvement commission and as a member of the planning commission. ♦

Mr. Otis is survived by his widow, Mrs. Elizabeth Shackford Otis; a son, Samuel, and a daughter, Louise. The family home is at 644 Oak street, Winnetka.

BARTHOLOMAY, 68, INSURANCE BROKER, DIES: Held Positions at Two Hospitals
Chicago Tribune (1973-1974) Dec. 5, 1973; Winnetka Historical Commission, Chicago Tribune

BARTHOLOMAY, 68, INSURANCE BROKER, DIES

Held Positions at Two Hospitals

Henry C. Bartholomay Jr., 68, insurance broker and father of the chairman of the Atlanta Braves, died yesterday of a heart attack at the Lake Geneva [Wis.] country club.

He collapsed in the clubhouse locker room after completing a round of golf.

Insurance Firm Executive

He was an associate of Alexander & Alexander, inc., one of the largest insurance brokerages in the country, and formerly was a senior partner of Bartholomay & Clarkson, inc., which merged with Alexander and Alexander in 1963.

Mr. Bartholomay was president of the board of directors of North Shore hospital, Winnetka, honorary president of Grant hospital, 551 Grant pl., and a member of several country clubs.

Lived in Winnetka

Mr. Bartholomay maintained residences at 620 Spruce st., Winnetka, and at 590 S. Lake Shore dr., Lake Geneva.

He is survived by his widow, Virginia Graves; two sons, William C., of Chicago and Atlanta, and Henry C. III, of 745 Lorust st., Winnetka, president of the Grant hospital board; two sisters, Mrs. Henry S. Sturgis, of Scottsdale, Ariz., and Mrs. Raymond Smith, of Winnetka; and 10 grandchildren.

Private funeral services will be held at 3 p. m. Monday.

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Day's News in Society

Chicago Daily Tribune (1923-1963); Nov 9, 1927; ProQuest Historical Newspapers: Chicago Tribune
pg. 41

Day's News in Society

Mr. and Mrs. Henry Bartholomay of 1455 State parkway and Mr. and Mrs. Henry C. Bartholomay of Winnetka have departed for New York City, to be present at the wedding to-day of Miss Elizabeth Chapin, daughter of Mr. and Mrs. Simeon B. Chapin, and Kenneth Patterson, son of Mrs. Richard C. Patterson, also of New York City. The ceremony is to take place at the Collegiate Church of St. Nicholas, with the Rev. Malcolm J. McLeod officiating, and will be followed by a small reception at the Chapin residence at 930 Fifth avenue.

BARTHOLOMAY ESTATE VALUE IS \$1,273,039

Chicago Daily Tribune (1923-1963); Mar 4, 1958; ProQuest Historical Newspapers: Chicago Tribune
pg. 23

**BARTHOLOMAY
ESTATE VALUE
IS \$1,273,039**

Mrs. Clara S. Bartholomay, widow of Henry Bartholomay, a Chicago attorney, left an estate valued at \$1,273,039, according to inheritance tax returns filed yesterday with Edward J. Barrett, county clerk. Taxes paid on the estate totaled \$378,232—\$334,480 in federal taxes and \$43,752 in state taxes. Mrs. Bartholomay was 85 when she died Nov. 8, 1956, in her home at 1453 N. State pkwy. The estate was willed equally to a son, Henry C., 620 Spruce st., Winnetka, and two daughters, Mrs. Catharine B. Sturgis, Cedarhurst, N. Y., and Mrs. Elsa B. Chapin Smith.

BARTHOLOMAYS RECOVER LOOT AS TWO ARE CAUGHT
Chicago Daily Tribune (1925, 1903), Apr. 4, 1925, Post Office Division Newspaper
PE 1

BARTHOLOMAYS RECOVER LOOT AS TWO ARE CAUGHT

Link Other Burglaries to
Captured Pair.

(Picture on back page.)

Police last night, with arrest of two men two hours after they had overpowered and bound Henry C. Bartholomay, wealthy broker, in his home at 520 Spruce street, Winnetka, and escaped with nearly \$10,000 in loot, were hopeful of clearing up a number of recent burglaries at the homes of well to do Chicagoans.

Quick wit of Dominick Foggio, a taxi driver, brought about the capture of the robbers by Policeman Michael Flanagan and Detectives Coughlin and Morris of the detective bureau. All the loot, consisting of silverware, jewelry and a valuable fur coat, was recovered.

One Confesses Holdup.

At the Fillmore street station the prisoners gave the names of Arthur Wurster, 24, 1820 Nelson street, and Daniel Clark, 28, of 4835 Washington boulevard. Wurster is said to have made a full confession.

Mr. Bartholomay and his wife, who was formerly Miss Virginia Graves, daughter of Mrs. Frank P. Graves, had just returned to their home from a visit to Mr. Bartholomay's father, Henry C. Bartholomay Sr., 1455 State parkway, and were with their 4 year old son, Henry, in the nursery, when the front door bell rang. Mr. Bartholomay opened the door, to be confronted with a sawed-off shotgun.

Bartholomay Is Bound.

Mr. Bartholomay was quickly bound in a bedroom. Mrs. Bartholomay and the baby were not disturbed. The robbers then ransacked the house, driving away in Mr. Bartholomay's \$4,000 automobile.

Foggio, the taxi driver, picked up Wurster and Clark at Clark street and Belmont avenue. His fares appeared suspicious, and he halted Policeman Flanagan at Crawford avenue and Madison street. Flanagan, with Coughlin and Morris, accompanied the



TRAPS ROBBERS.
Dominick Foggio, taxi
driver, who called police to
seize his fares.
(Story on page 3.)



LIFE MENACED. Mr.
Henry C. Bartholomay Jr.
threatened by men who
robbed home. (Story on
page 3.)



LOOT FROM BARTHOLOMAY HOME RECOVERED.
Left to right: Policeman M. J. Flanagan, who caught the
robbers; H. C. Bartholomay Jr., Arthur Wurster, prisoner;
Policeman J. E. Murphy, Sergt. Garrett Fleming. The loot
is on the table.
(Story on page 3.)



WINNETKA HOME WHICH WAS LOOTED. The
residence of Henry C. Bartholomay Jr., from which robbers
took valuables worth \$5,000 after trussing up owner.
(Story on page 3.)

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Bind and Rob Bartholomays in Their Home

Three masked robbers, armed with a sawed off shotgun and revolvers, shortly before midnight bound and gagged Henry C. Bartholomay, his wife and three servants in the Bartholomay home, 620 Spruce street, Winnetka, and looted the place of valuables amounting to \$5,000. The robbers gained entrance through an open window, and when they left they took Mr. Bartholomay's automobile, into which they had loaded their loot.

Mr. Bartholomay and his wife and 4 year old son had just retired when he heard a noise of his door opening. As the lights flashed on he found himself covered with a shotgun. He and Mrs. Bartholomay were securely bound and gagged. Then the robbers sought the servants' quarters. The maids were herded into a closet and also bound and gagged.

Home Is Ransacked.

The robbers went systematically from one room to another in search of valuables. All the jewelry and silverware in the home and a costly fur coat were carried into one room and tied in a large package, which was taken out

to Mr. Bartholomay's automobile.

It was not until 1:30 this morning that Mr. Bartholomay was able to free himself from his bonds and give an alarm. He then untied his wife and liberated the servants.

Leaders in Society.

Mr. Bartholomay is an insurance broker with offices in the Insurance Exchange building, and a son of Henry Bartholomay, 1455 North State street, well known lawyer and clubman. Mrs. Bartholomay was Miss Virginia Graves, daughter of Mr. and Mrs. Frank P. Graves, and her wedding in 1926 was a noted society event. Mr. Bartholomay furnished descriptions of two of the robbers to the Wilmette and Chicago police, who began a search for them. The Bartholomay car in which the robbers escaped was a tan colored Wills Sainte Claire, state license 7789.

ATTACHMENT B



August 1, 2023

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

Dear Mr. Marx,

The Winnetka Historical Society has reviewed Benjamin Historic Certifications Documentation's thorough research of the Henry C. Bartholomay House at 620 Spruce. We agree with the assessment that the property maintains architectural significance as a Colonial Revival design by Otis & Fuller and we also recognize that the property has not been sensitively maintained over the years.

Sincerely,

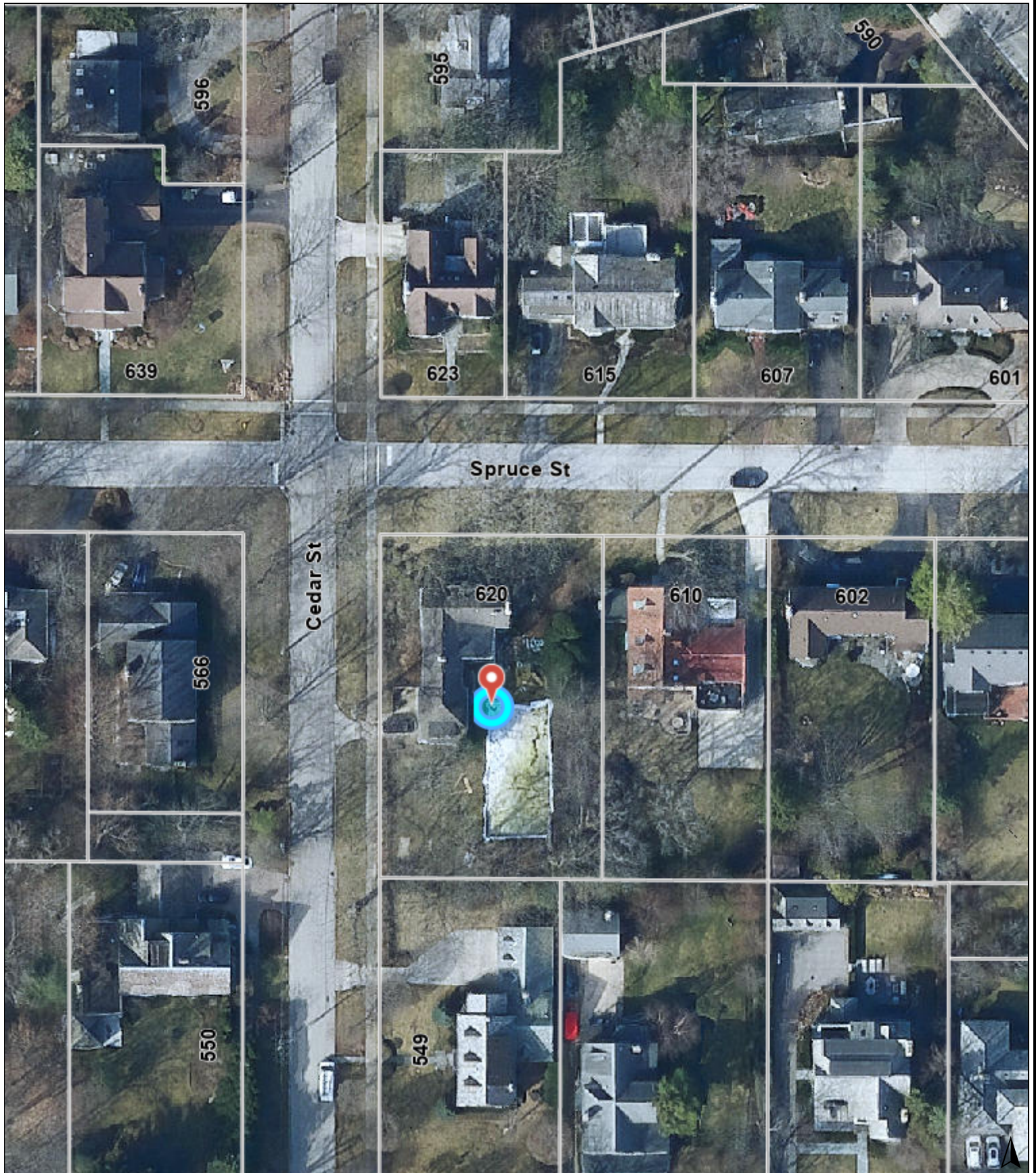


Mary Trieschmann
Executive Director



Meagan McChesney, PhD.
Curator

ATTACHMENT C



0 50 100
ft

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: MAY 10, 2023
SUBJECT: CASE NO. 23-10: 620 SPRUCE STREET

INTRODUCTION

On June 19, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence at 620 Spruce Street. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Wednesday, June 2, 2023. If you have any questions, please feel free to contact me at cmarx@winnetka.org or (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

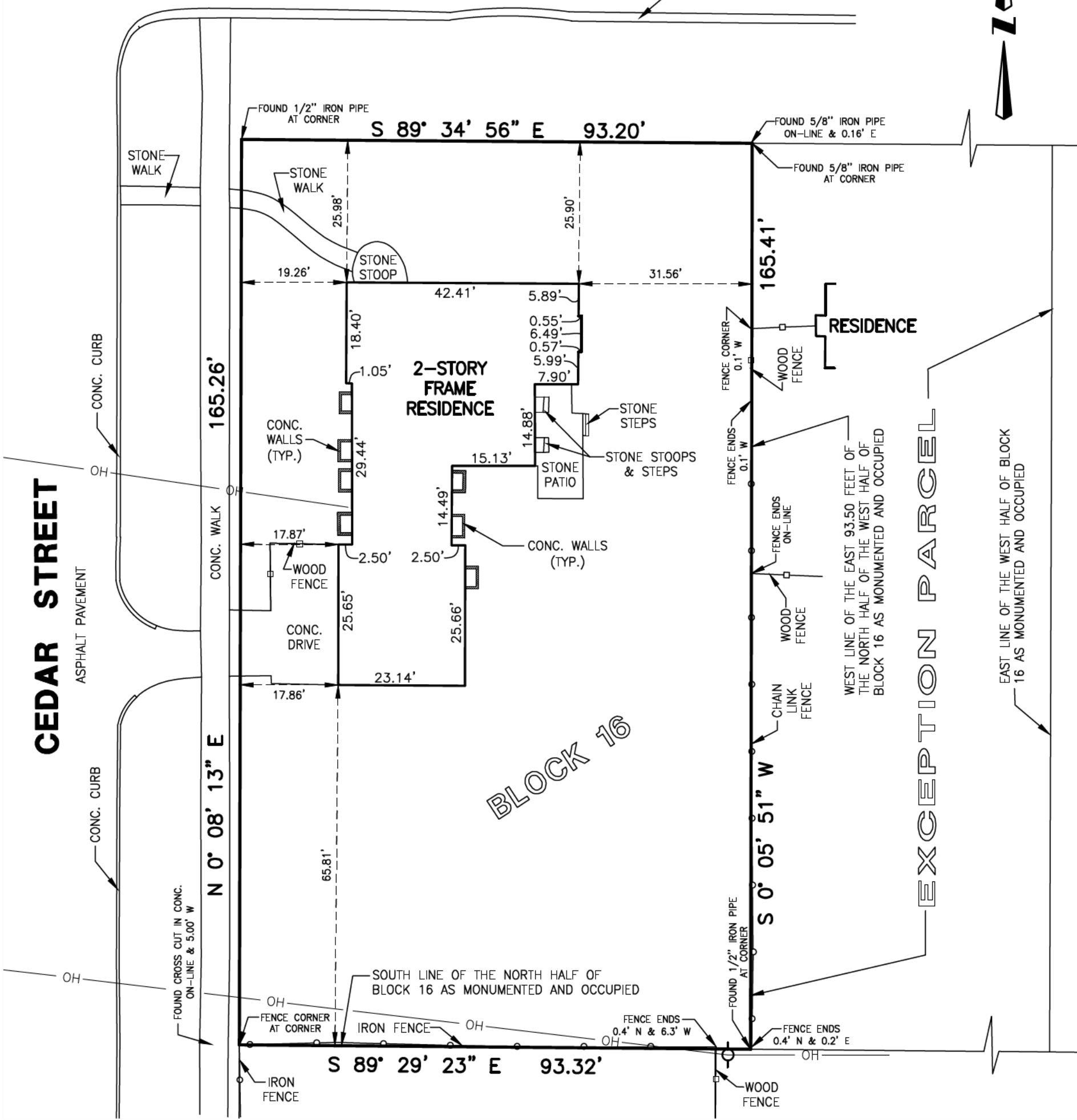
<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
6-20-1925	Build two-story frame residence, garage attached	Henry C. Bartholomay	Otis & Fuller

PLAT OF SURVEY

THAT PART OF THE NORTH HALF OF THE WEST HALF OF BLOCK SIXTEEN (16) INCLUDING HALF OF THE STREETS ADJOINING) LYING NORTH OF A LINE MIDWAY BETWEEN THE SOUTH LINE OF SPRUCE STREET AND THE NORTH LINE OF ELM STREET IN THE VILLAGE OF WINNETKA, COUNTY OF COOK, STATE OF ILLINOIS, EXCEPTING FROM SAID PREMISES THE EAST NINETY-THREE AND ONE HALF (93 1/2) FEET THEREOF IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP FORTY-TWO (42) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SPRUCE STREET

ASPHALT PAVEMENT CONC. CURB



SURVEYORS NOTES:

- 1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- 2. () DENOTES RECORD DIMENSION.
- 3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- 4. ORIGINAL CLIENT- KONSTANT ARCHITECTURE
- 5. ORIGINAL FIELD WORK COMPLETED- 01-12-23

GENERAL NOTES:

- 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- 2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- 3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- 4. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

LEGEND

- POWER POLE
- OH OVERHEAD LINES

AREA

15,419 Sq. Ft. OR 0.35 ACRES (MORE OR LESS)

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 18TH DAY OF JANUARY AD 2022

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-24.

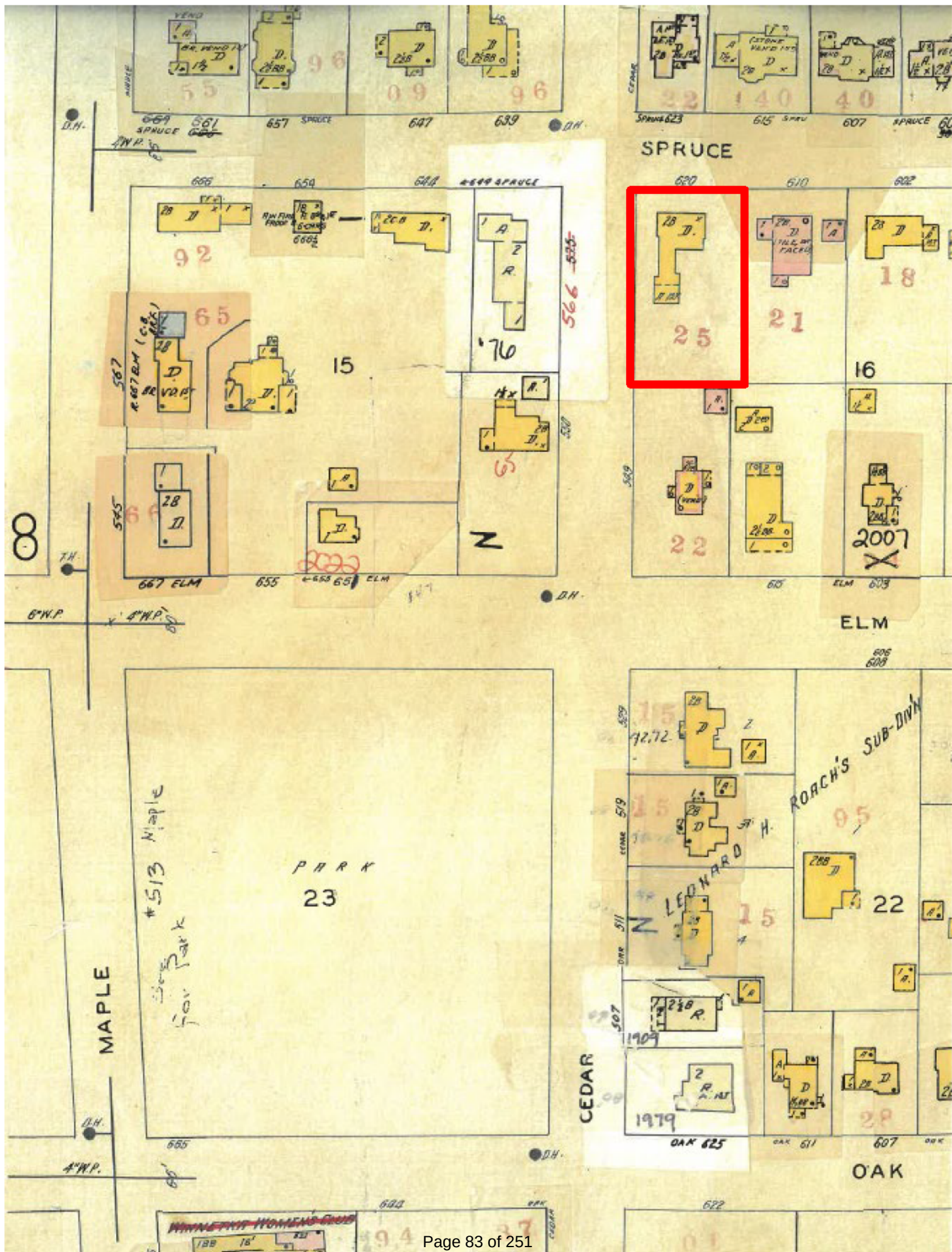


GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0887

SCALE: 1"=20'
DRAWING No. 68326
SHEET 1 OF 1

620 SPRUCE STREET - WINNETKA, IL

PLAT OF SURVEY













PROPERTY RESEARCH COVERSHEET



Address: 620 Spruce

Construction Details:

Original construction date: 1925

Construction type: Cedar shingle

Style: Colonial

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Henry C. Bartholomay	1925 – 1967	Building permit application, Winnetka Architectural Survey, <i>Chicago Tribune</i> obituary	Insurance broker at Alexander & Alexander.
Joseph R. and Rachel B. Varley	1967 – 2010	Cook County Recorder records	Joseph Varley was President of Varley Productions, a manufacturing company, President of the Winnetka Park District board, and board member at the Indian Hill Club.
Catherine S. Downey and Daniel Nayman	2010 – 2023	Cook County Recorder records	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Otis & Fuller	1925 – build 2-story frame residence, garage attached	Select WHS materials on William Otis and Revilo Fuller

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

Findings:

Our research indicates that this property maintains architectural significance as a design by notable local architects William Otis and Revilo Fuller.

William Otis was a prolific architect and long-term Winnetka resident. Throughout his career, Otis worked both independently and in partnership with other notable architects, including Edwin Clark and Revilo Fuller. Otis designed several historic buildings in Chicago and its suburbs, including St. Peter's Episcopal Church in Lakeview (a designated Chicago Landmark since 2018), the City Library in Aurora, and the Orrington Lunt Library at Northwestern University, to name a few. In Winnetka, Otis (as Otis & Son, Otis & Clark, Otis & Fuller and on his own) designed several of Winnetka's most recognizable historic buildings and homes, including Christ Church, the Greeley School, 661 Blackthorn, 888 Tower, and his own home at 644 Oak.

Otis & Fuller designed 620 Spruce for Henry Bartholomay, a successful insurance broker. Along with 1240 Hill Road, 620 Spruce is likely one of very few remaining Otis & Fuller designs in the village.

Date of Research: 5/12/2023

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois,

6-10

1925

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 2 Story
and Basement frame residence, garage attached

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

PROPERTY DESCRIPTION — Lot W 1/2 of NW 1/4, Block 16

Subdivision

STREET and NUMBER

Winnetka
620 Spruce

DIMENSIONS of BUILDING — Front 42'-0" feet, Depth 70'-0" feet, Height 23'-0" feet

NUMBER of ROOMS

8, 2 heated porches & garage

KIND of MATERIAL

OWNER

Henry G. Bartholomay

Address

175 W. Jackson Blvd. Chicago

TOTAL COST

25,000.00

ARCHITECT

Otis & Fuller

Address

BUILDER

Address

CARPENTER

Address

MASON

Address

SEWER BUILDER

Address

PLUMBER

Address

ELECTRICIAN

REMARKS

Plot of
with 3 of

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

_____ hereby agree to construct the above described building in accordance with the plat, building plans

(I OR WE)

and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued

6-10

19

Permit Number

2592

Fee

979

SIGNED

ADDRESS

WINNETKA ARCHITECTURAL SURVEY

NO. _____

DATE _____

Street Address 620 SPRUCE ST

Current Owner JOSEPH P VARLEY Years 1967 to 1982

Original Owner HENRY C BARTHOLOMAY Years 1927 to 1967

Other Owners _____ Years _____ to _____

_____ Years _____ to _____

_____ Years _____ to _____

Construction Date 1926 DESCRIBE

Dates of Additions _____

or _____

Major Alterations _____

Architect / Builder OTIS & FULLER

Predominant Style - Victorian Colonial Tudor Modern
(circle) Farm Queen Anne Prairie School Other _____

Provide other
information
if available

NO PHOTOGRAPHS BUT
BLUE PRINTS OF HOUSE AVAILABLE

Photograph
Please attach

ARCHITECTURAL INFORMATION & PHYSICAL FEATURES

Number of stories TWO Exterior Wall Materials CEDAR SHINGLE
 Foundation material CONCRETE Roof Material WOOD SHINGLE
 Entrance (Front/Side) FRONT Roof Type FLAT
 Windows (Type) DOUBLE HUNG Garage ATTACHED

Other Features: _____

General Comments: (History, Sources, Anecdotes, etc.)

ORIGINAL BLUE PRINTS OF OUTSIDE AND
INTERIOR ON HAND. TWO FAMILIES HAVE OWNED
HOUSE (BARTHOLOMEY, 1927-1967) (VARTLEY, 1967-1982)
SECOND HOUSE BUILT ON SOUTH SIDE OF
SPRUCE ST IN 1926

ADDRESS: _____

SITE & STREET PLAN



SPRUCE ST

CEDAR ST



Survey By: _____

Date: _____

Survey Revised by: _____

Date: _____

Date: _____

UNOFFICIAL COPY

**WARRANTY DEED
(Individual to Individual)
(ILLINOIS)
PAGE 1:**

Doc#: 1010333034 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2010 08:55 AM Pg: 1 of 2

THE GRANTORS, Joseph R. Varley
and Rachel B. Varley, husband
and wife, of the Village of Winnetka,
County of Cook, State of Illinois, for
and in consideration of - TEN -
DOLLARS, (\$10.00) in hand paid,
CONVEY and WARRANT to
GRANTEE Catherine S. Downey of
292 Sheridan Road, Winnetka, IL 60093, the following described Real Estate situated in the County of
Cook, in the State of Illinois, to wit:

(See Page 2 for Legal Description)

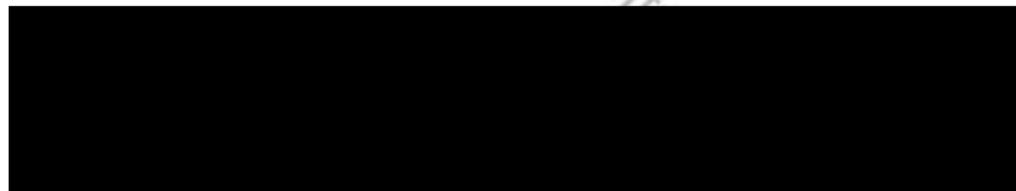
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
Illinois. TO HAVE AND TO HOLD said premises forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and
restrictions of record, building lines and easements, if any, so long as they do not interfere with the current
uses and enjoyment of the Real Estate.

Permanent Index Number: 05-21-106-001-0000

Address (es) of Real Estate: 620 Spruce Street, Winnetka, IL 60093

DATED MARCH 27, 2010



CT AW83519807/Sk210010314 10f2

UNOFFICIAL COPY

Doc#: 2308346142 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/24/2023 11:20 AM Pg: 1 of 2

When Recorded Mail To:
U.S. Bank
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number 00004517636088

SATISFACTION OF MORTGAGE

The undersigned declares that it is the present lienholder of a Mortgage made by **CATHERINE S DOWNEY AND DANIEL NAYMAN WIFE AND HUSBAND** to RBS CITIZENS, N.A. bearing the date 06/07/2010 and recorded in the Office of the Recorder of **COOK** County, in the State of **ILLINOIS**, in **Document # 1018715063**.

The above described Mortgage is, with the note accompanying it, fully paid, satisfied, and discharged. The recorder of said County is authorized to enter this Satisfaction/Discharge of record, with respect to the property therein described as situated in the County of **COOK**, State of **ILLINOIS** as follows, to wit:

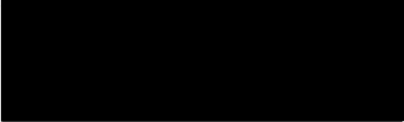
SEE ATTACHED EXHIBIT A

Parcel ID Number: 05-21-106-001

Property commonly known as: 620 SPRUCE STREET, WINNETKA, IL 60093

Dated this 23rd day of March in the year 2023

U.S. BANK NATIONAL ASSOCIATION



“O” is for Otis

Gazette Article by Nan Greenough, Winter 1998



William Otis, c. 1890

One of Winnetka's first resident architects, William A. Otis designed a number of exceptional houses and two special public buildings: Christ Church on the hill and Greeley School.

Christ Church, built in 1905, may be Winnetka's most beautiful building. Sensitively tucked into its sloping site, it blends with the landscape. Every detail, from the copper-clad steeple and crenellated tower to the irregularly coursed limestone block walls and switchback stairway leading to the main entrance, is exquisite.

The original 1912 Greeley School forms the northwest section of the current building (the white columns and pediment were added later). The school echoes the Arts and Crafts-influenced public architecture of Otis's demolished Winnetka buildings: Horace Mann School (1899-1939) stood on the site of the present post office, and the Lloyd Memorial Library (1910-1957) made way for the library we now use.

Trained at the Ecole des Beaux Arts in Paris, and a longtime lecturer on architectural history at The Art Institute of Chicago, Otis brought a solid sense of historical architecture to his work at a time when clients craved revival styles. Otis was born in New York State in 1855. He came to Chicago in 1881, joining the office of renowned architect William LeBaron Jenney, where he later became a partner.

In 1888 he married Elizabeth Shackford, the daughter of a Maine sea captain, Samuel Shackford. Shackford, a former Winnetka village president (elected in 1877), was deeply involved in village affairs and passed this sense of civic duty on to succeeding generations.

Shortly after marrying, Otis opened his own practice. A little more than ten years later, he took in the younger Edwin H. Clark, who became a partner in 1908.

The Otis and Clark partnership lasted until 1920, producing the Lloyd Library, Greeley School, and a number of beautiful houses in Winnetka including a Colonial Revival at 661 Blackthorn Road and red brick Georgian Revivals at 485 Cherry Street (at the corner of Sheridan Road) and 1127 Sheridan Road.

Outside Winnetka William Otis designed many private houses and public buildings including the Orrington Lunt Library at Northwestern University.

Otis was a man with passionate interests. He wrote a 700-page history of the Otis family in America. He was also an early, tireless advocate of lowering the train tracks through Winnetka. After studying the topic thoroughly, he gave many lectures, illustrated with lantern slides, to railroad officials and groups up and down the North Shore.

Both Elizabeth and William Otis held positions on various village boards, as did their architect son Sam, who designed the cenotaph on the Village Green. William and Sam were members of the Winnetka Plan Commission, which completed the village's first comprehensive plan in 1921.

One of William Otis's more interesting designs is the house facing the Village Green at 644 Oak Street, which he built for his family in 1894.

Unlike the historic revival houses that he designed for clients, the house at 644 Oak is an eclectic fantasy that draws liberally from a variety of styles: medieval, Victorian Gothic, and Shingle Style. This refined, unique house demonstrates Otis's ability to mix stylistic elements with sophistication and confidence. The result is a singular, personal statement that is also one of the most architecturally important houses in Winnetka.

W. A. OTIS, 73, ARCHITECT, IS TAKEN BY DEATH

Chicago Daily Tribune (1923-1963); Jun 10, 1929;

ProQuest Historical Newspapers: Chicago Tribune (1849-1990)

pg. 22

W. A. OTIS, 73, ARCHITECT, IS TAKEN BY DEATH

William Augustus Otis of the architectural firm of Otis & Fuller, died at the Evanston hospital last evening of heart disease following an illness of three weeks. He was 73 years old.

Mr. Otis designed the Municipal Tuberculosis sanitarium, the Orrington Lunt library at Northwestern university, and other important structures in Chicago. He was a graduate of the University of Michigan and had studied at the Ecole des Beaux Arts, Paris. He was a charter member of the University club and a fellow of the American Institute of Architects. In Winnetka he interested himself in civic affairs, having served as president of the village improvement commission and as a member of the planning commission. †

Mr. Otis is survived by his widow, Mrs. Elizabeth Shackford Otis; a son, Samuel, and a daughter, Louise. The family home is at 644 Oak street, Winnetka.

OBITUARIES

John R. Messner

Last rites for John R. Messner, 79, 5330 N. Ashland av., La Grange Park, will be held at 1 p. m. Saturday in the chapel at 40 S. Ashland av., La Grange. Mr. Messner, who retired as secretary of the Statewide Y. M. C. A., 19 S. La. Salle st., after 43 years of service, died Wednesday. Survivors are his widow, Naomi; a daughter, Mrs. Joan Kidney; a son, John R. Jr.; three grandchildren, and three brothers.

Ernest J. Hon

Funeral services for Ernest J. Hon, 63, of 3149 W. 101st st., Evergreen Park, who died in Bellevue, Wash., Wednesday, will be held at 2:30 p. m. Saturday in the chapel at 10415 Kedzie av. He retired last year after 20 years in the United States Steel products division in Chicago. He was division in Chicago. Survivors include the widow, Emilie; a son, Gerald G.; and a daughter, Mrs. Jeanette E. Crawford.

John E. Fleisch

John E. Fleisch, 56, vice president in charge of promotion for Erwin Wasey Ruthrauff & Ryan Advertising agency, 360 N. Michigan av., died Thursday in his home at 1038 Loyola av. Survivors are his widow, Helen; a daughter, Joan; a son, John E. Jr.; and his mother, Mrs. Florence Fleisch. Mass will be said at 10 a. m. Saturday in St. Ignatius church, 6559 Glenwood av.

Mrs. Sidney Pearson

Mrs. Minnie Pearson, 60, of 3500 Lake Shore dr., the wife of Sidney, an electrical manufacturer's representative for Sidney Pearson company, 1744 N. Damen av., died Thursday in Weiss Memorial hospital. Other survivors are a daughter, Mrs. Lois Lifshitz; a son, William; two grandchildren; two sisters; and a brother. Services will be held at 2 p. m. Friday in the chapel at 5206 Broadway.

Cyril J. Cooney

Mass for Cyril J. Cooney, 60, of 18653 Page av., Homewood, will be held at 11 a. m. Saturday in St. Joseph's church, 17950 Dixie hwy., Homewood. Mr. Cooney, a freight claim agent of the Illinois Central railroad who had been with the company since 1916, died Wednesday. His widow, Marie, and a son, Joseph, survive.

Revalo Fuller

Revalo Franklin Fuller, 66, of 1314 Middlebury lane, Wilmette, died Thursday in Vero Beach, Fla. Mr. Fuller, a retired partner in the old architectural firm of Otis and Fuller, leaves a brother, Dain D.; a niece, Mrs. Daniel Searle; and a nephew, Charles Fuller, II.

Mrs. John G. Oglesby

Springfield, Ill., June 16 (AP)—Mrs. Augusta Smith Oglesby, 83, widow of former Lt. Gov. John G. Oglesby of Illinois, died Thursday in Memorial hospital. Oglesby was lieutenant governor from 1909 to 1913 and from 1917 to 1921. He died in 1938.

Willis D. Leet

Willis D. Leet, 73, of 1404 W. Jarvis av., died Thursday in Wesley Memorial hospital. Mr. Leet retired in 1957 as president of Allied Distribution, Inc., 20 E. Jackson blvd., merchandise warehouse representatives, which he founded. He was founder and former president of Distribution Service, Inc., 612 N. Michigan av., and founder of Distribution Age, a trade magazine. His widow, May A., and a daughter, Leonore D., survive. Services will be held at 11 a. m. Saturday in St. Luke's Lady church, Hinman avenue and Lee street, Evanston.

John P. Haley

John P. Haley, 423 Cornelia st., Joliet, died Thursday in his home. Mr. Haley was a referee in bankruptcy in federal District court for the northern district of Illinois, and judge advocate for the American Legion. His father, the late Patrick C. Haley, was a former mayor of Joliet. Surviving are his widow, Gertrude B.; three sons, John P. Jr., Paul B., and Peter C.; a grandson, two sisters, and a brother. Services will be held at 9 a. m. Saturday in the Cathedral of St. Raymond, Joliet.

Milton Hart

Services for Milton Hart, 76, of 216 Hardin st., Grayslake, Lake county, will be held at 2 p. m. Saturday in the chapel at 410 E. Belvidere st., Grayslake. Mr. Hart died Wednesday. He was a former resident of Chicago and was an attorney with the law firm of Hart & Raphael, 77 W. Washington st. He was a former president of the Grayslake village board. His widow, Margaret; a daughter, Mrs. Merry Staples; two grandchildren, and a sister survive.

BARTHOLOMAY, 68, INSURANCE BROKER, DIES

Held Positions at Two Hospitals

Henry C. Bartholomay Jr., 68, insurance broker and father of the chairman of the Atlanta Braves, died yesterday of a heart attack at the Lake Geneva [Wis.] country club.

He collapsed in the clubhouse locker room after completing a round of golf.

Insurance Firm Executive

He was an associate of Alexander & Alexander, inc., one of the largest insurance brokerages in the country, and formerly was a senior partner of Barthomay & Clarkson, inc., which merged with Alexander and Alexander in 1963.

Mr. Bartholomay was president of the board of directors of North Shore hospital, Winnetka, honorary president of Grant hospital, 551 Grant pl., and a member of several country clubs.

Lived in Winnetka

Mr. Bartholomay maintained residences at 620 Spruce st., Winnetka, and at 590 S. Lake Shore dr., Lake Geneva.

He is survived by his widow, Virginia Graves; two sons, William C., of Chicago and Atlanta, and Henry C. III; of 745 Locust st., Winnetka, president of the Grant hospital board; two sisters, Mrs. Henry S. Sturgis, of Scottsdale, Ariz., and Mrs. Raymond Smith, of Winnetka; and 10 grandchildren.

Private funeral services will be held at 3 p. m. Monday.

Death Notice: JOSEPH ROE VARLEY

[ProQuest document link](#)

FULL TEXT

DETAILS

Subject:	Alumni associations
Identifier / keyword:	Death Notice
Publication title:	Chicago Tribune; Chicago, Ill.
First page:	38
Publication year:	2018
Publication date:	Jan 21, 2018
Section:	News
Publisher:	Tribune Publishing Company, LLC
Place of publication:	Chicago, Ill.
Country of publication:	United States, Chicago, Ill.
Publication subject:	General Interest Periodicals--United States
ISSN:	10856706
Source type:	Newspaper
Language of publication:	English
Document type:	Obituary
ProQuest document ID:	1989358180
Document URL:	https://www.proquest.com/newspapers/death-notice-joseph-roe-varley/docview/1989358180/se-2?accountid=4495
Copyright:	Copyright Tribune Interactive, LLC Jan 21, 2018
Last updated:	2018-01-21

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ATTACHMENT F

Village of Winnetka
DEMOLITION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 620 Spruce Street, Winnetka, IL

Parcel Identification Number(s) (PIN): 05-21-106-001-0000

Description of all structures to be demolished: Two-story frame single family residence w/ attached garage

Current Property Owner Information

Legal Name: _____

Chicago Title Land Trust

Primary Contact: _____

Address: _____

City, State, Zip: Chicago, IL 60603

Phone No. _____

Email: _____

Date owner acquired property: 03/01/2023

Applicant Information

Legal Name: _____

Konstant Architecture

Primary Contact: Eamon Murphy

Address: 5300 Golf Road

City, State, Zip: Skokie, IL 60077

Phone No. 847.967.6115

Email: em@konstantarchitecture.com

Applicant's relationship to current property owner: Architect

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

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

Legal Name: Not known

Address: _____

City, State, ZIP: _____

Phone No: _____

Email: _____

Property Maintenance Requirements

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

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

Applicant/Owner Acknowledgments

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

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

Signature of Applicant: _____ Date 4/27/2023

Print Name & Title: Eamon Murphy

Signatures of Property Owner(s): _____ Date 4/27/23

Print Name & Title: Chicago Title Land Trust Company Property Address: 620 Spruce Street

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

April 27, 2023

Village of Winnetka
Community Development & Public Works
510 Green Bay Road
Winnetka, IL 60093

Re: Demolition Schedule for 620 Spruce Street

To Community Development Department of Winnetka:

To whom it may concern,

We anticipate that the demolition of 620 Spruce Street will commence on:

August 1, 2023

We anticipate that the demolition work will finish on:

August 31, 2023

These dates are assuming that we receive all required approvals from the Landmark Preservation Commission and the Community Development Office.

Eamon Murphy
Architect

Konstant Architecture Planning
5300 Golf Road, Skokie, IL 60077

P: (847) 967-6115

F: (847) 967-0111

ATTACHMENT G

From: Dian Taylor
To: [Planning](#)
Subject: Comments re Case No. 23-10-LPC
Date: Monday, July 31, 2023 4:21:05 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is in regard to the property at 620 spruce street. We have been a neighbor at 549 cedar street for 47 years. The property at 620 spruce street has been in a neglected state all that time. How it is even standing is a shock. I can't imagine how it could be of historical significance. Just because it is still standing after so many years of neglect shouldn't make it historical. It also has no apparent architectural merit and should be demolished. A new home would greatly improve the neighborhood.

Respectively,

Dian Taylor

Sent from my iPad



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: AUGUST 17, 2023
SUBJECT: 791 ELM STREET - HISTORICAL AND ARCHITECTURAL IMPACT STUDY (CASE NO. 23-13-LPC)

INTRODUCTION	
Meeting Date	August 21, 2023
Commission Action	Determine (1) whether the HAIS is complete; (2) whether the proposed demolition will have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood; and (3) whether demolition should be delayed in order to explore alternatives to total demolition.
Preliminary Historical and Architectural Review	June 19, 2023, by a vote of 4-0, required submittal of an HAIS.
Property Address	791 Elm Street (See Attachment C – Aerial Map)
Property Owner	JPMorgan Chase Bank, N.A.
Application Submitted by	JPMorgan Chase Bank, N.A.
Mail Notice Sent to Property Owners within 250 feet	Completed
Newspaper Notice	The meeting was properly noticed in the <i>Chicago Tribune</i> on July 22, 2023.
Public Comments as of Date of Memo	As of the date of this memo, staff has not received any written comments from the public regarding this application.
Winnetka Historical Society (WHS) Comments on HAIS	WHS finds the HAIS complete and agrees with the assessment that the property at 791 Elm is historically and architecturally significant as a historically prominent banking building in the Village designed by prominent architect Peter Mayo of the firm Mayo and Mayo. (Attachment B).
PROPERTY DESCRIPTION	
Size	0.39 acres
Location	Northwest corner of the intersection of Green Bay Road and Elm Street
Improvements	Two-story commercial building
Zoning	C-2 General Retail Commercial and C-2 Commercial Overlay District

Surrounding Zoning	C-2 General Retail Commercial to the north, south, and west, R-5 Single-Family Residential to the east along Union Pacific North Railroad
PROPERTY HISTORY	See Attachment D, Preliminary Property History See Attachment E, WHS Research
Constructed	1964
Additional Construction Activity	1977 - Enclose abandoned drive-in facilities The Winnetka Bank, 1987 - Remodel the Winnetka Bank's existing main office building, 1990 - Remodel commercial construction work, second floor, 1991 - Demo portion of second floor interior, 1993 - Remodel second floor commercial office building, 1995 - Complete HVAC renovations, 1997 - Remodel second floor of first national bank
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	WHS research indicates that the property has historical and architectural significance. See attached report from the WHS provided in Attachment E for details.
NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Primary Structures on Same Block (either side of the right-of-way block face and/or along the alley)	Required permits and approvals are being sought for a new mixed-use building at 564 Green Bay Road. A demolition permit for the structure was approved by the LPC on April 4, 2022 and the Village Council adopted Ordinance No. M-08-2023 on June 6, 2023, approving a special use permit, variations, and a certificate of appropriateness for a new four-story mixed-use building. A building permit for the building has not been submitted as of the date of this memo.
Director's 60-Day Delay Due to Construction Activity	At the time the building permit for 791 Elm Street is approved, the Director will determine if a delay is necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	None. On June 20, 2023, the Village Council considered a planned development concept plan application for a proposed three-story commercial planned development. The Council provided individual comments on the proposed development, which were generally in support of the proposed commercial use development. The Applicant is now working towards submitting a preliminary plan application.

DEMOLITION AND HISTORIC PRESERVATION

The Commission may order the issuance of a demolition delay of a historic or architecturally significant structure for up to but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the structure the applicant wishes to demolish.

If after reviewing the HAIS the LPC determines the structure is significant and a delay should be issued, at that time **the Commission may issue a demolition delay up to but not exceeding 270 days from June 19, 2023.**

COMMISSION REVIEW

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

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

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

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

Building and/or Property Lacks Sufficient Historic or Architectural Significance

The Commission finds that the Historical Architectural Impact Study (HAIS) for 791 Elm Street prepared by Guarino Historic Resources Documentation is complete and that the proposed demolition **will not** have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood. **Based upon these findings, the demolition may proceed without a delay.**

Delay of Demolition

The Commission finds that the Historical Architectural Impact Study (HAIS) for 791 Elm Street prepared by Guarino Historic Resources Documentation is complete and that the building or structure is considered to be historically or architecturally significant as it meets one or more of the following standards ***[Commission member should note which of the following standards should be included in the motion]:***

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

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

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

Preservation alternatives to the demolition of the structure include:

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

Based upon these findings, the demolition must be delayed for a period of up to 270 days from June 19, 2023, in order to explore alternatives to total demolition. Demolition of the structure may not occur prior to March 15, 2024.

ATTACHMENTS

- Attachment A: HAIS prepared by Guarino Historic Resources Documentation
- Attachment B: Historical Society HAIS Comments
- Attachment C: GIS Aerial Map
- Attachment D: Preliminary Property History Study
- Attachment E: Historical Society Research
- Attachment F: Application Materials

ATTACHMENT A

HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS):

THE WINNETKA TRUST AND SAVINGS BANK 791 ELM STREET WINNETKA, ILLINOIS



Built 1963-64
Architect Peter Mayo of the firm Mayo and Mayo

HAIS PREPARED BY:

Jean L. Guarino, Ph.D.
Guarino Historic Resources Documentation
844 Home Avenue | Oak Park, IL 60304
guarinojl@gmail.com | jeanguarino.com

Submitted to the Village of Winnetka on July 14, 2023.

Synopsis of Findings of Significance

The Winnetka Trust & Savings Bank possesses local architectural significance as a fine, and unusual, example of a large-scale, mid-twentieth century, Colonial Revival style commercial building in downtown Winnetka, featuring a canted corner with cupola that serves as a prominent visual landmark. The building was designed by architect Peter Mayo (1895-1976) of the firm Mayo & Mayo, which specialized in high-style residential work in the early twentieth century, designing dozens of houses on the North Shore, including several in Winnetka, in a variety of then-popular styles. The firm was not known for the design of bank buildings and this edifice is not representative of its overall work.

The building, which was completed in 1964, has local historic significance for its association with the Winnetka Trust & Savings Bank, Winnetka's oldest financial institution, which was owned and operated by three generations of the same family for nearly 100 years (1894-1989). The bank was founded by Max K. Meyer, Winnetka's first banker, who was also a Winnetka pioneer, merchant, and influential civic leader.

Ownership history of the bank building at 791 Elm Street

Property Owner Name	Period of Ownership
Winnetka Trust and Savings Bank/ Winnetka Bank	At least 1913 to 1989
First Chicago Bank/Chase Bank	1989 to present

History of the Winnetka Trust and Savings Bank

The bank at 791 Elm Street (now a branch of Chase Bank) was built in 1963-64 for the Winnetka Trust & Savings Bank, Winnetka's oldest financial institution, which was owned and operated by three generations of the same family for nearly 100 years (1894-1989).

The roots of the Winnetka Trust & Savings Bank date to 1894 when Winnetka pioneer Max K. Meyer founded the Bank of M.K. Meyer, a privately held institution. The bank was initially housed in a corner of Meyer's general store, a two-story brick building located on the site of the present 1964 building. Its purpose was merely to cash the checks of patrons and to protect their funds and important papers in the safe, the only one in the village (Financing An Empire 1926: 245-246). The Bank of M.K. Meyer was the first bank in Winnetka and the fourth bank on the entire north shore, from Rogers Park to Highland Park at the time of its founding (Winnetka Talk 1937).

The Bank of M.K. Meyer's growing business necessitated its expansion in 1905 to an adjoining one-story brick building facing Elm Street. This building's safe was largely spared from a devastating fire that occurred on December 31, 1913 and destroyed a quarter of a block in downtown Winnetka, including Meyer's general store and bank building (The Inter Ocean 1913).

Meyer's grandson, Robert Humphrey, later recalled his grandfather's role in saving the safe as the bank building burned: "He gave one fireman a \$20 bill and told him, 'You keep your hose on that vault. Don't worry about the building.'" As a result, not a single document stored in the vault was lost (Chicago Tribune 1988).

After the fire, Max Meyer decided to concentrate mainly on banking, and in 1914 built a Classical Revival style bank of grey Bedford limestone on the northwest corner of Elm Street and Green Bay Road, the site of his former general store. The first-floor banking hall was distinguished by a 23-foot-high ceiling. Meyer, who headed the bank for 43 years, placed his desk on the first floor so that he could keep in touch with customers (Lord 1988).

The Bank of M.K. Meyer continued as a private institution until April 13, 1917, when it was incorporated by Meyer as the Winnetka Trust and Savings Bank with a capital of \$35,000 and surplus of \$3,500. In 1923 the capital was increased to \$50,000 and the surplus to \$20,000 from undivided earnings. A 1926 publication on the history of banking in Illinois stated that the institution "has paid regular dividends of eight per cent and has undivided profits of fifteen thousand dollars, while its deposits are now above one and a quarter million dollars. Its growth has kept pace with the development of the village of Winnetka, from which the bank derives its business exclusively." Bank officers at that time were Max K. Meyer, president; Alfred D. Herrmann, cashier; and A.T. Weinstock, assistant cashier (Financing an Empire 1926: 245-246).

Max Meyer's son-in-law, Herbert K. Humphrey, moved his young family to Winnetka from Houston, Texas—where he was a professor of electrical engineering at Rice University—in 1932 to work for the Winnetka Trust & Savings Bank full-time and help his father-in-law, who turned 70 that year. Meyer maintained control of the bank until his death in 1937, when he owned 353 of its 750 shares (Chicago Tribune 1937). Herbert K. Humphrey became Chairman of the bank after Meyer's death and was later named President. Humphrey's son, Robert K. Humphrey, joined the bank in 1948, continuing the family tradition (Lord 1998).

The Winnetka Trust & Savings Bank's expanding business spurred Herbert and Robert Humphrey—who then served as Chairman and Vice President—to hire architect Peter Mayo of the firm Mayo & Mayo in the early 1960s to design a new bank on the same corner site. The Humphreys used adjacent, family-owned property on Elm Street to provide additional space for the new building, a drawing of which was published in the December 9, 1962, issue of the *Chicago Tribune*. An accompanying caption noted that the building was designed "in the Williamsburg motif" and that the cost of construction was estimated at between \$600,000 and \$700,000 (Chicago Tribune 1962).

The west side of the new Winnetka bank building was constructed first, enabling bank operations to continue without interruption. The topping-out ceremony, held on August 5, 1964, was attended by bank officials and several local dignitaries. Representing the bank were President Charles Strahorn; Herbert K. Humphrey, Chairman of the Board; and Robert K. Humphrey, Vice President, and Cashier. Also participating in the ceremonies were Walter Giden and Clifford Spears of the contracting firm of Oman and Giden, which constructed the building, and Peter Mayo, the architect (Winnetka Talk 1964).

An article in the *Winnetka Talk* discussed the building upon its 1964 completion: “Although the exterior of the new bank building is in the traditional “Williamsburg” Colonial style, it is as modern as tomorrow in construction. Actually, the use of steel beams, reinforced concrete, grey glass windows to filter the sun rays on the eastern and southern exposures and other refinements specified by architect Peter Mayo, make the sturdy air-conditioned structure the most modern bank building in the Chicago area” (Chicago Tribune 1963). The new building was more than double the capacity of its predecessor: 10,000 square feet versus 4,000 (Lord 1998).

Robert K. Humphrey was elected Chairman of the Winnetka Trust and Savings Bank in 1968, as President of the institution in 1970, the year that it was renamed The Winnetka Bank and assumed as its motto, “The Bank that Built Winnetka” (Chicago Tribune 1968 and 1970). In 1989 the bank was sold to First Chicago Corporation, becoming First Chicago Bank of Winnetka. With a change in state banking laws, Winnetka’s oldest bank and oldest continually run family business became one of First Chicago’s largest suburban branches in 1992 (Lord 1998). The building is currently owned by J.P. Morgan Chase as one of its branch banks.

Bank Founder Max K. Meyer

Max K. (M.K.) Meyer (1862-1937), the founder of the Winnetka Trust & Savings Bank, was also a Winnetka pioneer, merchant, and leader in community affairs. He was born in 1862 in Putbus, a village located on the Island of Rugen, in the Baltic Sea. He also lived for a time in the nearby town of Gartz. The Meyer family immigrated to the U.S. in 1872 and settled in Winnetka, joining friends in the area, and initially resided in a log cabin near the present-day northeast corner of Sheridan and Tower Roads (Winnetka Talk 1937).

Max Meyer attended school in Winnetka for only two years before his father died, forcing him to seek employment. He went to work in the brickyards at the northeast corner of Ash Street and Rosewood Avenue, and he also worked in the Williams brick yard which was located on the west side of Hibbard Road. Here he helped make bricks that were used to build many of Winnetka’s houses (Winnetka Talk 1937)

In 1875, thirteen-year-old Max began working at the general store of Robert Moth, located at the northwest corner of Elm Street and Green Bay Road (then called Railroad Avenue and later, Center Street). Stock in the two-story brick store included groceries, dry goods, boots, shoes, glassware, hardware, and drugs. Max became a store manager at the age of 18 and in 1883, he and Frank Gage purchased Moth’s store. The business continued for one year under the firm name of Meyer and Gage. Max then purchased the interest of his partner and became sole owner of the general store, which also included lumber, the yards being just across the street to the east. In this store he installed the first, and only, telephone in Winnetka, which was used by the community (Winnetka Talk 1937).

Max Meyer’s general store also served as the Village of Winnetka’s post office and Meyer was the postmaster from 1884 to 1892. Meyer’s banking career began in his general store, where he kept a safe, the only one in town. So many people trusted him to keep their valuables and papers in the safe that in 1894 Meyer established a bank, Winnetka’s first, in a corner of the store

(Chicago Tribune 1988). In 1905, he relocated the bank to a one-story adjoining building to the west, facing Elm Street. Meyer's general store and bank building were destroyed by fire in 1913; he built a limestone bank building on the former site of both buildings the following year. In 1917, the private Bank of M.K. Meyer was incorporated and renamed the Winnetka Trust and Savings Bank. Meyer served as President and Chairman of the institution until his death in 1937.

In 1884, Max Meyer married Robert Moth's daughter, Nellie, and the couple had two sons and a daughter, Blanche. Both sons died in infancy. Max and Nellie Meyer raised their daughter in a house at the northwest corner of Elm and Chestnut streets. (In 1927 this house was moved to the northeast corner of Cherry and Chestnut Streets to make room for the Humphrey Building, which Meyer built with his son-in-law, H.K. Humphrey (Mr. Meyer and His Bank, n.d.).

Although denied the advantages of much education in his youth, Max Meyer later took night courses at the Bryant and Stratton Business College in Chicago, where he studied commercial law and bookkeeping. After Robert Moth's death in 1901, Meyer took over the operation of his coal and lumber business, which in 1917 was incorporated as the Winnetka Coal-Lumber Company (Winnetka Talk 1937).

Many Winnetka institutions benefited from Max Meyer's civic interest and commitment. He was instrumental in the establishment of the Winnetka Park District, Winnetka Relief League (precursor of Family Services of Winnetka-Northfield), the public library, and was a charter member and first president of the Winnetka Historical Society. Meyer fought for village street and sidewalk paving and the building of the water and electric plants. He was active in village government, serving on the zoning board and the plan commission. He was a member of the first plan commission that presented the original Plan of Winnetka in 1921 (Winnetka Talk 1937; Lord 1997).

Max Meyer died in his home at 455 Chestnut Street on October 25, 1937, at the age of 74. A full-page obituary published in the *Winnetka Talk* noted that, "Mr. Meyer was one of the village's pioneer merchants, and postmasters. He was Winnetka's first banker....For more than half a century Mr. Meyer was intimately connected with the growth and development of the village. His tremendous interest in civic affairs kept him in the forefront as a planner and developer of all the fine achievements which early placed and have since maintained Winnetka as an ideal residential community" (Winnetka Talk 1937).

Narrative Description of the Winnetka Trust and Savings Bank

Legal Description for 791 Elm Street:

Parcel 1: Lots 1, 2, 3, 4 (except the southeasterly 25 feet of Lot 4) and 5 in Dale and other subdivision of Block 14 in Winnetka in the northeast 1/4 of Section 20, Township 42 North, Range 13, in the Village of Winnetka, Cook County, Illinois.

P.I.N.: 05-20-208-018-0000

Construction Date: 1963-64

Architect: Peter Mayo (Mayo and Mayo)

Permits for the bank building at 791 Elm Street found in the Village of Winnetka's files are listed below. Copies of these permits are attached to the end of this report.

Permit Date/ Application	Owner	Action	Architect
9-23-1977	The Winnetka Bank	Enclose abandoned drive-in facilities	Bleck and Bleck
11-13-1987	The Winnetka Bank	Remodel the Winnetka Bank's existing main office building	Bank Structures, Inc.
10-24-1990	First Chicago Bank of America	Remodel commercial construction work, second floor	Bank Structures, Inc.
8-13-1991	First Chicago Bank of America	Demo of portion of second floor interior	Bank Structures, Inc.
4-29-1992	First Chicago	Remodel portion of 2 nd floor, Suite 214, into Dentist Office	Winot, Cedarholm, Tippins
5-18-1993	First Chicago Bank of America	Remodel second floor corridor/commercial office building	Winot, Cedarholm, Tippins, Inc.
8-8-1994	First Chicago	Interior Remodel	Hammond, Beeby & Babka
1-12-1995	First Chicago	Complete HVAC renovations	Hammond, Beeby, & Babka
8-26-1997	First Chicago Building Corp.	Remodel second floor of First National Bank	The Architects Partnership

Building Description:

The two-story Colonial Revival style Winnetka Trust & Savings Bank, built in 1963-64 and designed by Peter Mayo of the architecture firm Mayo & Mayo, is situated at the northwest corner of Elm Street and Green Bay Road and is built to the lot lines of both streets.

Approximate measurements are as follows: 150 feet (south façade), 97 feet (north façade), 60 feet (east façade), 51 feet (west façade). The building has a rectangular-shaped footprint with a canted southwest corner, is sheathed with red brick, and has a hip roof covered with asphalt shingles. The north side of the roofline has a brick chimney. The west side of the roofline has a dormer with three openings infilled with louvers.

The building has two recessed entrances—one each on its north and south façades—that open onto ATM vestibules. The south (main) entrance facing Elm Street has a pair of metal-framed, glass double-doors with transom and sidelights. The north (parking lot) entrance has a pair of metal-framed glass double doors with transom and a Classical surround featuring Doric pilasters and a broken pediment with dentil molding. Entrances feature wall-affixed signage with the Chase name.

Fenestration is comprised of multi-pane, wood double-hung windows arranged in pairs (north and south facades) and in groups of three (east façade). First floor windows on the south and east facades have transoms. The west façade has a single pair of windows on the second floor; the remainder of this façade is windowless.

The focal point of the building is its canted southeast corner featuring two-story Doric columns supporting a Classical entablature and pediment, which are detailed with brackets and dentil molding. Directly above the pediment is a cupola resting on a wood-sheathed, square base with clocks on three sides. The building's Classical ornament includes stone keystones, brick quoins, and stone spandrel panels detailed with swags. A bracketed wood cornice wraps around the entire building. The walls on all elevations feature continuous brick rowlock sill courses and soldier courses.

The interior of the building has two stairways. The south stairway extends from the basement to the second floor and has an adjacent elevator that also provides access to these three floors. The stairway at the northeast corner of the building extends from the basement to the attic level.

The basement floor plan includes an L-shaped hallway; a large open workspace on its west end; a vault, vault lobby and small adjoining offices; the bank's original board room; a lounge; men's and women's washrooms; and a utility room. The first floor has north and south ATM entrance vestibules; a large open space that includes the teller windows and seating areas; and meeting rooms/offices at its east and west ends. The west end of the second floor and half of its north side is comprised of a single open space filled with cubicles. The remainder of the second floor includes an east-west hallway, men's and women's washrooms, meeting rooms, and a break room.

Walls are generally finished in plaster, drywall, or wood paneling. Walls in the hallways and the south stairwell are detailed with chair rails. The flooring is finished with wall-to-wall carpeting/carpet tiles, ceramic tile, and vinyl tile. Ceilings are finished with plaster or acoustical tiles that incorporate fluorescent lighting panels and can lights. The basement has several wood-paneled doors that appear to be original as well as a large vault door.

Alterations:

The primary exterior alteration of the bank building was the 1977 enclosure of the original open drive-through facility at its west end with brick walls. All original windows in the building, shown in a 1964 photo attached to this report, have been replaced with the current windows, although the original fenestration pattern is intact. Signage for Chase bank has been affixed near the building's two entrances, which have non-original doors.

The interior of this building has largely lost its integrity through remodelings undertaken over the years, which have altered the configuration of floor plans on the first and second floors and replaced original finishes. The basement appears to largely retain its original plan, however, and features the bank vault and original board room.

Mayo and Mayo Architects

The Winnetka Trust & Savings Bank at 791 Elm Street in Winnetka was designed by architect Peter Mayo of the firm Mayo & Mayo, a firm established in 1920 by a father-son team of Ernest Mayo (1864-1946) and Peter Mayo (1895-1976). Mayo & Mayo (originally called Ernest Mayo & Mayo) specialized in high-style residential work, designing dozens of houses on the North Shore, including several in Winnetka. They were equally proficient in a variety of styles, including Tudor Revival, French, and Classical Revival styles. News of their work was also regularly published in architectural journals, such as *Inland Architect*, and the popular press, including the *Chicago Tribune*.

Ernest Mayo enjoyed a successful quarter-century career as an independent architect prior to establishing a partnership with his son. He was born and educated in Birmingham, England, where he spent six years in the office of architect H.M. Townsend, working four years as an apprentice and two years as a draftsman. Ernest then worked as an architect in South Africa for one year before moving to Chicago in 1891 with his wife, Ada. The couple settled in Evanston and Ernest established a thriving architectural partnership with Lewis Curry called Curry and Mayo, which lasted for three years (Marquis 1936: 660; Withey 1970: 402).

Curry and Mayo maintained an office on Dearborn Street and received a wide variety of commissions, including hotels, apartment buildings, factories, office buildings, and houses. In 1891, they were hired by the Rice-Hintz Piano Company to design a three-story brick factory building in East Galesburg, Illinois. In the same year they designed the seven-story Kenwood Hotel in Chicago, with 300 rooms arranged in suites so the building could be used as an apartment house or a hotel (*Chicago Tribune* 1891a and b).

Curry and Mayo's 1892 design for the eight-story, steel-framed, brick-clad Dexter Office Building on Adams Street in Chicago's Loop had an entrance finished in mosaic and white marble wainscoting. One writer noted at the time that, "While it is not as expensive as some of the office buildings now in the course of erection it will add much to the street." In 1894 the firm created plans for an Industrial School for the Blind at Douglas Boulevard and 19th Street in the North Lawndale community, which called for a two-story dormitory to accommodate 125 people (*Chicago Tribune* 1892 and 1894).

Ernest Mayo and Lewis Curry dissolved their partnership in 1895, as evidenced by the City of Chicago directory published that year, which shows that Lewis Curry was then in a partnership with his son, Roy, called Curry and Curry. Ernest Mayo subsequently established an independent practice with commissions that included a Colonial Revival style hotel on Sheridan Road in

Highland Park called the Moraine (1900), which overlooked Lake Michigan and had beach access (*Chicago Tribune* 1900).

Ernest Mayo received numerous residential commissions in Evanston, where he lived with his wife, Ada, for over 50 years, residing for most of that time in a house at 910 Dempster Avenue. Some of his early works in that city included houses at 1218 Sheridan Road (1902) and at 1120 Forest Avenue (1909), both designed in the Tudor Revival style. Ernest also remodeled many older houses and in 1912 he designed the Evanston Woman's Club at the northwest corner of Church Street and Chicago Avenue, which was dedicated the following year (Buchbinder-Green 1989; *Chicago Tribune* 1912).

Ernest Mayo eventually designed over 35 houses in Evanston, either on his own, or after 1920 in partnership with his son, Peter (b. 1895), who joined his father's firm the previous year. Peter Mayo graduated from Yale University in 1917. He served as a lieutenant in the U.S. Army during World War I, and he graduated from the Ecole d'Artillerie at Fontainebleau, France, in 1918. After the War he furthered his education by taking night classes for 7 years, studying law, engineering, and design at the Kent College of Law, DePaul University, and the Art Institute of Chicago, respectively (Marquis 1936: 669; *American Architects Directory* 1962: 474).

Mayo & Mayo received commissions for high-end houses and mansions throughout the North Shore, including several in Winnetka. These included Winnetka houses designed by Mayo & Mayo include the French Renaissance style Henry Haven Windsor House at 419 Sheridan Road (1923), a designated Winnetka landmark; the Dutch Colonial style house at 593 Arbor Vitae (1927); and the Tudor Revival style Felix Lowry House at 140 Sheridan Road (1928). In 1923, Mayo & Mayo designed a new building for the Evanston County Club at the northwest corner of Lake Street and Oak Avenue, which was repurposed as the Evanston City Hall in 1942 (razed; *Chicago Tribune* 1923).

In Chicago, Mayo & Mayo designed two houses in the Lakeview community, both of which are included in the AIA Guide to Chicago: the Philip T. Starck House at 330 W. Wellington (1925), an elegant French Neoclassical design and the Alfons Bacon House at 580 W. Hawthorne Place (1937), which "presents an elegant Art Deco interpretation of the Georgian style." Outside Chicago, Mayo & Mayo's residential work included a grand Tudor Revival style house for Walter A. Sheaffer at 11 High Point, Fort Madison, Iowa (1930), which is listed on the National Register of Historic Places (Sinkevitch 2004: 217-218, 220).

Peter Mayo continued to practice under the Mayo & Mayo firm name as a single principal, following his father's death on October 16, 1946, in Evanston. By that time, he had moved from Evanston to Northbrook, where he served as a village trustee from 1953-57. Post-World War II designs by Mayo included a two-story plant at 1126 Cherry Avenue on Goose Island in Chicago for the Naz-Dar Company, maker of inks (1956), which was estimated to cost \$250,000. Peter Mayo also designed several suburban banks in the late 1950s/early 1960s. These included the Glencoe National Bank (1960) and the First National Bank in Dubuque, Iowa (1961). Mayo's one-story, flat-roof, modernist Mount Prospect Bank (1960) was sheathed in Lannon stone and black granite and featured large areas of glass trimmed with aluminum frame (*Chicago Tribune* 1946 and 1958; *American Architects Directory* 1962: 474).

It is likely that Peter Mayo retired shortly after completion of the Winnetka Trust & Savings Bank in 1964, as he was 69 years old at that time. He died in Laguna Hills, California on December 13, 1976, at the age of 81.

Landmark Status of the Property

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

Evaluation of Historic Significance

The bank building at 791 Elm Street was researched through a variety of sources, including the newspapers.com database and records on file at the Winnetka Historical Society. The building, which was completed in 1964, has local historic significance for its association with the Winnetka Trust & Savings Bank, Winnetka's oldest financial institution, which was owned and operated by three generations of the same family for nearly 100 years (1894-1989). The bank was founded by Max K. Meyer, Winnetka's first banker, who was also a Winnetka pioneer, merchant, and influential civic leader.

Evaluation of Architectural Significance

The Winnetka Trust & Savings Bank possesses local architectural significance as a fine, and unusual, example of a large-scale Colonial Revival style commercial building in downtown Winnetka with good exterior architectural integrity. Colonial Revival elements featured in the bank building include its red brick cladding, symmetrical elevations, north entrance with Classical surround (Doric pilasters and broken pediment). Especially distinctive, and the focal point of the building, is its dramatic canted southeast corner featuring two-story Doric columns supporting a Classical entablature and pediment, which are detailed with brackets and dentil molding. Directly above the pediment is a cupola resting on a wood-sheathed, square base with clocks on three sides. The building's Classical ornament includes stone keystones, brick quoins, and stone spandrel panels detailed with swags. A bracketed wood cornice wraps around the entire building. The walls on all elevations feature continuous brick rowlock sill courses and soldier courses.

The Winnetka Trust & Savings Bank at 791 Elm Street in Winnetka was designed by architect Peter Mayo (1895-1976) of the firm Mayo & Mayo, a partnership established with his father, Ernest Mayo (1864-1946) in 1920. Mayo & Mayo specialized in high-style residential work in the early twentieth century, designing dozens of houses on the North Shore, including several in Winnetka, in a variety of then-popular styles. They were not known for the design of bank buildings and this edifice is not representative of the firm's overall work. Although Peter Mayo designed three other modern suburban banks in the early 1960s at the end of his career, the Winnetka Trust & Savings bank appears to be largely an anomaly in the work of the firm.

Evaluation of Neighborhood Impact

The Winnetka Trust & Savings Bank is situated on a prominent site at the northwest corner of Elm Street and Green Bay Road, the heart of Winnetka's business district. Elm Street has historically served as the spine of downtown Winnetka, and it retains a relatively intact street wall of commercial buildings dating from the early twentieth century, all built to their lot lines. Although built in the early 1960s, the bank's traditional Colonial Revival style blends in with its surroundings in terms of its two-story scale, overall massing, and historic revival appearance. Moreover, its cupola pays homage to the cupola on the earlier Edwin Clark-designed Village Hall Building a half block south on Green Bay Road.

The loss of this building would be highly noticeable as its distinctive southeast corner—featuring two-story Doric columns, Classical entablature, and a decorative cupola on a base with clocks on three sides—has constituted a recognizable visual landmark, clearly visible from all directions, for over a half century. Demolition of this bank, which is a focal point in downtown Winnetka, could have a negative impact on the surrounding commercial district if what replaces it is not sensitive to issues of scale, massing, and setbacks displayed by the other commercial buildings on Elm Street.

Person Responsible for Performing the Study

Jean L. Guarino, Ph.D., has worked as an independent architectural historian since 1998, documenting hundreds of buildings through local and national landmark nominations, architectural survey work, and Historic American Buildings Survey (HABS) projects. She has also developed over a dozen HAIS reports for houses in Winnetka. Clients include architectural firms, non-profit organizations, development firms, and municipalities, including the City of Chicago. She is the co-author of a book titled, *Benjamin H. Marshall, Chicago Architect* (Acanthus Press, 2016), and a contributor to the book titled, *Art Deco Chicago* (Yale University Press, 2011).

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Winnetka Talk. "Peter B. Mayo," 30 December 1976.

Winnetka Historical Society, Partial Architectural Survey of the Village of Winnetka, 2010 to present.

Winnetka Historical Society, Mayo & Mayo Reference Materials.

https://www.winnetkahistory.org/wp-content/uploads/2014/06/mayo_and_mayo.pdf

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List of Attachments

Attachment A: Exterior photos of bank building, June 2023

Attachment B: Interior photos of bank building, June 2023

Attachment C: Floor Plans, varying years

Attachment D: Representative Mayo & Mayo-designed buildings

Supplementary Materials

Exterior photos of bank, June 2023



View northwest.



Detail of cupola, view north.

Exterior photos of bank, June 2023



View northwest.



View southwest.

Exterior photos of bank, June 2023



North entrance, view south.



North façade, view southwest.

Exterior photos of bank, June 2023



Detail of south façade, view north.

Exterior photos of bank, June 2023



South façade, view north.



Detail of south façade entrance.

Exterior photos of bank, June 2023



Representative first and second floor windows.



South façade, showing area that originally served as open drive-through banking, which was enclosed in 1977.

Exterior photos of bank, June 2023



View northeast.



View southeast.

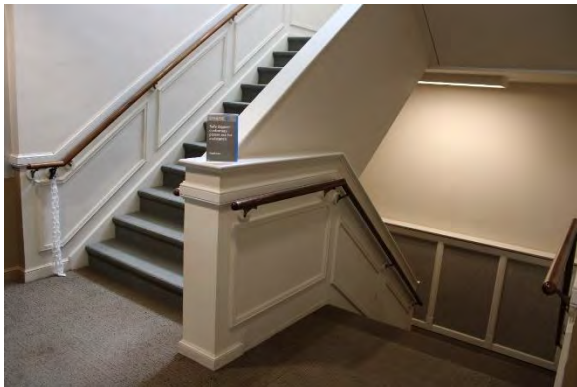
Interior photos of bank, June 2023



South ATM vestibule.



South vestibule.



South staircase.



First floor open space.



First floor view into office.



First floor open space with teller windows.

Interior photos of bank, June 2023



First floor open space.



First floor open space with teller windows.



First floor space with cubicles.



South entrance showing broken pediment and chair railings.

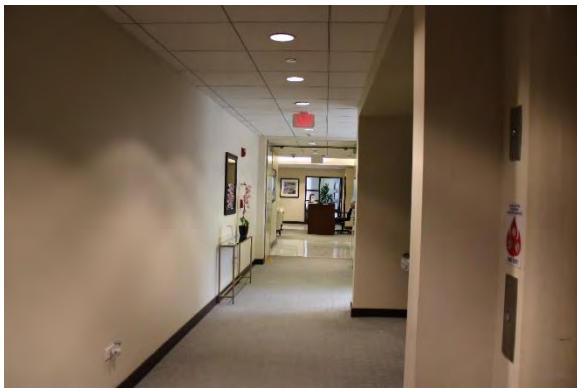
Interior photos of bank, June 2023



South stairway.



Second floor hallway.



Second floor hallway.



Second floor reception area.



Second floor open space.



Interior photos of bank, June 2023



Basement hallway.



Basement wood doors.



Original board room in basement.

Interior photos of bank, June 2023



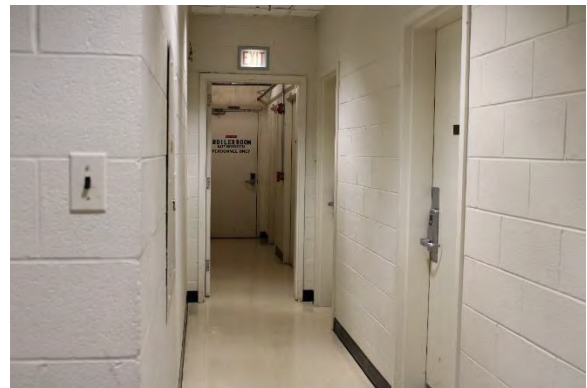
Vault attendant area in basement.



View of vault door in basement.



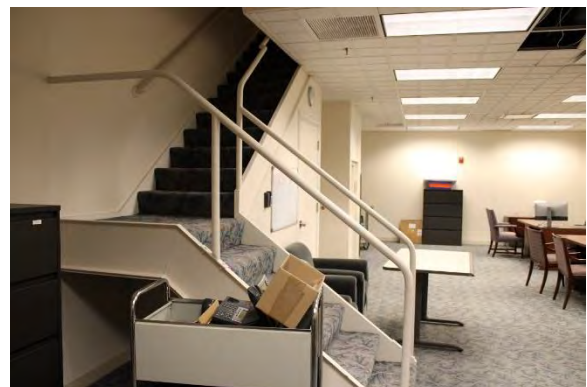
Offices in basement vault area.



Basement corridor.



Basement lounge.



Basement work space.

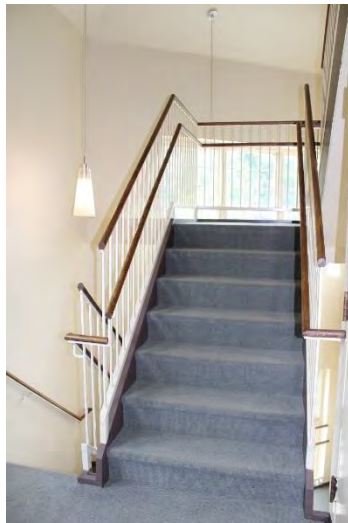
Interior photos of bank, June 2023



Basement work space.



North staircase.



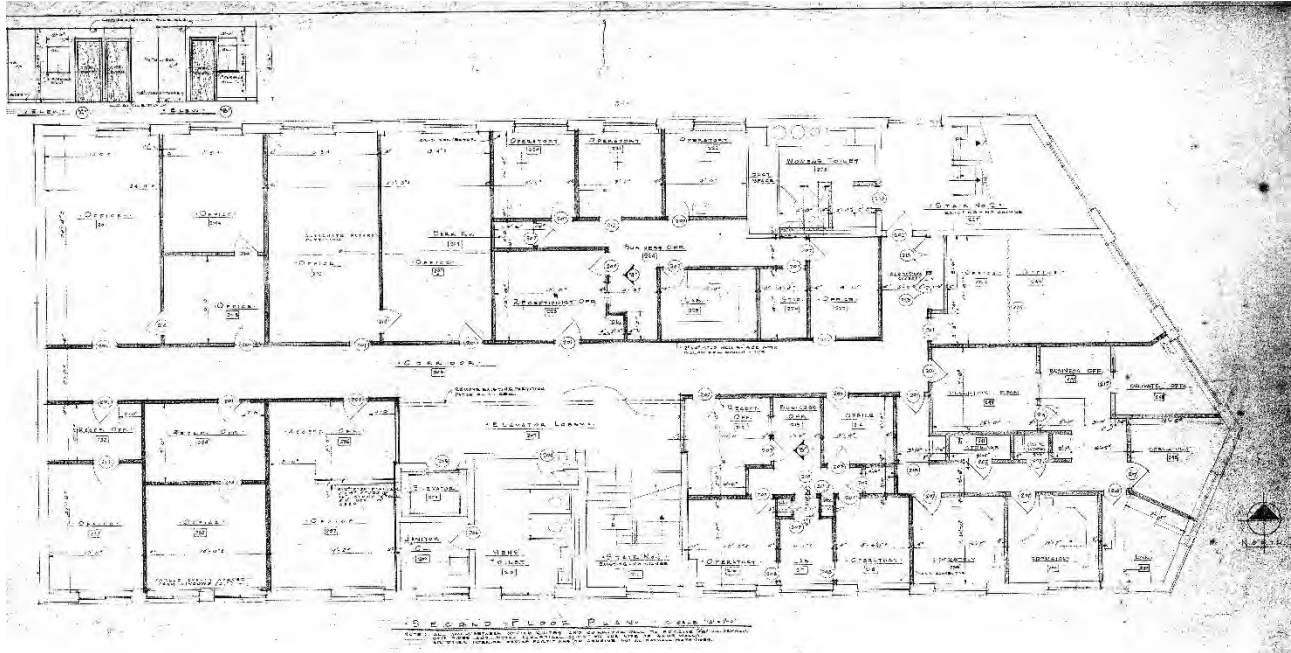
North staircase.



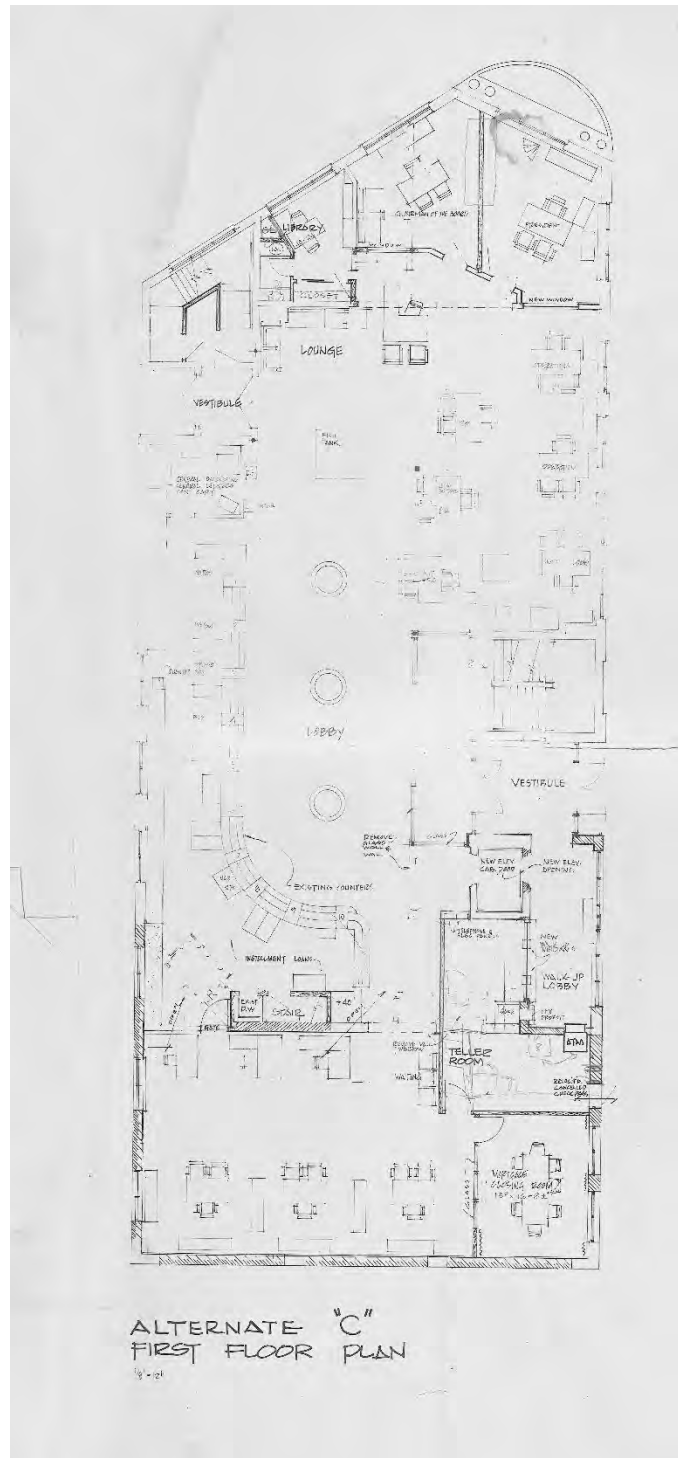
Interior view of windows.



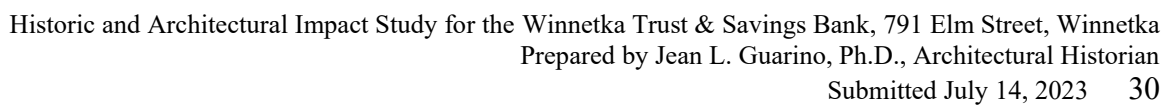
Attic.

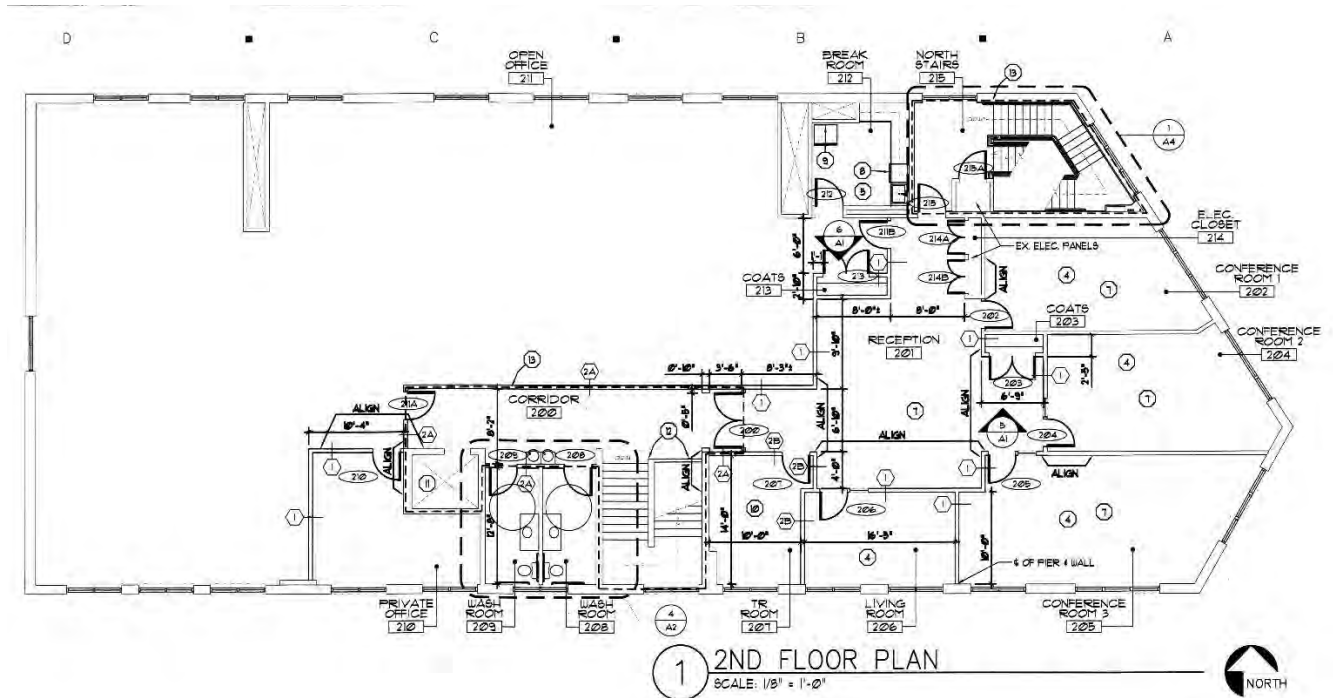


Mayo & Mayo, Second Floor Plan, 1965.



Bleck & Bleck, First Floor Plan showing enclosure of former drive-through facilities (bottom),
June 7, 1977.





Griskelis, Young, Harrell, Second Floor Plan, 2008. This plan remains largely unchanged today (2023).

Representative Mayo & Mayo and Peter Mayo-designed buildings



Felix Lowry House at 140 Sheridan Road, Winnetka, 1928.

https://www.realtor.com/realestateandhomes-detail/140-Sheridan-Rd_Winnetka_IL_60093_M75055-23460



Representative Mayo & Mayo and Peter Mayo-designed buildings



Philip T. Starck House at 330 W. Wellington Ave., Chicago, 1925.

<https://chicagodesignslinger.blogspot.com/2015/02/parisian-starckness-by-chicago.html>



Evanston mansion designed by Mayo & Mayo.

<https://chicago.curbed.com/2017/6/7/15758400/for-sale-historic-evanston-english-revival-home>



Walter A. Sheaffer House in Fort Madison, Iowa, designed by Mayo & Mayo (1930).



House on Lake Michigan designed by Mayo & Mayo, 1929.

<https://www.architecturaldigest.com/gallery/gomez-slideshow-122007>

SUPPLEMENTAL MATERIAL



Undated photo of Max K. Meyer, founder of the Winnetka Trust & Savings Bank.
Source: Lora Townsend Dickinson. *The Story of Winnetka*. Winnetka, IL: Winnetka Historical Society, 1956.



Photo of the Gage & Meyer store at Elm Street and Green Bay Road in 1880, the present-day site of Chase Bank. This building was destroyed by fire in 1913 and replaced by a Classical Revival style bank building. Source: <https://www.villageofwinnetka.org/233/Village-History>

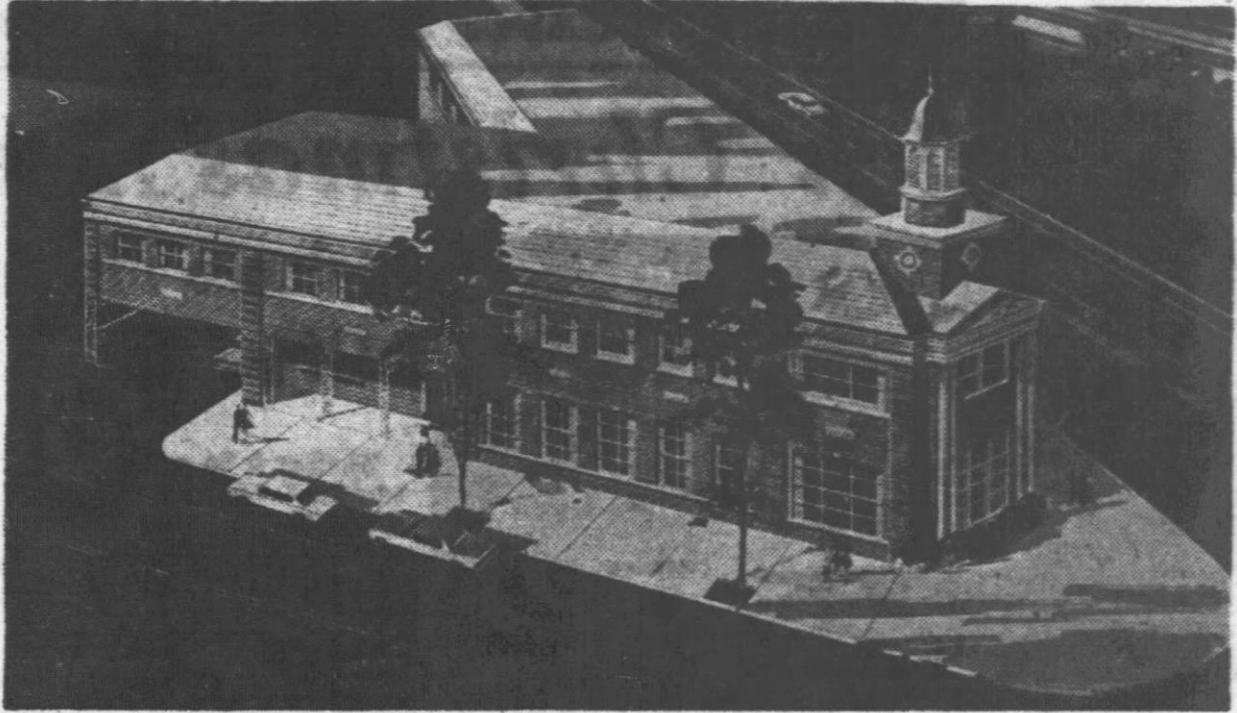


Photo of Max Meyer's store at the northwest corner of Elm Street and Green Bay Road, which housed the Bank of M.K. Meyer, c.1900. Source: <https://www.winnetkahistory.org/gazette/max-meyer/>



An undated photo of the Winnetka Trust & Savings Bank, built 1913 on the northwest corner of Elm Street and Green Bay Rd. This bank was replaced in 1964 by the present-day Colonial Revival style bank now owned by Chase Bank. Source: Winnetka Historical Society.

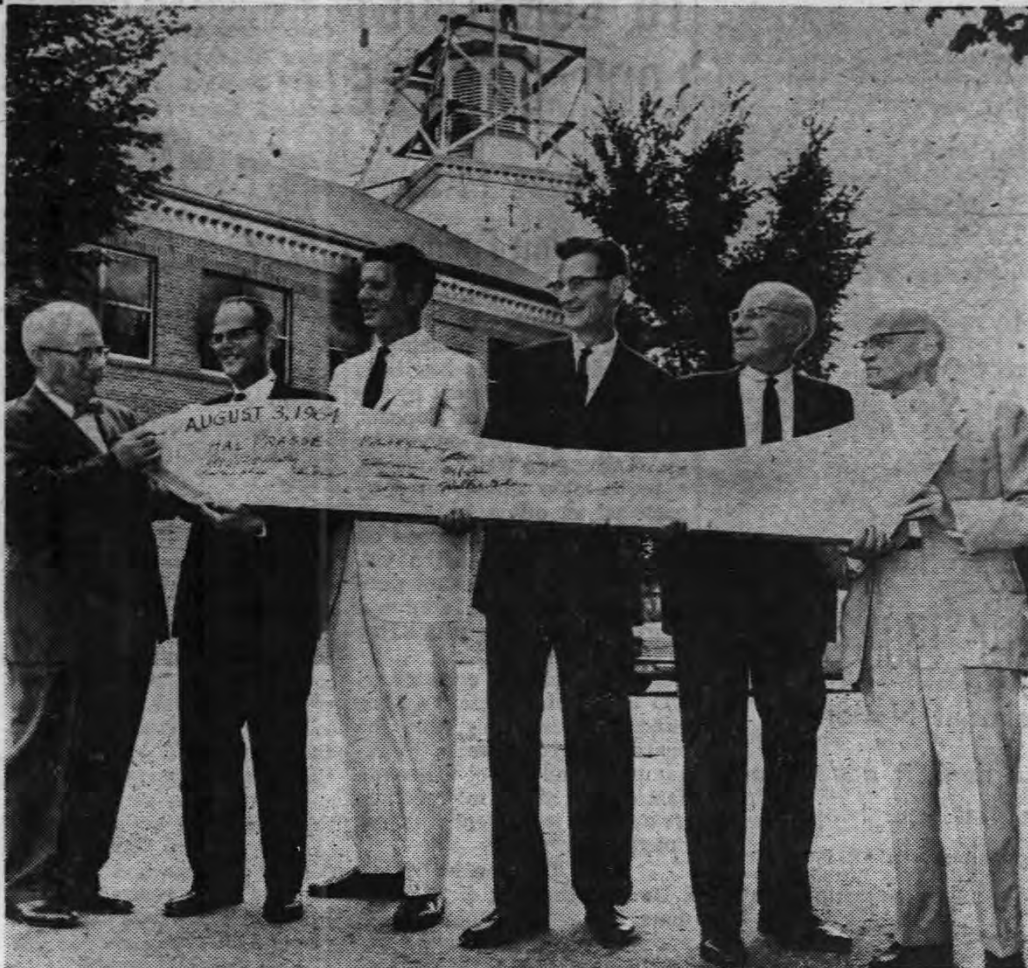
Winnetka Bank to Construct New Facility



Architects's conception of future Winnetka Trust and Savings bank building shows planning for more than twice bank's present capacity. H. K. Humphrey, board chairman, said bank is expanding due to increased business and automation. The building was designed in Williamsburg motif by Mayo & Mayo, Architects. Cost of construction will be between \$600,000 and \$700,000.

Chicago Tribune, December 9, 1962.

Officials Top New Winnetka Bank



Signing beam for bank topping ceremony for Winnetka Trust and Savings bank, Green Bay road and Elm street, Winnetka, are Lloyd Hollister, Wilmette publisher; R. K. Humphrey, bank vice president; Lee Ellis, Winnetka village manager; Charles A. Strahorn, bank president; Peter Mayo, architect for new building; and H. Kay Humphrey, chairman of the bank.

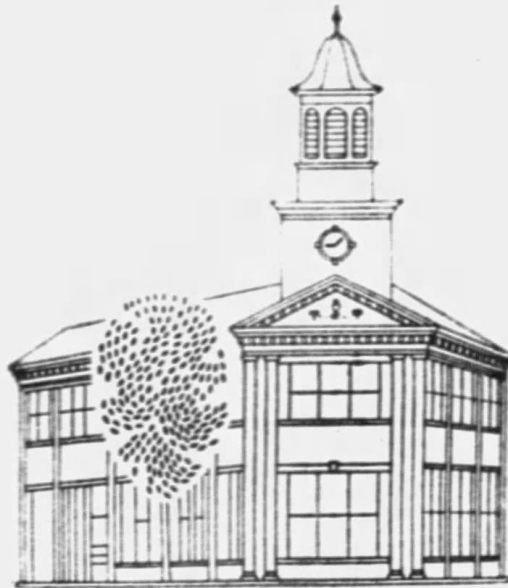
Chicago Tribune, August 9, 1964.



Winnetka Trust & Savings Bank, 1964.
Source: Winnetka Historical Society,

**Wouldn't it be nice
to find a bank
run by reasonable people
who treat you
like a human being
instead of a number?**

This is the place!



Winnetka Trust and Savings Bank

Elm & Green Bay Rd. phone 446-0097

Complete Service Tues. thru Fri., 8 to 2

Sat. 8 to noon/drive up-walk up window Mon. 8 to noon

Member F. D. I. C.

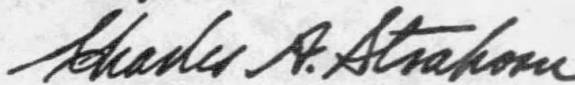
Chicago Tribune, September 29, 1966.

An invitation . . .

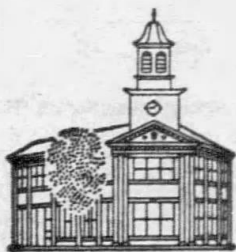
If you're one of those people concerned about the increasingly impersonal nature of our business society...if you're tired of being treated like a number instead of a human being...perhaps you belong with a bank like Winnetka Trust.

For 75 years we've grown by serving our friends on the north shore with a high degree of personal attention. Winnetka Trust is large enough to provide all of the financial services you will ever require—large enough to employ the most modern electronic banking equipment...yet small enough to care.

If this message strikes a responsive chord, may I invite you to contact me personally. I'd like to have you visit our bank, meet our people...and hopefully become one of the family.



Charles A. Strahorn*
President



**Mr. Strahorn is currently
President of the Chicago
District, Illinois Bankers Association.*

Winnetka Trust and Savings Bank

ELM & GREEN BAY RD. / PHONE: 446-6087

Chicago Tribune, October 1, 1968.

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

Winnetka, Illinois, September 23, 1977

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Enclose abandoned Drive In Facilities of
The Winnetka Bank (work to be performed)

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	20	208	018
Vol.	10	ITEM	

STREET and NUMBER 791 Elm Street

DIMENSIONS of BUILDING—Front 27'6" feet. Depth 55' feet. Height 10'2" feet.

NUMBER of ROOMS seven

EST. CONST. COST	KIND of MATERIAL	Masonry	PHONE NO.
OWNER <u>The Winnetka Bank</u>	Address <u>791 Elm Street</u>		<u>441-4100</u>
ARCHITECT <u>Bleck and Bleck, Architects</u>	Address <u>1321 Glen Rock, Waukegan</u>		<u>244-2727</u>
BUILDER <u>b. Stromberg Const. Co., Inc.</u>	Address <u>5831 Dempster, M.G.</u>		<u>965-3786</u>
CARPENTER <u>b. Stromberg Const. Co., Inc.</u>	Address <u>5831 Dempster, M.G.</u>		<u>965-3786</u>
MASON	Address		
SEWER BUILDER	Address		
PLUMBER	Address		
ELECTRICIAN	Address		

REMARKS We hereby apply for foundation permit and shall submit completed plans
with electrical and mechanical drawings within the next two weeks.

Date Job Completed

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

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

We hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Village of Winnetka Health Regulations of the Village of Winnetka, and we hereby c (I or We) hereby c
tion and upon completion of construction to establish such compliance.

TEMPORARY
Permit Issued

Oct. 17, 1977 by HWS

SIGNED

b. Stromberg Const. Co., Inc. Pres.

ADDRESS 5831 Dempster St., M.G.

Building Permit Number

Occupancy Permit Number

C. B. No.

Rev. Sept. 68

PHONE NO.

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

Winnetka, Illinois, November 13, 1987

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Remodel the Winnetka Bank's
Existing Main Office Bank Building
(work to be performed)

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	20	208	018
Vol.		ITEM	

STREET and NUMBER 791 Elm Street

DIMENSIONS of BUILDING—Front 130'-0" feet. Depth 54'-0" feet. Height 35'-0" feet.
16 Rooms to be Remodeled - Interior.

NUMBER of ROOMS

EST. CONST. COST	<u>\$365,000.00</u>	KIND of MATERIAL	Interior Finishes	PHONE NO.
OWNER	<u>The Winnetka Bank</u>	Address	<u>791 Elm St.</u>	<u>441-4100</u>
ARCHITECT	<u>Bank Structures, Inc.</u>	Address	<u>1660 Old Deerfield</u>	<u>831-5640</u>
BUILDER	<u>Hezner Corp.</u>	Address	<u>" " "</u>	
CARPENTER	<u>Novotny Builders</u>	Address	<u>3971 Western Ave.</u>	<u>246-5612</u>
MASON	<u>Vickers Masonry</u>	Address		
SEWER BUILDER		Address		
PLUMBER	<u>V.J. Killian</u>	Address	<u>933 Green Bay</u>	<u>446-0908</u>
ELECTRICIAN	<u>Kordick Electric Co.</u>	Address	<u>415 Central St.</u>	<u>446-7744</u>
REMARKS	<u>For Final Review of The Construction Documents</u>			

Date Job Completed _____

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

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

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

Permit Issued November 13, 1987 by mjr

SIGNED

Building Permit Number 11665

ADDRESS 1660 Old Deerfield Road

Occupancy Permit Number _____

Highland Park, IL

C. B. No. 09971

PHONE NO. _____



THE VILLAGE OF WINNETKA
Department of Public Works

B.P. = 417.00
\$382.00

B.P. 35.00

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 10/8/90

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to REMODELING - GENERAL CONSTRUCTION
(work to be performed)

WORK - SECOND FLOOR FIRST CHICAGO BANK OF WINNETKA - GENERAL OFFICE
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	20	208	018
Vol.		ITEM	

STREET and NUMBER 791 ELM STREET

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

NUMBER of ROOMS 3

EST. CONST. COST \$5,000

KIND of MATERIAL _____

Area 708

PHONE NO. _____

OWNER FIRST CHICAGO BANK OF WINNETKA Address 791 ELM STREET

441-4400

ARCHITECT BANK STRUCTURES INC. - ARCHITECTS Address 500 HYACINTH PLACE

433-7600

BUILDER HEZKEL CORPORATION 289 Address " " "

433-7600

CARPENTER " Address " " "

" "

MASON N.A. Address _____

SEWER BUILDER N.A. Address _____

PLUMBER BROCKMAN PLUMBING Address 722 YORK ROAD

323-8144

ELECTRICIAN FRENCH'S ELECTRIC Address 5345 W. 25TH STREET

652-9266

REMARKS INTERIOR REMODELING

Date Job Completed JANUARY 1991

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

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

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

Permit Issued 10/24/90 by 289

SIGNED _____

Building Permit Number 12535

ADDRESS _____

Occupancy Permit Number 14758

500 HYACINTH PLACE

C. B. No. _____

PHONE NO. _____

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 8/13/41

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to DEMO OF A PORTION OF 2ND FLOOR INTERIOR
(work to be performed)

BANK BUILDING

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

PROPERTY DESCRIPTION 791 ELM STREET

REAL ESTATE INDEX NUMBER	
Vol.	ITEM

STREET and NUMBER 791 ELM STREET

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

NUMBER of ROOMS ONE SUITE OF 9 ROOMS

EST. CONST. COST 10,000.00 KIND of MATERIAL _____ PHONE NO. _____

OWNER FIRST CHICAGO BANK OF WINNETKA Address 791 ELM STREET WINNETKA 441-4100

ARCHITECT BANK STRUCTURES, INC. Address PO. BOX 575 HIGHLAND PARK 433-7600

BUILDER HEZNER CORPORATION Address PO. BOX 575 HIGHLAND PARK 433-7600

CARPENTER " " Address " " " " " "

MASON " " Address " " " " " "

SEWER BUILDER " " Address " " " " " "

PLUMBER KILLIAN Address WINNETKA

ELECTRICIAN FRANKS ELECTRIC Address _____

REMARKS OK for demolition only. Reviewed with FD and

Bill Gutierrez. No permit required. 8/22/95 Hagg

Date Job Completed _____

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

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

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

Permit Issued _____ by _____ SIGNED _____

Building Permit Number _____ ADDRESS BANK STRUCTURES, INC.

Occupancy Permit Number _____ 500-B HYACINTH 'R

C. B. No. _____ PO. BOX 575

PHONE NO. _____ HIGHLAND PARK, IL.

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

Winnetka, Illinois, 8/13/41

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to DEMO OF A PORTION OF 2ND FLOOR INTERIOR
(work to be performed)

BANK BUILDING

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

PROPERTY DESCRIPTION— 791 ELM STREET

REAL ESTATE INDEX NUMBER	
Vol.	ITEM

STREET and NUMBER 791 ELM STREET

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

NUMBER of ROOMS ONE SUITE OF 9 ROOMS

EST. CONST. COST 10,000.00 KIND of MATERIAL _____ PHONE NO. _____

OWNER FIRST CHICAGO BANK OF WINNETKA Address 791 ELM STREET WINNETKA 441-4100

ARCHITECT BANK STRUCTURES, INC. Address P.O. BOX 575 HIGHLAND PARK 433-7600

BUILDER HEZNER CORPORATION Address P.O. BOX 575 HIGHLAND PARK 433-7600

CARPENTER " " Address " " " " " "

MASON " " Address _____

SEWER BUILDER " " Address _____

PLUMBER KILLIAN Address WINNETKA

ELECTRICIAN FRANKS ELECTRIC Address _____

REMARKS OK for demolition only. Reviewed with FD and
Bill Gutierrez. No permit required. 8/22/92 Hays

Date Job Completed _____

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

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

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

Permit Issued _____ by _____ SIGNED _____

Building Permit Number _____ ADDRESS BANK STRUCTURES, INC.

Occupancy Permit Number _____ 500-B HYACINTH PL

C. B. No. _____ P.O. BOX 575

PHONE NO. _____ HIGHLAND PARK, IL

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 28 APR 92

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to REMODEL PORTION OF 2ND FLOOR

Suite 214 791 Elm Street 1ND DENTIST OFFICE
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION BANK BUILDING

REAL ESTATE INDEX NUMBER

05 20 208 018

Vol. ITEM

STREET and NUMBER 791 Elm Street Winnetka

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

NUMBER of ROOMS 4

EST. CONST. COST \$5,000 KIND of MATERIAL PHONE NO.

OWNER First Chicago 40 Joanne O'Brien Address 1 N Dearborn Chicago 312 4071881

ARCHITECT Wentt Design Firm Architects Address 560 Green Bay Rd Winnetka 446 7890

BUILDER Edison Construction Address 6959 Milwaukee Ave Niles 647 8970

CARPENTER Address

MASON Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN Address

REMARKS

Date Job Completed

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

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

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

Permit Issued 5-28-92 by 90 SIGNED _____

Building Permit Number 12993 ADDRESS 560 Green Bay Winnetka

Occupancy Permit Number _____

C. B. No. 015 78 PHONE NO. _____

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois,

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to

REMODEL 2ND FLOOR / CORRIDOR
COMMERCIAL OFFICE BUILDING / BANK
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION

NORTHWEST CORNER OF
ELM AND GREENBAY

REAL ESTATE INDEX NUMBER

36 249 69 53

Vol. ITEM

STREET and NUMBER

791 ELM STREET

DIMENSIONS of BUILDING—Front

70'

feet. Depth

140'

feet. Height

25

feet.

NUMBER of ROOMS

EIGHT (8) —

EST. CONST. COST \$70,000.00

KIND of MATERIAL

Daywall, Metal Studs

PHONE NO.

OWNER FIRST CHICAGO BUILDING CORPORATION

Address ONE NORTH DENAGAN, CHICAGO

312-407-18

ARCHITECT WENOT, CORNELIUS, TIPPINS, INC.

Address 560 GREENBAY ROAD, WINNETKA

708-446-1

BUILDER EDISON CONSTRUCTION COMPANY

Address 6959 N. MILWAUKEE, NILES

708-647-84

CARPENTER EDISON CONSTRUCTION COMPANY

Address 6959 N. MILWAUKEE, NILES

708-647-84

MASON KENNA CONSTRUCTION CO.

Address 7814 W. ELUGABE

708-453-31

SEWER BUILDER N/A

Address — ELMWOOD PARK

—

PLUMBER WILLIAM PLUMBING

Address 933 GREENWAY ROAD, WINNETKA

708-—

ELECTRICIAN PALES ELECTRIC

Address 4630 WEST 13830

708-385-006

REMARKS

CANSTWOOD

Date Job Completed

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

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

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

Permit Issued 6-15-93 by EB SIGN [REDACTED] EDISON CONSTR

Building Permit Number 13290 7818 ADDRESS 6959 North Milwaukee Ave.

Occupancy Permit Number NILES, ILL 60

C. B. No. 003-0547 8130 PHONE NO. [REDACTED]

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 8-8-94

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to 791 ELM STREET

BUSINESS (BANK) (work to be performed)
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER

Vol. ITEM

STREET and NUMBER 791 ELM STREET

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

NUMBER of ROOMS 10

EST. CONST. COST \$110,000.00 KIND of MATERIAL

PHONE NO.

OWNER FIRST CHICAGO Address 1 N. DEARBORN CHGO

ARCHITECT HANNOY, REED & DABKA Address 440 N. WELLS CHGO

BUILDER N/A Address

CARPENTER EDISON CONSTRUCTION Address 6959 N. MILWAUKEE NILES 7081 647-8470

MASON N/A Address

SEWER BUILDER N/A Address

PLUMBER N/A Address

ELECTRICIAN N/A Address

REMARKS

Date Job Completed

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

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

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

Permit Issued 8/31/94 by [Signature]

SIGNED

Building Permit Number 13654

ADDRESS 6959 N. MILWAUKEE

Occupancy Permit Number

NILES, IL 60714

C. B. No. 99-1125

PHONE NO.

B.P. = 6385
 (40)

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

\$6345.

Winnetka, Illinois, 1-12-95

THE SUPT. OF PUBLIC WORKS:

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

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

PROPERTY DESCRIPTION — <u>Commercial office building and bank</u>	REAL ESTATE INDEX NUMBER
STREET and NUMBER <u>791 Elm Street, Winnetka</u>	Vol. ITEM
DIMENSIONS of BUILDING—Front _____ feet. Depth _____ feet. Height _____ feet.	
NUMBER of ROOMS _____	
EST. CONST. COST <u>\$450,000</u> — KIND of MATERIAL _____	
OWNER <u>First Chicago</u> Address <u>First Nat'l Plaza</u>	PHONE NO. <u>312-407-183</u>
ARCHITECT <u>Hannons, Buehler & Co.</u> Address <u>440 N. Wells, Chicago</u>	PHONE NO. <u>312-527-322</u>
BUILDER <u>Edison Construction Company</u> Address <u>6959 North Milwaukee, P.E.</u>	PHONE NO. <u>706-677-84</u>
CARPENTER <u>Edison Construction Company</u> Address <u>SAME AS ABOVE</u>	PHONE NO. _____
MASON _____ Address _____	PHONE NO. _____
SEWER BUILDER _____ Address _____	PHONE NO. _____
PLUMBER _____ Address _____	PHONE NO. _____
ELECTRICIAN <u>Pauls Electric</u> Address <u>4630 W. 138th Street, Chicago</u>	PHONE NO. <u>708-385-00</u>
REMARKS <u>HVAC Work by F.E. Moran (Northbrook - 706-498-4800)</u>	

Date Job Completed _____

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

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

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

Permit Issued 2-795 by _____ SIGNATURE _____

Building Permit Number 13770 ADDRESS 6959 North Milwaukee Ave

Occupancy Permit Number _____ NILES, ILLINOIS 60714

C. B. No. _____ PHONE NO. _____

Retu

THE VILLAGE OF WINNETKA
HILLIP N. H. HILLIP N. H. HILLIP N. H.

WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, August 26, 1997

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Remodel Second Floor of First National Bank (Winnetka Facility)
(work to be performed)

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

PROPERTY DESCRIPTION— Three Story Commercial Building

REAL ESTATE INDEX NUMBER			
05	20	208	018
Vol.		ITEM	

STREET and NUMBER 791 Elm Street

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

NUMBER of ROOMS _____

EST. CONST. COST \$130,00.00 KIND of MATERIAL Metal Stud & Drywall PHONE NO. _____

OWNER First Chicago Building Corp. Address One First Nat'l Plaza Chgo, IL. 630-691-7394

ARCHITECT The Architects Partnership Address 410 S. Michigan Ave. Chgo, IL. 312-786-0336

Gen. Contractor Edison Construction Company Address 6959 N. Milwaukee Ave. Niles, IL. 847-647-8470

CARPENTER Edison Construction Company Address 6959 N. Milwaukee Ave. Niles, IL. 847-647-8470

MASON Kenna Construction Address 330 Melvin Drive #8 Niles, IL. 847-714-1111

H.V.A.C. Builder Loop Mechanical, Inc. Address 36 S. Wabash Northbrook, IL. 312-236-5667

PLUMBER Wm. Gutman Plumbing Company Address 5237 W. Golf Road Chgo, IL. 847-966-7300

ELECTRICIAN Palos Electric Company Address 4630 W. 138th Street Skokie, IL. 708-385-0063

REMARKS _____

ATTACHMENT B



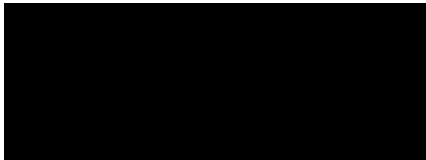
August 1, 2023

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

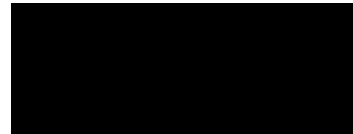
Dear Mr. Marx,

The Winnetka Historical Society has reviewed Guarino Historic Resources Documentation's thorough research of the Chase Bank building at 791 Elm. We agree with the assessment that 791 Elm is both historically and architecturally significant due to its direct association with the historic origins of banking in Winnetka, and as a unique Colonial Revival design by prominent architect Peter Mayo of the firm Mayo and Mayo.

Sincerely,

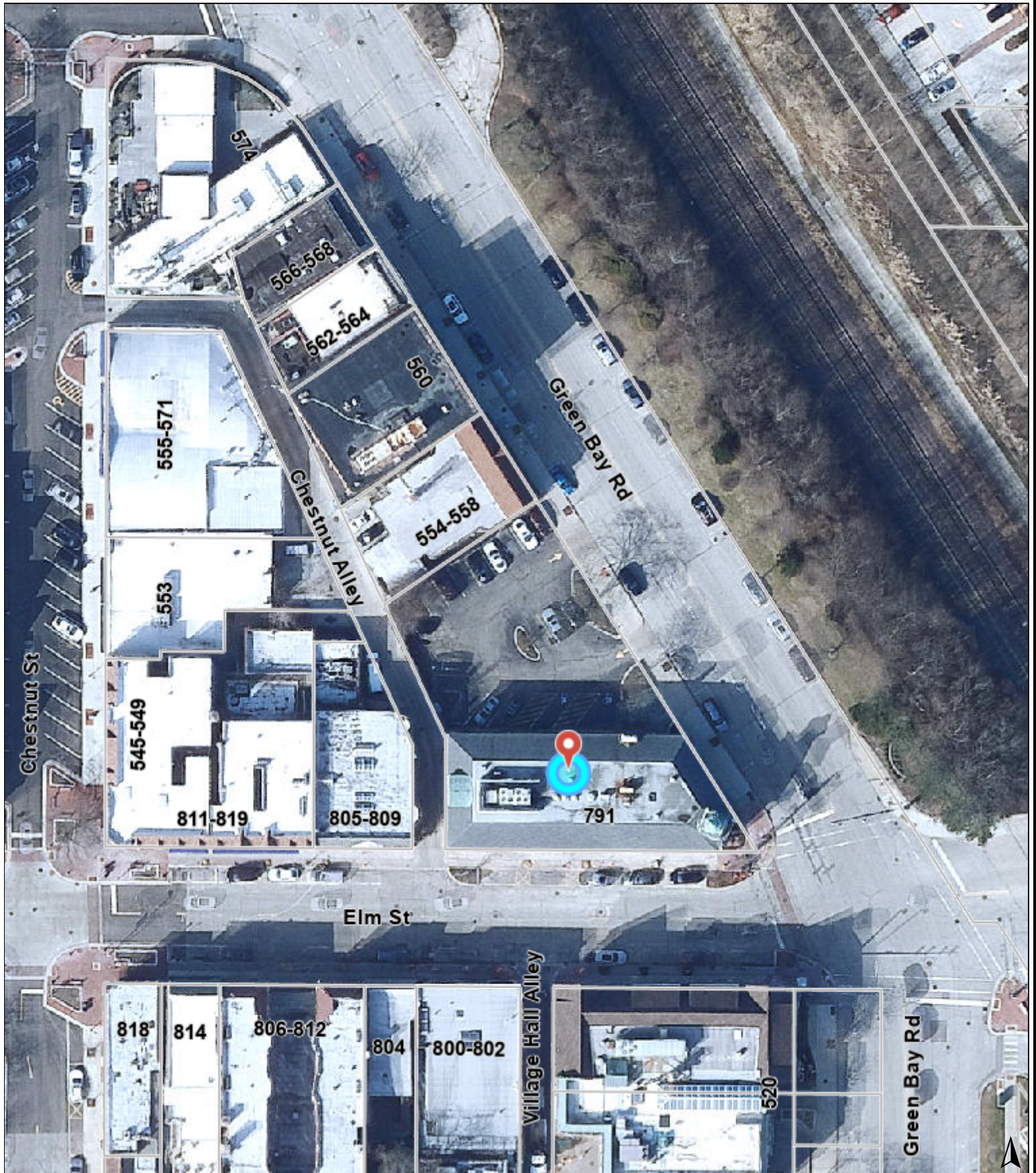


Mary Trieschmann
Executive Director



Meagan McChesney, PhD.
Curator

ATTACHMENT C



0 50 100
ft

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: MAY 15, 2023
SUBJECT: CASE NO. 23-13: 791 ELM STREET

INTRODUCTION

On June 19, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence at 791 Elm Street. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Wednesday, June 2, 2023. If you have any questions, please feel free to contact me at cmarx@winnetka.org or (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
9-23-1977	Enclose abandoned drive-in facilities	The Winnetka Bank	Bleck and Bleck
11-13-1987	Remodel the Winnetka Bank's existing main office building	The Winnetka Bank	Bank Structures, Inc.
10-24-1990	Remodel commercial construction work, second floor	First Chicago Bank of America	Bank Structures, Inc.
8-13-1991	Demo of portion of second floor interior	First Chicago Bank of America	Bank Structures, Inc.
5-18-1993	Remodel second floor commercial office building	First Chicago Bank of America	Winot, Cedarholm, Tippins, Inc.
1-12-1995	Complete HVAC renovations	First Chicago	Hammond, Beeby, Babka
12-22-1997	Remodel second floor of first national bank	First Chicago Building Corp.	The Architects Partnership

ALTA/NSPS LAND TITLE SURVEY

OF

PARCEL 1:
LOTS 1, 2, 3, 4 (EXCEPT THE SOUTHEASTERLY 25 FEET OF LOT 4) AND 5 IN DALE AND OTHER SUBDIVISION OF BLOCK 14 IN WINNETKA IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTHEASTERLY 25 FEET OF LOT FOUR(4) IN DALE AND OTHERS SUBDIVISION OF BLOCK FOURTEEN (14) IN THE VILLAGE OF WINNETKA IN SECTION TWENTY (20), TOWNSHIP FORTY-TWO (42) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXTERIOR FOOTPRINT AREA OF BUILDING: 6,932 SQ.FT.

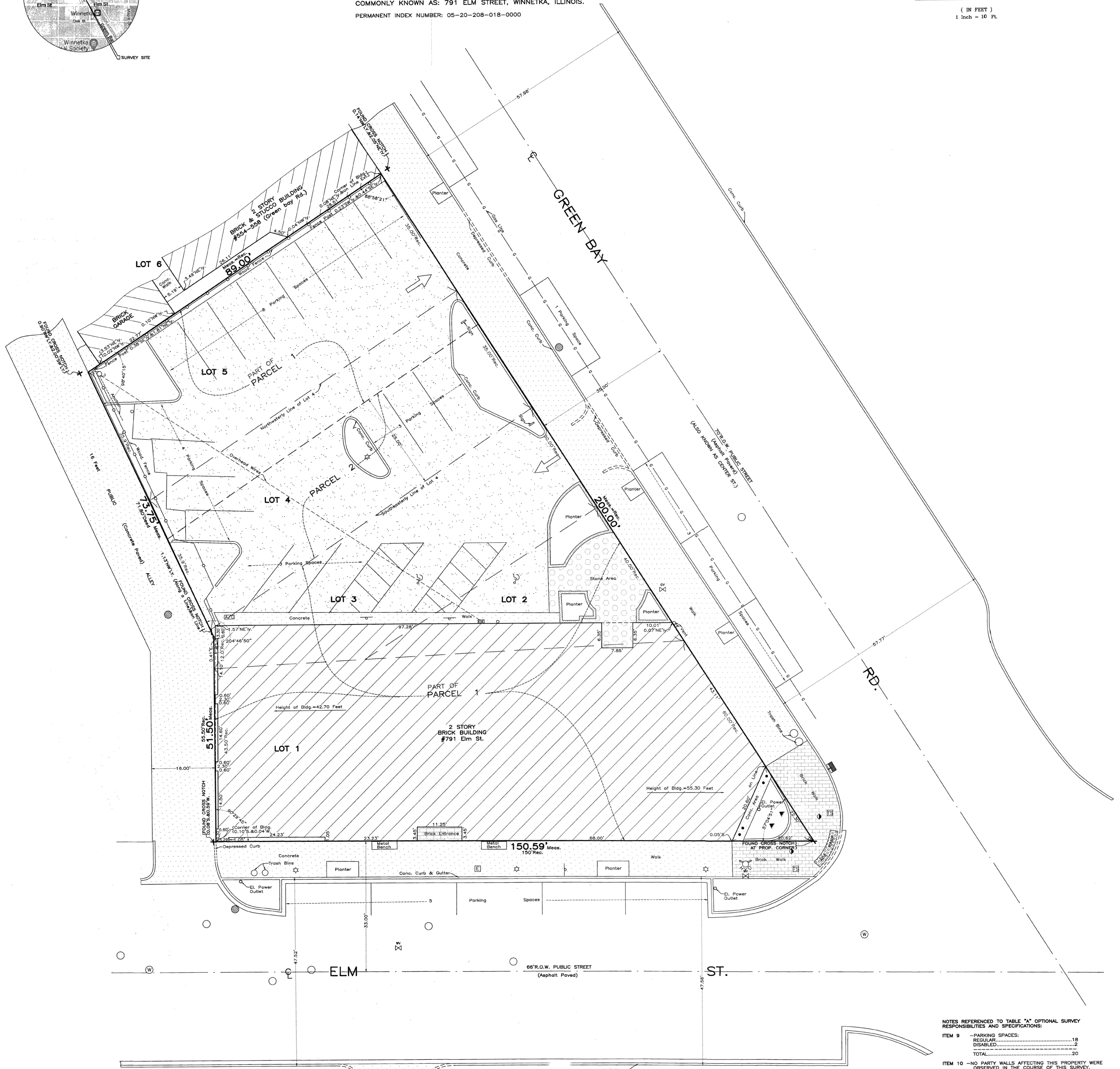
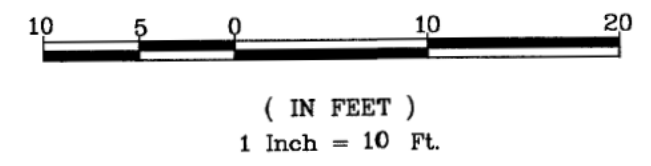
LAND TOTAL AREA: 17,002 SQ.FT. = 0.39 ACRE.

COMMONLY KNOWN AS: 791 ELM STREET, WINNETKA, ILLINOIS.

PERMANENT INDEX NUMBER: 05-20-208-018-0000



GRAPHIC SCALE



LEGEND:

- CATCH BASIN
- MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- TRAFFIC SIGNAL MANHOLE
- INLET
- FIRE HYDRANT
- DISABLED PARKING SPACE
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- FLOOD LIGHT FEATURE
- TRAFFIC LIGHT SIGNAL
- TRAFFIC SIGN
- LIGHT POLE
- ELECTRIC METER
- CABLE BOX

NOTES REFERENCED TO TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

- ITEM 9 —PARKING SPACES:
REGULAR.....18
DISABLED.....2
TOTAL.....20
- ITEM 10 —NO PARTY WALLS AFFECTING THIS PROPERTY WERE OBSERVED IN THE COURSE OF THIS SURVEY.
- ITEM 17 —BY OUR OBSERVATION AND INFORMATION THERE ARE NO RECENT STREET RIGHT OF WAY CHANGES OR ANY SIDEWALK REPAIRS OR CONSTRUCTION.
- ITEM 19 — PROFESSIONAL LIABILITY INSURANCE POLICY HAS BEEN OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000.00

BASED: CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: FCW22010991
COMMITMENT DATE: OCTOBER 13, 2022.

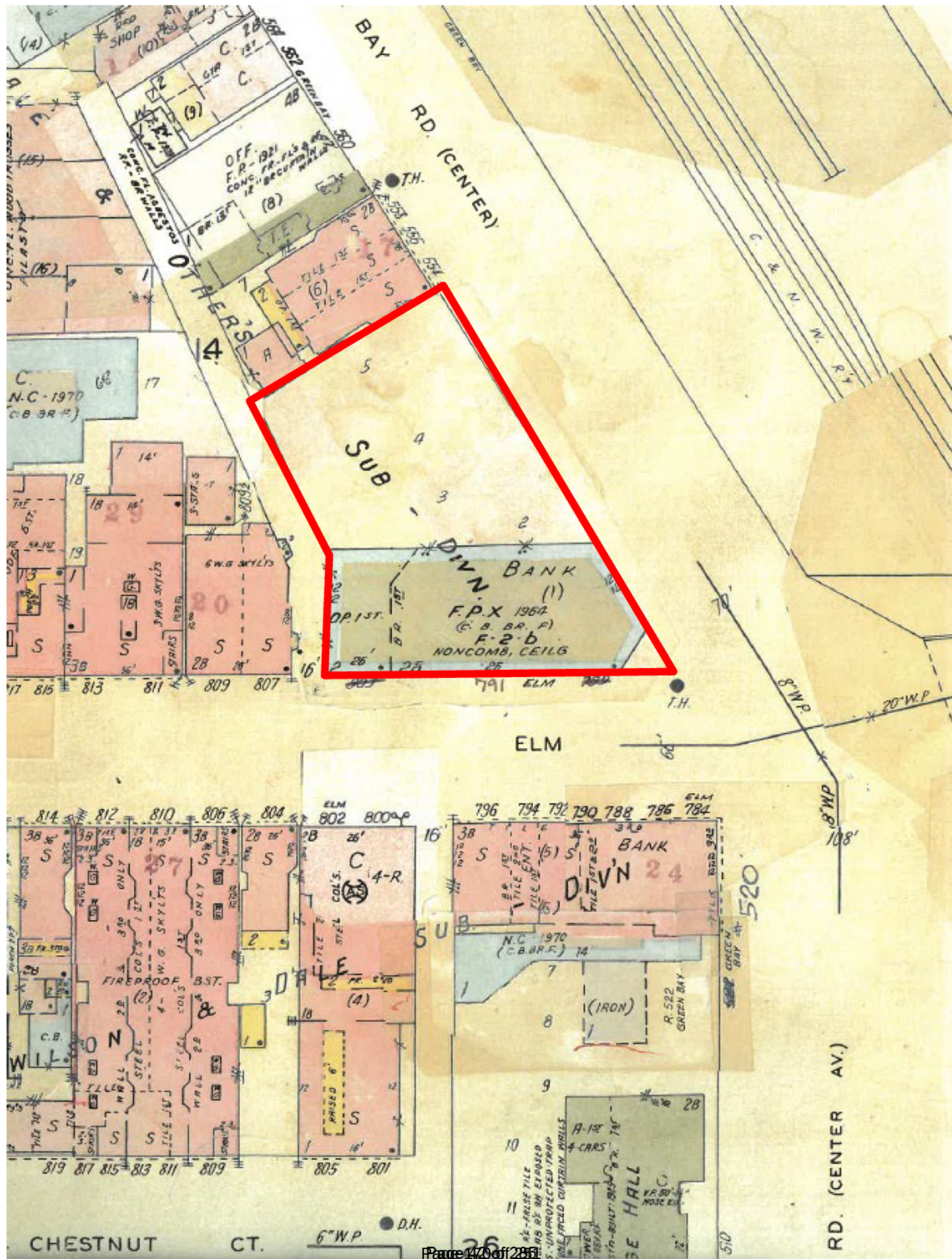
DIMENSIONS ARE NOT TO BE ASSUMED FROM
SCALING.
ORDER NO.: 22-100719
SCALE: 1 INCH = 10 FEET.
DATE OF FIELD WORK: November 3, 2022.
ORDERED BY: BERGLUND CONSTRUCTION

FLOOD CERTIFICATE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD
INSURANCE RATE MAP OF VILLAGE OF WINNETKA, ILLINOIS DATED
September 10, 2021, MAP NUMBER: 170310251K, THIS PROPERTY
IS IN A MINIMUM FLOOD AREA AND IS DESIGNATED AS ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN)
NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO
DETERMINE THIS ZONE.



TO
—CHICAGO TITLE INSURANCE COMPANY
—DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE
IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS
A THEREOF. THE FIELD WORK WAS COMPLETED ON November 3, 2022.
DATE OF PLOT: November 30, 2022

BY LICENSE EXPIRES NOVEMBER 30, 2022.
Drawn by: J.V.



791 Elm Street - Winnetka Existing Photos



View from Elm Street



View Green Bay & Elm Street



View Green Bay Road



View from Alley Way

PROPERTY RESEARCH COVERSHEET



Address: 791 Elm

Construction Details:

Original construction date: 1964

Construction type: Brick

Style: Colonial

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Winnetka Trust and Savings Bank/The Winnetka Bank	1964 – 1989	Building permit applications, <i>Gazette</i> article	First bank founded on the North Shore in 1894 (as the Bank of Max Meyer – renamed the Winnetka Trust and Savings Bank in 1917).
First Chicago Bank of Winnetka/Chase Bank ¹	1989 – present	Building permit applications	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Mayo and Mayo (Peter Mayo)	1964 – new building for Winnetka Trust and Savings Bank	Select WHS materials on Mayo & Mayo
Bleck and Bleck	1977 – enclose abandoned drive-in facilities	Bleck and Bleck Architects “About Us” webpage
Bank Structures, Inc.	1987 – remodel the Winnetka Bank’s existing main office building; 1990 – remodel commercial construction work, second floor; 1991 – demo of portion of second floor interior	
Wendt, Cedarholm, Tippens, Inc.	1993 – remodel second floor commercial office building	<i>Chicago Tribune</i> articles

¹ First Chicago Bank merged with Bank One Corporation, which is now part of Chase Bank.

Hammond, Beeby, Babka	1995 – complete HVAC renovations	
The Architects Partnership	1997 – remodel second floor of first national bank	The Architects Partnership “Profile” webpage

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

Findings:

Our research indicates that this property maintains historical significance as the long-time home of a locally historic banking business and as a design by architectural firm Mayo & Mayo.

The first bank on the North Shore, the Bank of M. K. Meyer, was founded on this site in 1894 inside Max Meyer’s grocery store. When a fire destroyed the original building in 1912, Meyer decided to focus on banking and rebuilt a new Bank of M. K. Meyer building on the site. In 1917, he changed the name of the bank to the Winnetka Trust & Savings Bank. After Meyer’s death in 1937, his son-in-law, Herbert K. Humphrey, took over as chairman of the bank.

In the early 1960s, Humphrey oversaw the demolition of the second bank building. In 1964, the current bank building was constructed. In 1967, Humphrey’s son, Robert Humphrey (Max Meyer’s grandson), took over as chairman and in 1970, renamed the bank the Winnetka Bank. This historic banking business remained in the Meyer/Humphrey family until 1989 when it was sold to First Chicago Corporation and was renamed First Chicago Bank of Winnetka. First Chicago Bank merged with Banc One to form the Bank One Corporation in 1998, which merged with J. P. Morgan Chase & Co. in 2004.

For almost 60 years, the current bank building has been a hallmark feature of Winnetka’s downtown business district. The building was designed by local architectural firm Mayo & Mayo, once headed by Ernest Mayo and his son Peter Mayo. Ernest Mayo died in 1946, and Peter Mayo continued as head of the firm until he died in 1976. The firm designed several notable buildings in Chicago, including the historic homes at 330 West Wellington and 580 Hawthorne Place, and, in partnership with other notable architects, the Lathrop Homes housing complex.² Beyond Chicago, they designed several notable buildings including the Litchfield Mansion in Waterloo, IA, and the Sheaffer House in Fort Madison, IA, which is on the National Register of Historic Places.³

While based in Chicago, both Ernest and Peter Mayo lived on the North Shore (Ernest in Evanston and Peter in Northfield) and designed several local historic buildings, including 506

² For more on Lathrop Homes and the team of architects who designed the project: <https://sah-archipedia.org/buildings/IL-01-031-0048>

³ For more information about the Sheaffer house: <https://npgallery.nps.gov/NRHP/AssetDetail/1c3e7a4c-b72f-45ae-b406-4d8dc5930e14>

Sheridan and 144 Woodstock in Kenilworth, and 1010 Michigan in Evanston.⁴ In Winnetka, in addition to the bank building at 591 Elm, they designed 140 Sheridan, 593 Arbor Vitae, and 419 Sheridan, which is a Winnetka Designated Landmark.

Date of Research: 5/23/2023

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

⁴ For more on this property, see: <https://chicago.curbed.com/2017/6/7/15758400/for-sale-historic-evanston-english-revival-home>.



THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, September 23, 1977

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Enclose abandoned Drive In Facilities of
The Winnetka Bank (work to be performed)

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	20	208	018
Vol.	101	ITEM	

STREET and NUMBER 791 Elm StreetDIMENSIONS of BUILDING—Front 27'6" feet. Depth 55' feet. Height 10'2" feet.NUMBER of ROOMS sevenEST. CONST. COST _____ KIND of MATERIAL Masonry PHONE NO. _____OWNER The Winnetka Bank Address 791 Elm Street 441-4100ARCHITECT Bleck and Bleck, Architects Address [REDACTED] 244-2727BUILDER b. Stromberg Const. Co., Inc. Address [REDACTED] 965-3786CARPENTER b. Stromberg Const. Co., Inc. Address [REDACTED] 965-3786

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS We hereby apply for foundation permit and shall submit completed plans
with electrical and mechanical drawings within the next two weeks.

Date Job Completed _____

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

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

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

TEMPORARY
Permit IssuedOct. 17, 1977 by HUB

SIGNED

Building Permit Number _____

ADDRESS 5831 Dempster St., M.G.

Occupancy Permit Number _____

C. B. No. _____

PHONE NO. 965-3786

Rev. Sept. 68



THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, November 13, 1987

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Remodel the Winnetka Bank's
Existing Main Office Bank Building (work to be performed)

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	20	208	018
Vol.		ITEM	

STREET and NUMBER 791 Elm Street

DIMENSIONS of BUILDING—Front 130'-0" feet. Depth 54'-0" feet. Height 35'-0" feet.

NUMBER of ROOMS 16 Rooms to be Remodeled - Interior.

EST. CONST. COST \$365,000.00

KIND of MATERIAL Interior Finishes

PHONE NO.

OWNER The Winnetka Bank Address 791 Elm St. 441-4100

ARCHITECT Bank Structures, Inc. Address 1660 Old Deerfield 831-5640

BUILDER Hezner Corp. Address " " "

CARPENTER Novotny Builders Address 3971 Western Ave. 246-5612

MASON Vickers Masonry Address

SEWER BUILDER Address

PLUMBER V.J. Killian Address 933 Green Bay 446-0908

ELECTRICIAN Kordick Electric Co. Address 415 Central St. 446-7744

REMARKS For Final Review of The Construction Documents

Date Job Completed

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

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

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

Permit Issued November 13, 1987 by mjr

SIGNED

Building Permit Number 11665

ADDRESS 1660 Old Deerfield Road

Occupancy Permit Number

Highland Park, IL.

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 10/8/90

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to REMODELING - GENERAL CONSTRUCTION
(work to be performed)

NORTH-SECOND FLOOR FIRST CHICAGO BANK OF WINNETKA - GENERAL OFFICE
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER

05 20 208 018

Vol.

ITEM

STREET and NUMBER 791 ELM STREET

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

NUMBER of ROOMS 3

ALL 708

EST. CONST. COST \$55,000 KIND of MATERIAL _____

PHONE NO.

OWNER FIRST CHICAGO BANK OF WINNETKA Address 791 ELM STREET

441-4100

ARCHITECT BANK STRUCTURES INC. - ARCHITECTS Address 500 HYACINTH PLACE

433-7600

BUILDER HEZAKI CORPORATION 289 Address " " "

433-7600

CARPENTER " Address " " "

" "

MASON N.A. Address _____

SEWER BUILDER N.A. Address _____

PLUMBER BROCKMAN PLUMBING Address 722 YORK ROAD

323-8144

ELECTRICIAN FRANK'S ELECTRICAL Address HIGHLAND PARK, ILL. 60050

652-9266

REMARKS INTERIOR REMODELING

Date Job Completed JANUARY 1991

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

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

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

Permit Issued 10/24/90 by 29 SIGNED _____

Building Permit Number 12535 ADDRESS _____

Occupancy Permit Number 14758 ADDRESS 500 HYACINTH PLACE

PHONE NO. 708-433-7600

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 8/13/41

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to DEMO OF A PORTION OF 2ND FLOOR INTERIOR
(work to be performed)

BANK BUILDING

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

PROPERTY DESCRIPTION— 791 ELM STREET

REAL ESTATE INDEX NUMBER			
Vol.		ITEM	

STREET and NUMBER 791 ELM STREET

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

NUMBER of ROOMS ONE SUITE OF 9 ROOMS

EST. CONST. COST 10,000⁰⁰ KIND of MATERIAL _____

OWNER FIRST CHICAGO BANK OF WINNETKA Address 791 ELM STREET WINNETKA PHONE NO. 441-4100

ARCHITECT BANK STRUCTURES, INC. Address P.O. Box 575 HIGHLAND PARK 433-7600

BUILDER HEZNER CORPORATION Address P.O. Box 575 HIGHLAND PARK 433-7600

CARPENTER " " Address " " " " " "

MASON " " Address " " " " " "

SEWER BUILDER " " Address " " " " " "

PLUMBER KILLIAN Address WINNETKA

ELECTRICIAN FRANKS ELECTRIC Address _____

REMARKS OK for demolition only. Reviewed with FD and

Bill Gutkunst. No permit required. 8/22/91

Date Job Completed _____

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

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

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

Permit Issued _____ by _____

SIGNED

Building Permit Number _____

ADDRESS

Occupancy Permit Number _____

PHONE NO.

C. B. No. _____

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois,

350 B.P. = 5/17
#5420
5/18/93

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to

REMODEL 2ND FLOOR / CORRIDOR
(work to be performed)
COMMERCIAL OFFICE BUILDING / BANK
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

NORTHWEST CORNER OF
ELM AND GREENBAY

REAL ESTATE INDEX NUMBER

36 249 69 53

Vol. ITEM

STREET and NUMBER 791 ELM STREET

DIMENSIONS of BUILDING—Front 70' feet. Depth 140' feet. Height 25 feet.

NUMBER of ROOMS EIGHT (8) —

EST. CONST. COST \$70,000.00 KIND of MATERIAL Drywall, Metal Studs PHONE NO.
OWNER FIRST CHICAGO BUILDING CORPORATION Address ONE NORTH DEARBORN, CHICAGO 312-407-183
ARCHITECT WENOT, CARMICHAEL, TIPPINS, INC. Address 560 GREENBAY ROAD, WINNETKA 708-446-78
BUILDER EDISON CONSTRUCTION COMPANY Address 6959 N. MILWAUKEE, NILES 708-647-847
CARPENTER EDISON CONSTRUCTION COMPANY Address 6959 N. MILWAUKEE, NILES 708-647-847
MASON KENNA CONSTRUCTION Address 7914 W. ELGIN AVE, ELGIN 708-453-33
SEWER BUILDER N/A Address —
PLUMBER KILLIAN PLUMBING Address 933 GREENBAY ROAD, WINNETKA 708-
ELECTRICIAN PALOS ELECTRIC Address 4630 WEST 13830 708-385-0063
REMARKS CRESTWOOD

Date Job Completed

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

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

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

Permit Issued 6-15-93 by EIB SIGNED [Redacted] VICE President
Building Permit Number 13290 7818 ADDRESS 6959 NORTH MILWAUKEE AVE.
Occupancy Permit Number 8130 NILES, ILL 6071
C. B. No. A93-0547 PHONE NO. 708-647-8470

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois,

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to

Complete HVAC REPAIRS
(work to be performed)

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

PROPERTY DESCRIPTION—

Commercial office building and bank

REAL ESTATE INDEX NUMBER

Vol.

ITEM

STREET and NUMBER 791 Elm Street, Winnetka

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

NUMBER of ROOMS

EST. CONST. COST \$450,000—KIND of MATERIAL

PHONE NO.

OWNER FIRST CHICAGO Address

First Nat'l Plaza

312-407-183

ARCHITECT Hammond, Barry and Babka Address

440 N. Wells, Chicago

312-527-3200

BUILDER Edison Construction Company Address

6959 North Milwaukee, P.I.E.S.

708-647-8470

CARPENTER Edison Construction Company Address

SAME AS ABOVE

MASON — Address

SEWER BUILDER — Address

PLUMBER — Address

ELECTRICIAN P. Los Electric Address

4630 W. 138th Street, Chicago

708-385-0000

REMARKS HVAC Work by F.E. Moran

(Northbrook - 708-498-4800)

Date Job Completed

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

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

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

Permit Issued 2-795 by

SIGNED

Building Permit Number 13770

ADDRESS

6959 North Milwaukee Ave

Occupancy Permit Number

NILES, Illinois 60714

C. B. No.

PHONE NO.

708-647-8470

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, August 26, 1997

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Remodel Second Floor of First National
(work to be performed)

Bank (Winnetka Facility)

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

PROPERTY DESCRIPTION— Three Story Commercial Building

REAL ESTATE INDEX NUMBER			
05	20	208	018
Vol.		ITEM	

STREET and NUMBER 791 Elm Street

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

NUMBER of ROOMS _____

EST. CONST. COST \$130,00.00 KIND of MATERIAL Metal Stud & Drywall PHONE NO. _____

OWNER First Chicago Building Corp. Address One First Nat'l Plaza Chgo, IL. 630-691-7394

ARCHITECT The Architects Partnership Address 410 S. Michigan Ave. Chgo, IL. 312-786-0336

Gen. Contractor Edison Construction Company Address 6959 N. Milwaukee Ave. Niles, IL. 847-647-8470

BUILDER Edison Construction Company Address 6959 N. Milwaukee Ave. Niles, IL. 847-647-8470

CARPENTER Edison Construction Company Address 6959 N. Milwaukee Ave. Niles, IL. 847-714-1111

MASON Kenna Construction Address 330 Melvin Drive #8 Northbrook, IL. 312-236-5667

H.V.A.C. Loop Mechanical, Inc. Address 36 S. Wabash Ave. Chgo, IL. 847-966-7300

SEWER Wm. Gutman Plumbing Company Address 5237 W. Golf Road Skokie, IL. 708-385-0063

PLUMBER Palos Electric Company Address 4630 W. 138th Street Crestwood, IL.

ELECTRICIAN _____

REMARKS

Winda Anderson @ 1st. Chicago

AUG 28 1997

Date Job Completed

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

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

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

Permit Issued 12/22/97 by EB

Building Permit Number B97-0282

Occupancy Permit Number _____

C. B. No. _____

SIGNATURE _____

ADDRESS 791 Elm St

Winnetka IL 60093

PHONE NO. (847) 501-6529

August 6, 1964



THE WINNER—R. K. Humphrey, vice-president and cashier of Winnetka Trust and Savings Bank, congratulates A. H. Prasse of Winnetka, who won the pine tree that was fastened to the beam of the new bank building. (Cole photo)

Topping-Out Ceremonies Held By Winnetka Trust, Savings

A money tree was placed atop the uppermost beam of the three-story Winnetka Trust and Savings Bank Monday to mark completion of the new building's framework.

The pine tree—used to mark the traditional topping-out ceremonies—held 77 pieces of currency, ranging from a penny to a \$5 bill.

Yesterday, the tree was given to A. H. Prasse, 839 Ash street, Winnetka, who came up with the best estimate of the time the top beam would be put in place.

Bank officials, and a number of local dignitaries attended Monday's topping-out ceremony.

Among them were village officials Lee Ellis, Winnetka village manager, and Robert Anderson, public works director.

Bank officials present included Charles Strahorn, bank president; H. K. Humphrey, chairman of the board; and R. K. Humphrey, vice-president and cashier.

Businessmen present included Carlton I. Prosser, executive secretary of the Winnetka Chamber of Commerce; W. Karl Humphrey, president of Winnetka Coal and Lumber Company; and Lloyd Hollister, chairman of the board of Lloyd Hollister Inc.

Also participating in the ceremonies were Walter Giden and Clifford Speare of the contracting firm of Oman and Giden, now constructing the building; Peter Mayo, the architect; and Aloys

Wieser, building foreman. The new building, Green Bay road and Elm street, will replace the former building which was erected 70 years ago.

Start Checking BACK-TO-SCHOOL NEEDS



Vose Bootery

837 Elm St.
Winnetka

DRYCLEAN YOUR OWN CARPETING

Save Money!

RENT
this
easy-to-use
HOST
Electric
Brush



Hospital Enlists



(ABOVE) **MONEY TREE ON TOP** — Following tradition, when the last top beam was fastened into place, this pine tree was put on the top of the tower.

(LEFT) **GETS A TREE FULL OF MONEY** — A. H. Prasse of Winnetka is presented with a money tree by H. Kay Humphrey, chairman of the Winnetka Trust and Savings Bank. Prasse's prize resulted from his estimate of the time when the top beam of the tower of the bank would be erected.

Winnetka Man Wins Tree Full of Money

"This tops everything!" exclaimed the winner of the money tree. "I can't imagine a more welcome prize than a tree full of money!"

Speaking was A. H. Prasse, Winnetka, as he received the prize pine tree from Robert K. Humphrey, vice president and cashier of Winnetka Trust and Savings Bank.

How the Money Tree Was Won

Traditionally, when the top beam or girder of a building is fastened into place, a pine bough or tree is attached to it.

So the officers of Winnetka Trust decided that the tree commemorating this important milestone of their new building should be properly decorated. And what would be more suitable for a new bank building than money?

It was determined that the tree should be presented to the person who could most closely estimate the exact time that the tree would go up.

"So the bank made this a contest," explained Mr. Humphrey. "It was widely publicized. The contest closed May 23rd.

"It is remarkable," he continued, "how much interest has been shown in the progress of the new building. We have been surprised how very close some of the estimates have been.

"All of us here at Winnetka Trust congratulate Mr. Prasse, and take genuine pleasure in presenting him with this symbolic tree festooned with money."

Mr. Prasse is chairman of the board of Wyatt & Morse, Inc., a consulting firm in Chicago. His hobbies

are golf and home improvement. He serves as board member of the North Shore Boy Scouts Council. The Prasses have four grandchildren; three in Cleveland and one in Northbrook. Mr. Prasse resides at 839 Ashbrook in Winnetka. "And that's where I'm going to plant this money tree," he declared. "Perhaps it will grow more!"

Four Other Contests on Building

From the time the ground was broken for the new building early last year, patrons of the bank have been interested in the structure and its progress.

Their keen interest, and many questions asked about the new edifice, suggested a series of contests. These started in January, and continued through May.

300-Ton Safety Deposit Vault

"How Much Will Our New Safety Deposit Vault Weigh?" was the question posed on the first contest in January. This contest, as with all that followed, was widely publicized in the North Shore papers, by direct mail and with entry blanks in the lobby.

Hints given stated that the giant door to the vault would be over 6½ feet high, over 3 feet wide, and more than one foot thick. The massive reinforced walls, floor and ceiling would form an impregnable vault with a capacity of over 4,000 safety deposit boxes of various sizes.

The two winners — it was a tie — were housewives from Winnetka and Glenview. The correct answer was just under 600,000 pounds, or 300 tons.

65,000 Bricks in the Building

Again there was a tie. A Winnetka man and a Northbrook resident received identical first prize checks for their estimates of the number of bricks that will be used in the construction of the new building, which is just under 65,000.

1400 Tons of Concrete Used

Although the exterior of the new bank building is in the traditional "Williamsburg" Colonial style, it is as modern as tomorrow in construction. Actually the use of steel beams, reinforced concrete, grey glass windows to filter the sun rays on the eastern and southern exposures and other refinements specified by archi-

tect Peter Mayo, make the sturdy air-conditioned structure the most modern bank building in the Chicago area.

Closest estimate of the 1400 tons of concrete brought a check to an Evanston woman.

Over 11,000 Square Feet in Wide Drive and Customers' Parking Lot

Some 25 or 30 cars can be accommodated in the customers' parking lot, soon to be opened. And the extra wide driveway with its entrance on Green Bay road and exit on Elm street permits customers to pass cars that have stopped at the drive-in windows. Total area of the drive and

lot is in excess of 11,000 square feet, equivalent of an area more than 100 by 110 feet.

For his accurate estimate, a Wilmette business man won a \$25 check.

Money Tree and Topping Out

Fifth and final contest of the building series was to estimate the exact time the money tree would be fastened to the final top beam after it was put into place on the tower. Again there was a tie: Mr. Prasse and Mrs. A. Edward Lamson, of 1336 Linden Avenue, Highland Park, sent in identical estimates. Mrs. Lamson, who was out of the city, received a check equivalent to the amount of money on the money tree. Since Mr. Prasse's entry was brought to the bank first, he was awarded the tree.

"This is no ordinary pine tree," said Mr. Robert K. Humphrey, vice president and cashier of the bank, who has been the officer in charge of the series of contests on the new building program.

"We chose this money tree for a distinct purpose. It was placed atop the final girder on the tower of our new building as a symbol of the trust and faith that the citizens of the North Shore have placed in our bank, the pioneer bank in the community.

"It is our hope that this new building, which will be entirely completed in a few months, will enable us to serve the financial needs of the North Shore even better. We have been on this corner of Green Bay and Elm for over 70 years; and we plan to be right here for generations to come."

SINCE 1894 . . .

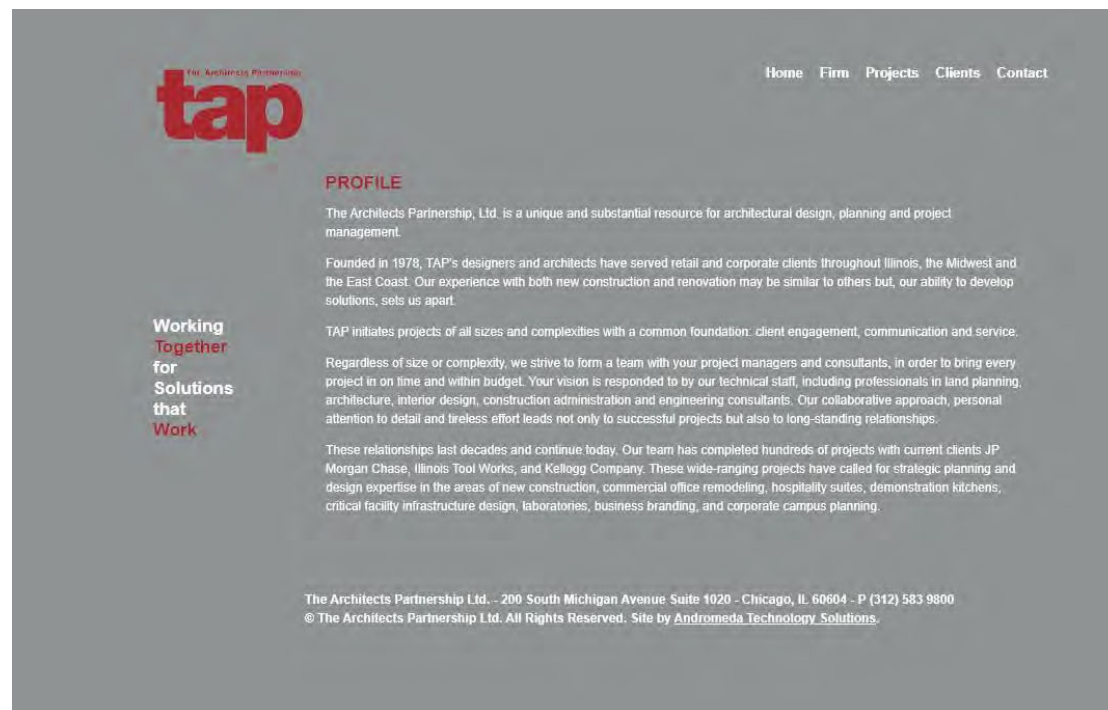


OLDEST NEW BANK ON THE NORTH SHORE

Bleck and Bleck “About Us”



The Architects Project “Profile”



Original bank building at 791 Elm, c. 1900. WHS Collections.



Second bank building at 791 Elm, c. 1950s. WHS Collections.



Current bank building at 791 Elm, c. 1964. WHS Collections.



Mayo & Mayo

Architects

**Ernest Alfred Mayo (1864/5/8-1946) /
Peter Brierley (1895—1976)**

1870 FEDERAL CENSUS

Series M. 593 Roll 671 Page 81 Lines 8-11

Michigan. Genesee Co. Fenton Twp. Fenton Village 19 July 1870

8: Enoch W. Curry 49 male white laborer \$500 \$100 Pennsylvania

9: Eleanor L. 41 female white keeping house New York

10: Lewis M. 20 male white mason Michigan

11: Rebecca 18 female white at home Canada

1880 FEDERAL CENSUS

Series T-9, Roll 583 ED 128 (728?) Page 330 Lines 48-50,1-1

Michigan. Ingham County 2nd Ward Lansing Michigan Avenue 2 June 1880

48: Enock M. Curry white male 59 com. Lab. PA PA NJ

49: Laura E. white female 52 wife keeping house NY NY NY

50: Lewis M. white male 30 son brickmason MI PA NY

1: Rebecca female white 29 wife keeping house CAN ENG CAN

2: Roy D. white male 8 son MI MI CAN

[CURIOUS—would this be the same Curry?? Probably not]

CHICAGO TRIBUNE 4 March 1890 Page 3

A SCHOOL WITH A REPUTATION

J. Ross Robertson, Chairman of the Building Committee of the Hospital for Children at Toronto, Ont., and Mr. Curry, architect of the same, are in the city for the purpose of examining the County and Presbyterian Hospitals. They are also in consultation with Mrs. S. J. McMaster, President of the Hospital for Children at Toronto, who for the last year has been a pupil at the Illinois Training School for Nurses, and on her return to Toronto will assume charge of the new hospital there. This building, which will cost \$150,000, is expected to be the model for children in America. Mr. Robertson has visited all the children's hospitals in the world and noted all improvements and methods. Mr. Robertson says that the Illinois School for Nurses is known favorably in medical circles in Europe and throughout Canada. There are at this school some ladies of high reputation in Canada, and it is understood that when the new Park Hospital of Toronto is erected the lady superintendent may be a graduate of the Illinois Training School. Mrs. McMaster, on her return to Canada, will also act in an advisory position in connection with the public charities which are supported by Government aid.

1891 CHICAGO CITY DIRECTORY Page 586

Lewis M. Curry, Supt., 805 84 LaSalle, h. 717 W. Monrie

[No Ernest A. Mayo listed]

CHICAGO TRIBUNE 20 December 1891 Page 28

PROGRESS AT COLUMBIA HEIGHTS

The Steger Manufacturing company has begun work in building its factory on the south half of Block 23, Columbia Heights. The north half of this block has been sold to the Rice-Hintz Piano company. This company has plans drawn by Mayo & Curry for a three-story brick factory building, 40x200 feet. The company promises to employ 200 men. During last week sixty-eight lots were sold ranging in price from \$200 to \$680 a piece.

CHICAGO TRIBUNE 3 January 1892 Page 30

\$425,000 for a Ten-Year Term

The hotel building to be erected at Forty-seventh street and Lake avenue has been leased by C. S. Holmes and J. Z. Cozzens to John O. Plank for a term of ten years. The term rental is \$425,000, or \$2,500 a year more than is paid by the lessees of the Hotel Metropole. Mayo & Curry, the architects of the Kenwood Hotel, will take bids for its construction at once. It is to be completed by Sept. 1. The new hotel will be known as "Plank's Kenwood Inn." The building will be owned by the Kenwood Safety Deposit company.

1892 CHICAGO CITY DIRECTORY

Page 383

Lewis M. Curry (Mayo & Curry) 1611, 79 Dearborn, h. 1015 Washington blvd.

Page 1019

Ernest A. Mayo (Mayo & Curry) 1611, 79 Dearborn, h. 145 Dearborn avenue

Mayo & Curry (Lewis M. Curry and Ernest A. Mayo) architects 1611, 79 Dearborn

CHICAGO TRIBUNE 24 January 1892 Page 29

Mayo & Curry are completing plans for the eight-story office building which A. F. Dexter proposes to erect at Nos. 80 and 82 Adams street. The building will front fifty feet, the east half having a depth of 105 feet and the west half eighty-five feet, leaving a light court in the rear of the latter of 20x25 feet. The front of the building will be of brick and terra cotta, with an entrance to the hallway leading to the elevators on the east side and to the basement store. The basement will probably be used for an oyster house, while the first story will be used for a store. The upper part of the building will be cut up into offices, there being about 20,000 square feet of rental space in the structure. On the east half and center there will be a light court, 18x32 feet, extending from the second story to the top. The building

will be supplied with two hydraulic passenger elevators, and will be heated by steam and lighted by electricity. The cost will be about \$100,000. Work in tearing down the present building will be commenced within a month.

CHICAGO TRIBUNE 14 February 1892 Page 28

AMONG ARCHITECTS AND BUILDERS

Contracts Let and Work Begun on the Dexter Office Building.

The work of tearing down the buildings at Nos. 80 and 82 Adams street, preparatory to the erection of a fine eight-story and basement structure, which will represent an outlay of \$100,000, has begun. Plans for this structure have been drawn by Mayo & Curry, and contracts for most of the construction have been let. It will cover a frontage of fifty feet adjoining the Owings Building. This land is controlled under a lease by the Dexter Safe-Deposit company, which will erect and own the building. The plans made for the building provide for a framework of iron columns and steel beams. The front will be of pressed brick with terra cotta trimmings. Three arches will be carried up through the front of the building to the sixth story. A heavy coping cornice will surmount the front. The two entrances will be floored in mosaic, and the mosaic will be used in wall decorations.

This building will be fitted up with all modern improvements, including steam heat, gas, electricity, and rapid elevator service. Marble wainscoting will be used throughout all of the halls. Contracts for the carpentry and mason work have been awarded to Ryland & Co. The South Halsted Street Iron Works have secured the contract for the iron work. The entire basement will be occupied by an oyster house. The first floor will be divided into stores, and all of the upper stories will be devoted to offices. An attempt will be made to finish the building during the present season.

CHICAGO TRIBUNE 20 March 1892 Page 26

Riverside is to have a new hotel. It will be an elegant affair and will occupy the site of the old Riverside House. The hotel is to be erected at once by E. P. Ripley, Vice-President of the Chicago, Milwaukee and St. Paul railroad; George Chambers, John T. Snodgrass and Albert Seckel. It will cost \$50,000 and will contain about 125 rooms. Curry & Mayo have prepared the plans.

CHICAGO TRIBUNE 5 June 1892 Page 27

Mayo & Curry have made plans for a four-story apartment house to be built at Park Manor by M. Buckley at a cost of \$45,000. The three-story brick residence known as the "Keefe Mansion", which was purchased last year by Mr. Buckley, will be remodeled and used in connection with the new building as a World's Fair hotel.

CHICAGO TRIBUNE 3 July 1892 Page 22

Mayo & Curry are planning the reconstruction of the Granada apartment-house at the southwest corner of Rush and Ohio streets into a hotel for James F. Keeney at a cost of from \$35,000 to \$40,000. It is proposed to have a large rotunda and a dining-room on the first floor, with a rearrangement of the other rooms in the building.

CHICAGO TRIBUNE 17 July 1892 Page 14

MORE GREAT BUILDINGS

A nice improvement now in progress is the Dexter Safety Deposit company's building at Nos. 80 and 82 Adams street. While it is not as expensive as some of the office buildings now in the course of erection it will add much to the street. Mayo & Curry are the architects. The structure joins the Owings Building. It will be steel frame, faced with brick, and will be supported by iron columns. The entrance will be finished in mosaic and the wainscoting white marble. An oyster house will occupy the basement, and it is expected that the offices will be ready for tenants Jan. 1. It will cost \$100,000 and will be eight stories high.

EVANSTON DIRECTORY

1891—none

1892—none

1893 Page 274

Ernest A. Mayo, r. French House, architect, 79(?) Dearborn, Chicago

CHICAGO TRIBUNE 6 August 1892 Page 14

NEW INCORPORATIONS

Springfield, Ill. Aug. 5.—[Special]—The Secretary of State today issued licenses to incorporate new companies as follows:

The Southern Grand Hotel company, Chicago: capital stock, \$2,000,000: incorporators, Leander C. May, Lewis M. Curry, and A. L. Allen.

CHICAGO TRIBUNE 6 August 1892 Page 1

NEW HOTELS GALORE>

D. P. KEENEY, HOWEVER, SEEMS TO HAVE THE "BOSS" SCHEME

HE Assures a Stranger with \$10,100 to Invest That in One Year He Can Clear \$50,000 Profit—The Enthusiastic Promoter says His "Hotel" at North and Washtenaw Avenues Is the Greatest Money-Making Scheme on Record—He Lost \$100,000 by Being "Too Honest".

Chicago is to have another magnificent hotel, one that will cost a whole lot of money, a genuine sky scraping, marble vestibule, velvet carpeted abiding place for travelers; at least the following "ad" in an evening paper of yesterday would so indicate:

THE SOUTHERN GRAND HOTEL COMPANY< Chicago: capital stock, \$2,000,000: Incorporators L. C. May, Lewis M. Curry, and A. L. Allen.

Lewis M. Curry's office is on the fifteenth floor of the Unity Building. A reporter for THE TRIBUNE, copy of the "ad" in hand, called to learn particulars of the "Southern Grand". Mr. Curry was not in, but a draftsman, busily engaged on architectural drawings, announced that he was jointly interested in the project. He was not anxious that anything be published, and, with a good deal of warmth said:

"I do not wish anything about the new hotel in the papers. The plans are not perfected and it would interfere with us if any mention of it was made."

L. C. May's office, on the thirteenth floor of the Title and Trust Building, was next visited. Mr. May was absent, but when the visitor stated to D. P. Keeney, who occupies the adjoining office, that he had \$10,000 to invest in stock in the new hotel enterprise that gentleman appeared to be in the seventh heaven of delight. "It's very lucky, very lucky, indeed, that you spoke to me," he said. "I can guarantee you fully \$25,000 profit in one year if you invest your money with me. I've the greatest money-making scheme on record. See the plans of my hotel," and he gave the reporter a number of drawings depicting a fine hotel and apartment structure, which he said he was about to erect on the West Side.

"Can you keep books?" Mr. Keeney queried. "Well, never mind, I'll tell you what I'll do: You just put in your money here and I'll make you our bookkeeper at a monthly salary of \$100. How does that strike you?

Mr. Keeney insisted upon showing the site of the proposed new hotel. He was prevailed upon to wait for half an hour, and when the reporter reached the street, he was accosted by a man who was present at the above interview. He handed the reporter a card, which read as follows, he claiming to be a member of the firm:

Notary Public.

South Side Property a Specialty.

*C. E. Sherman & Co.
Real Estate and Loans
1104 Chamber of Commerce.
Washington and La Salle-sts., Chicago.*

"I overheard your conversation up-stairs," said he. "You are a stranger here, are you not? Well, be cautious. This is the advice of a friend. A short time since I lost \$3,000 in a real-estate deal, and for this reason I warn you. "Now," he continued, "I am trying to secure capital to erect a hotel near the World's Fair site, and it would pay immensely. Come down to my office, and we will talk it over fully."

THE TRIBUNE reporter promised to visit the adviser later and returned to Mr. Keeney, with whom he boarded a north-bound car to inspect the location of this new hostelry, which he represented to be at the corner of Washtenaw and North avenues, covering a space of 150x100 feet. En route to this destination the "stranger" was promised a one-fifth interest in the concern, valued at \$500,000, according to Mr. Keeney, and his prospective profits of \$25,000 in one year were doubled to the extent of \$50,000 by the enterprising promoter. "Here we are," said Mr. Keeney, alighting on North avenue, one block east of Humboldt Park. "This," pointing to a large vacant lot, "is the site. It is all paid for. I forgot to mention that I received a loan of \$100,000 the other day on the scheme. Why, a New York millionaire was so struck on it that he offered to take all the stock and furnish a capital of \$4,000,000. The hotel will be magnificent, and furnished like a palace. It will have a bar-room 50x60 feet, and the finest drug-store in the world. The entire cost will be \$500,000."

"What about the \$2,00,000 hotel?" queried the reporter.

"Oh! That's to be located at the corner of Forty-ninth street and Madison avenue. But no! What am I thinking of? That scheme's fell through. Couldn't get land, you know and the North Side plan is the best of all. Why, you'll make \$75,000 on your money in one year. They're going to run an elevated railway out here for us. What do you think of that?

"But I guess I had better see Mr. May. He's one of the incorporators of the \$2,000,000 hotel," objected the reporter.

"No!" ejaculated Mr. Keeney with great emphasis. "That scheme fell through, I tell you. You say you are going to your home at Erie, Pa., tonight to get your money. Well, all right, but don't see May. It's unnecessary.

"By the way," he went on enthusiastically, "you say you've got lots of rich friends at your home. I'll tell you what I'll do. If you get them to invest money in this enterprise I'll give you 10 per cent on all they turn in. I'll guarantee it to you. When will it be incorporated, did you say? Well, just as soon as you turn me in your money next week we'll incorporate the company with a capital stock of \$500,000 and issue shares at \$25 each. "Who are the present stockholders? They are James McKinly, who is the contractor for erecting the hotel; Attorney F. F. Douglas, who is the legal advisor of the company; myself, and one other gentleman whose name I cannot recall. Our architect is L. C. [sic.] Curry, and for references we refer people to Lyman J. Gage, the banker, my brother, a very wealthy real-estate man, and—and others. "Of course," he added, "you'll be one of the five directors when you turn in your \$10,000 next week."

Mr. Keeney, in pointing out several business edifices he said he owned on North avenue said: "When I came here twenty years ago, I hadn't a dollar, but my credit was good, and I bought several lots on this street. They thought I had money, but I hadn't a cent. In this way I got my start to build up a fortune. One time I was terribly swindled, however. I had a dishonest partner whom I trusted and who cheated me out of nearly \$100,000. I was too honest—I was too honest."

The home of Mr. May, No. 946 North Campbell avenue, was visited, but he was absent.

Lyman J. Gage, to whom Mr. Keeney referred for references does not know the man. When asked last evening if he indorsed the "promoter" and his scheme, Mr. Gage replied: "No. I have never recommended any such man. I do not know of any D. P. Keeney."

1893 CHICAGO CITY DIRECTORY

Page 425

Lewis M. Curry (Mayo & Curry) 1611, 79 Dearborn, h. 88 Park av.

[Mayo entry obliterated by poor conditions of microfilm]

CHICAGO TRIBUNE 5 February 1893 Page 30

Mayo & Curry have drawings on the boards for remodeling the large room at end of the main hall in the Unity Building into a restaurant. The room is 80x60 feet and the improvements will make it one of the leading establishments of its kind in the city. The floor will be of mosaic, the walls will have marble wainscoting, and the ceilings will be finished in a high class manner. The kitchen, lavatories, and other accessories will be equipped with all modern conveniences. The improvement will cost about \$15,000.

CHICAGO TRIBUNE 26 February 1893 Page 31

Mayo and Curry have completed plans and work has commenced for the Colonial apartment building, on Oglesby avenue, near Sixty-third street, for James G. Stevenson. The contract for this building has been awarded to Angus & Gindale, with the exception of the plumbing, electric lighting, and staff work, under a time forfeit of \$350 a day, to be completed by June 1, 893, the proprietor also agreeing to pay the contractors a like sum for every day the structure is complete before that date. This apartment building will be three stories, attic, and basement, 100x135 feet, built with brick walls and stone foundation, modern sanitary plumbing, steam heat, electric light, and perfect ventilation. The front and return walls will be covered with staff, in the old colonial style. The central portion will be devoted to a large plaza and entrance combined, 10x56 feet, the front being supported on Ionic columns. Two handsome campaniles with gable between will form the central feature and break the sky-line. The interior is admirably arranged for the accommodation of its guests, having 160 rooms, divided into two or three-room suites and bath. During the World's Fair it will be used as the headquarters of an Eastern club and afterwards will be used as a first-class apartment building. The main lobby will be 21x76 feet, around which are placed the office, check-room, toilet-rooms, and two principal staircases.

The large, light court in the center will be devoted to a dining-hall. Adjoining this will be kitchen, store-room, boiler house, icebox, trunk, storage, and servants' quarters. Marble will be extensively used in the main lobby, reception-room, and dining-room, and the balance of the building will be trimmed with

pine painted white and tipped with old gold. A portion of the apartments will be completed by May 15. The total cost of the improvement will be \$60,000.

CHICAGO TRIBUNE 9 April 1893 Page 26

TWO LARGE DOWN-TOWN HOTELS

Imperial and California Companies Secures Prominent Corners on Term Leases.

Two hotel operations of importance were carried through during the week. The Imperial Hotel company has secured control of the building at the southeast corner of Michigan avenue and Twelfth street by a term lease, and the California Hotel company has purchased the leasehold interest in the building at the southwest corner of Van Buren street and Custom-House place. The Michigan avenue building covers a lot 83x130 feet, and was leased by Washburne & Lewis from Mrs. Elizabeth J. Hopson to C. B. Houghton and S. D. Shadbolt. These parties represent the imperial Hotel company, which was incorporated some time ago with a capital stock of \$100,000. The building, which is a reproduction of the old Ashland Block with the addition of one story, will contain 126 guest rooms. It has just been completed, and represents an outlay of \$225,000, while the land on which it stands is valued at \$275,000. The lease provides for an annual rental of \$30,000 for a term of five years. The lessees are given an option of lease for five years more at the same rental, and of an additional five-year term at \$40,000 a year. The rental for the fifteen-year period, in case the lessees take advantage of their option, will be \$500,000. The hotel is being furnished in first-class style, and will be managed by E. S. Douglass of the Woodruff House.

The building secured by the California Hotel company is directly across Van Buren street from the old Pacific Mission property. It is 100 feet square, and has been occupied for some time as a warehouse by Snow & Goodnow. It is a substantial structure of brick, five stories and basement. The land is owned by P. J. Sexton, who erected the building with the intention of using it as a hotel to be known as "The Niagara". The building was sold and the land leased to Blackall & Son. They in turn sold their leasehold interest, which runs for eight years, from May 1, to George W. Strine. W. G. Krutz Jr. has just made a sale of Mr. Strine's interest to Louis Allards of California and Robert J. Dixon of South Dakota. The leasehold interest for eight years was sold for \$145,000. Mr. Strine has never had possession of the building and simply steps out with a bonus of \$30,000. He has had plans made by Mayor & Curry for remodeling the building and has let the contracts for these changes. The new owners will assume these contracts and expend about \$50,000 in alterations. The hotel company has control of all the building with the exception of the four Van Buren street stores which are still controlled by Blackwell & Co. Two hotel entrances will be made, one on Van Buren street and one on Custom House place. These will open into an office and lobby directly under a large light shaft, which opens down through the center of the building. There will be 341 rooms on the five floors. A mezzanine story will be put in above the fifth floor to be used for cots. The hotel is to be ready for occupancy by May 15. It is diagonally across Van Buren street from the corner recently purchased by H. K. Kohisant as a fee, and just across Custom House place from the Monadnock extension. The Pacific Mission property, 60 x100 feet, was sold last year for \$200,000.

CHICAGO TRIBUNE 30 April 1893 Page 30

A fine factory building covering four acres of ground is one of the latest projects in the building line. The building will be six stories high and is located on Block 1 of Fullerton addition. The building will front on Chester street. It is to be erected by the Garden City Wire and Spring company, and the cost of the building will, it is estimated, be in excess of \$260,000. The building will occupy about two thirds of the block. In addition a powerhouse is to be erected on the rear of the lot at an estimated cost of \$46,000, making the total cost of the buildings to be erected by this company exceed \$300,000. The machinery and interior fittings will cost in the neighborhood of \$200,000. Mayo & Curry are the architects in charge and already have the complete plans prepared for the foundation and frame work to the building.

CHICAGO TRIBUNE 9 July 1893 Page 30

Mayo & Curry prepared the plans for the armory which the Chicago Hussars propose to build at the northeast corner of Thirty-fifth street and South Park avenue. The same architects have designed for John W. Lanehart a three-story flat building, 40x65 feet, to be erected on Wilcox street, just west of Campbell avenue. It will be constructed of pressed brick with marble entrances, will contain six flats, and will cost \$14,000. The same architects have received an order from Gov. Altgeld to complete the safety deposit vaults in the basement of the Unity Building. The entrances will be of marble and the wainscot of the same material. The cost is placed at \$10,000.

CHICAGO TRIBUNE 29 December 1893 Page 9

Legal Notices and Proposals
INDUSTRIAL HOME FOR THE BLIND,

Chicago, Ill. Dec. 20, 1893

Sealed proposals will be received in duplicate until 2 p.m. on the 4th day of January, 1894, for furnishing materials and construction of the Industrial Home for the Blind to be built for the State of Illinois, in accordance to the drawings and specifications, copies of which may be had at the office of Messrs. Mayo & Curry, architects, 79 Dearborn-st.

Each bid must be accompanied by a good and sufficient bond for a sum of not less than 2 per cent of the amount of the proposal, signed by at least two good and sufficient sureties. The right is reserved to reject any or all bids, or to waive any defect or informality in any bid, if it be deemed in the interest of the state to do so.

All proposals received after the time stated will be returned to the bidders. All proposals to be indorsed and addressed as follows: Endorsed—Proposal for Dormitory and Factory. Addressed—P.H. Conley, N.W. Cor. 25 and Butler-sts., Chicago. Duplicate addressed to Mayo & Curry, 79 Dearborn-st., Chicago.

391 Immediately thereafter the bids will be opened for the first time in the presence of the trustees, and the
392 contract awarded to the best, responsible bidder.

393
394 Trustees: P. H. Conley, President
395 Fritz Glogauger, Secretary.
396 H. C. Zuttermiester,
397 Miss Sarah J. Condon
398 H. E. Cushing.

400 1894 CHICAGO CITY DIRECTORY

401 Page 436

402 Lewis M. Curry (Mayo & Curry) 1611, 79 Dearborn, h. 596 Flournoy

403
404 Page 1146

405 Earnest A. Mayo (Mayo & Curry) 1611, 79 Dearborn, h. Evanston

408 CHICAGO TRIBUNE 18 February 1894 Page 7

409
410 ITS GOOD WORK BEGUN

411
412 STATE HOME FOR JUVENILE REMALE OFFENDERS IS OPEN

413
414 Temporary Quarters Are Secured and the First Inmate Received—The Site for the Permanent Structure
415 at Geneva Has Been Selected—Plans for the New Building, Which Is a Reformatory Institution—Mrs.
416 Margaret Ray Wilkins Is Chosen as Superintendent.

417
418 Young girls who are convicted in the courts hereafter will not be sent, to the bridewell, the County Jail,
419 or the penitentiary. Instead of serving light sentences in any of these places they will be obliged to
420 spend the remaining years of their minority in a new institution at Geneva, to be known as the State
421 Home for Juvenile Female Offenders. Last June the Legislature appropriated \$90,000 for the founding of
422 this home, and a few months later a Board of Trustees was appointed and Geneva was chosen as the
423 site for the institution. The voting of this appropriation was due largely to the efforts of the officers of
424 the Industrial Home for Girls at Evanston and members of the Woman's club of Chicago.

425
426 The work of these persons in discharging their official duties has brought them in contact with the
427 routine work of the police stations. Here, it is said, the need of an independent home has been
428 apparent for many years. In many instances almost every week young girls who have been arrested on
429 various charges have been allowed to go free. Action of this kind was taken by the prosecuting attorneys
430 under the direction of the Protective Agency for Women and Children, as it was thought preferable to
431 sending them to the bridewell or to the Industrial Home for Girls. At the former place it was considered
432 the influence there prevailing would do them more harm than good, and at the latter place they were
433 ineligible, as none is accepted who has been known to the police as a hardened character. It has been

the policy of the Industrial Home to accept girls who have become homeless or destitute, but not criminals. The new home will be especially fitted for the latter class. It will be divided into four distinct departments and the inmates separated into as many classes. The members of each class or department will be arranged with reference to their former habits or their age.

The work of receiving and caring for these girls will be commenced at once. Temporary quarters have been secured at No. 3111 Indiana avenue, in the building formerly used for the Erring Woman's Refuge. Yesterday Mrs. Margaret Ray Wilkens was chosen Superintendent of the home and Miss Anna Hayden assistant. Mrs. Wilkens is the President of the National Woman's Relief Corps, , and until recently was the matron of a soldiers' orphans' home in Kansas. An immediate selection of the officers of the home became necessary as one inmate in the person of a 14-year-old girl has already been received. She came from Coles County, and will remain at the home until she is 18 years of age. Others are expected in a few days.

The board of seven trustees designated as the "State Guardians for Girls", of which the law provides that four shall be women and three men, has been appointed by the Governor. They are: Mrs. M. R. M. Wallace, Evanston; Mrs. G. M. Holt, Chicago; Mrs. J. D. Harvey, Geneva; Mrs. Charles Henrotin, Chicago; Matthew Henneberry, Peoria; W. D. Prentiss, Chicago; Judge Frank M. Annis, Aurora. Mrs. Wallace has been chosen President of the board and Mrs. G. M. Holt Secretary.

In regard to the nature of the crime for which a girl can be committed, the law provides that whenever any girl between the ages of 10 and 16 years is convicted before any court of record of any offense which if committed by any adult would be punishable by confinement in any house of correction or county jail, such juvenile offender of the court to the State Home for Juvenile Offenders for a time not less than one year nor beyond her minority; or whenever any girl between the ages of 10 and 16 years is convicted before any Justice of the Peace or police magistrate of any misdemeanor the Justice or magistrate may in his discretion punish such juvenile offender in the manner provided by law, or he may commit her to the State Home for Juvenile Offenders for a term not less than three months nor beyond her minority.

The act also provides that any girl may by the trustee be placed in the home of any good citizen upon such terms and for such purpose and time as may be agreed upon, or she may be given to any suitable person of good character who will adopt her, or she may be bound to any reputable citizen as an apprentice to learn any trade, or as a servant to follow any employment which, in the judgment of the trustees, will be for her own advantage, provided that the trustees shall always have a supervising care of the girl and in case she is not well treated may be recalled to the home.

Upon the discharge of any girl from the home the Superintendent will provide her with suitable clothing and \$5 in money and procure transportation for her to her home if she has one in this State or to the county from which she was sent at her option.

All the inmates will be taught needlework and housekeeping in all its branches. They will also conduct a horticultural garden. From these various sources it is expected to create an income which the trustees will ask the Legislature to set aside as an additional fund to be paid the inmates as they leave the home.

The creation of this fund will be an extra incentive for good and faithful work on the part of the inmates. Amounts will be placed to their credit as earned.

A handsome site for the new building has been selected at Geneva. It is on an elevation near the town but two miles from the railroad depot. It is a large tract and the building will stand near the center of it. It was expected that a free site would be tendered by some city in the northern part of the State, but as none was forthcoming the one decided upon will be purchased outright. The grounds will be arranged so that additional buildings may be put up in the future if desired.

The building makes an imposing appearance with broken skyline and corner turrets suitable to the German Gothic style. The exterior walls will be of limestone from the local quarries and will contain some handsome designs. The center of the building rises in a large tower and the main entrance, which will be large, will be particularly handsome. The building proper will be two stories and basement high. It will have a capacity for 180 patients, with additional room for the necessary attendants, officers, and employes. The four wings are practically separate cottages, having all the advantages in seclusion, outside exposures, and the homelike surroundings of the cottage system without the disadvantage of greater running expenses, increased danger to patients and attendants, and the impossibility of efficient supervision caused by too great dispersion.

Each wing on the second and third floors can be directly overlooked by one supervisor on each floor from the observation chamber. At the extremities of each wing and on each floor is provided a large day room, 25 feet wide and 37 feet long, also a dining-room, kitchen, pantry, and a work-matron's and linen-rooms. The passageway connecting these departments with the central building building is used as a dormitory and will accommodate twenty-two inmates each.

The various systems are provided with a disconnected building containing toilet and bath rooms and a staircase and disconnecting lobby. A separate wing in the front central portion of the building will be the administration department. It will contain the Superintendent's quarters, reception room, and office, with ample room for employes. The rear central building will be a boiler-house, engine-room, laundry, and general storeroom in the basement and on the floor above will be four large workrooms and lavatories. There will also be a wide staircase leading to the second floor.

This floor will be used as a recreation hall and at times will also be used for religious services. It will have a seating capacity of 300. The style of grouping of the different parts of the building will be picturesque in appearance and economic in management. The basement walls will be of block stone and above that of dressed stone. The roof will be of metallic shingles and the entire building will be semi-fireproof. All the exterior windows will have wrought iron gratings, but they will be so covered with curtains as to be scarcely observable. The basement floors will be of concrete covered with cement. The entire first and second floors will be trimmed in red oak, except the smaller rooms, which will be trimmed in maple. Each inmate will have a separate sleeping apartment, which will be nicely furnished. All trimmings in the basement will be of pine. Water will be supplied from wells through a large tank on the roof. Two large boilers will furnish heat, and light will be supplied by an independent system owned by the institution. The designs were drawn by Architects Mayo & Curry of this city.

522 1895 CHICAGO CITY DIRECTORY

523 Page 450

524 Lewis M. Curry (Curry & Curry) 1611, 79 Dearborn, h. Oak Park

525 Roy D. Curry, 1611, 79 Dearborn, h. Oak Park

526

527 Page 451

528 Curry & Curry (Lewis M. and Roy D) architects 1611, 79 Dearborn

529 [Curry was shown as architect at the 1611 79 Dearborn office and his son Roy was with him as well]

530

531 Page 1184

532 Ernest Mayo, architect, 86, 84 Adams, h. 320 Barry Av.

533

534 1896 CHICAGO CITY DIRECTORY

535 Page 436

536 Lewis M. Curry, architect, 1611, 79 Dearborn

537 Roy D. Curry, loans, 614 95 Clark h. 90 22d

538 Page 1325

539 Ernest A. Mayo, architect, 86, 84 Adams, h. Evanston

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543 CHICAGO TRIBUNE 2 April 1896 Page 7

544

545 PLANS DO NOT SUIT ALL

546 Drawings for the New Insane Asylum Under Debate

547

548 Those Submitted by Architect J. M. Curry Said to Please the Trustees and the Governor, but Not All the
549 Members of the State Board of Charities—Difference of Opinion as to Reading of Law Conferring
550 Authority to Adopt.

551

552 Plans for the new insane asylum buildings at Rock Island, Ill., are in the office of James M. Curry, the
553 architect. But there is said to be a question of whether they will be used. Mr. Curry feels positive the
554 plans will be accepted and he is supposed to have the influence of the asylum trustees and of Gov.
555 Altgeld. But most of the members of the State Board of Charities do not like the plans and the law
556 requires the approval of the board before work can be begun.

557

558 The trouble with Mr. Curry's plans, in the estimation of the objecting members of the Board of Charities,
559 is that they follow too closely the old style of asylum architecture suggesting suggestive of prisons and
560 forts instead of the newer "cottage" plan in which groups of buildings replace the single formal massive
561 structure.

562

Mr. Curry furnished the plans for the Illinois Independent Home for the Blind, erected in Douglas Park boulevard three years ago, and he also contributed the plans for the Illinois Independent Home for Girls built at Geneva a year ago.

There is a difference of opinion between the architect and the State Board of Charities as to a matter of fact as well as of theory. Mr. Curry says his plans have been accepted by the trustees of the asylum and that "the Board of Charities has nothing to do with it." The board believes it must approve the plans before they can be accepted. The law which appropriated \$100,000 for the asylum provides that the trustees shall cause plans to be prepared by a competent architect, "but no plans shall be adopted by the trustees which shall not first have been approved by the Governor and the board of State Commissioners of Public Charity."

There was no bidding for these plans; neither have any other plans been solicited or offered. Mr. Curry says "the law provides that the trustees may secure the plans from whom they please." The compensation is fixed by the law at 2 per cent of the costs of construction. The cost of the building to be immediately erected is estimated at \$95,000, but the plans provide for the probable growth of the institution, and 2 per cent, it is hinted, might become a good thing.

It has been rumored that the dissatisfaction of the Board of Charities was so great that it was the cause of the resignation of the President, Dr. Boerne Bettman, last week. But Dr. Bettman absolutely denies this. He says he has not seen the plans for the new asylum, but from the description of Dr. Reynolds and Miss Lathrop he confesses that he does not approve of them. "We are on record as favoring the cottage plan for insane asylums. The idea is to take away from the patients the appearance of imprisonment or force, and to give them outdoor employment instead of restraint. The question is, not how cheaply we can feed or lodge the insane, but whether we can help them. If I had staid on the board I should have talked over these matters with Gov. Altgeld, and I do not doubt he would prefer the best method. He is a very reasonable man." Miss Julia Lathrop said she did not approve of Mr. Curry's plans, but preferred not to discuss the matter until a meeting of the board had been held to consider it.

Dr. Arthur Reynolds, another member of the board, stated that he had not understood Mr. Curry's plans were final, but merely suggestive, and would be changed, as the board might direct. He said he did not approve the plans himself, and yet did not know exactly what style of architecture he preferred for the purpose. He preferred to have a consultation with the government before making up his mind absolutely.

"I do not doubt," he said, "but it will be arranged satisfactorily when the trustees and the board and the Governor get together and talk it over."

The Board of Charities consists of:

Mrs. Julia C. Lathrop, Rockford
Dr. Arthur Reynolds, Chicago.
George W. Curtiss, Stockton.
James McNabb, Carrollton.

607
608 The trustees of the new asylum are:
609 William S. Gale, Galesburg.
610 John S. Eden, Sullivan.
611 T. J. Medill, Rock Island.
612
613
614
615

616 CHICAGO TRIBUNE 21 June 1896 Page 40
617

618 Ernest A. Mayo has designed and let contracts for a new residence to be erected on Marynette terrace,
619 Buena Park, for T. D. Gray. The foundation will be of stone, with plastered exterior on the first floor and
620 shingled upper story and roof. The building will cover an area 32x55 feet and will be fitted with a hot
621 water heating system, electric lights, and modern sanitary plumbing. The style of architecture is French
622 chateau. The interior will be handsomely decorated with white enamel. The hall, reception room, and
623 dining-room will have high beam and paneled ceilings and floors of quarter-sawed oak. The upper
624 rooms will be trimmed in whitewood and birdseye maple. The residence will cost \$10,000. The same
625 architect has just completed a store and flat building at South Evanston for William Hoyt at a cost of
626 \$20,000.
627
628

629 EVANSTON DIRECTORY 1897 220
630 Ernest A. Mayo (Ada Mary wife), 320 Dempster, architect, 86 Dexter bldg. Chicago.
631

632 CHICAGO TRIBUNE 11 July 1897 Page 34
633

634 MEDICAL COLLEGE AND HOSPITAL
635 New Building to Be Erected on the North Side.
636

637 Ernest Mayo is preparing plans for a new building for the National Medical College. The structure is
638 designed for a combination of college and hospital. It will have a frontage of 125 feet and will be
639 seventy-five feet deep. The exterior will be of brick and stone, with a tile roof. All the rooms will be
640 finished in hardwood. In the basement are located lecture rooms, steam and electric light plant, and
641 laundry. On the first floor are the reception rooms, consultation room, surgeon's room, two lecture
642 rooms, and one ward. There is also to be an operating theater on this floor for use in clinics. The
643 second floor is devoted to private rooms, children's dormitories, and male and female medical wards.
644 The male and female surgical wards will occupy the third floor, while the fourth is devoted to private
645 rooms, dining-room, dissecting-room, and accommodations for the staff.
646

647 Through ventilation will be employed in the building, the three wings being connected with the main
648 structure by large corridors with wards located on either side. The entrance is designed in marble with
649 mosaic floor. The building will cost \$75,000. Negotiations are in progress for a suitable site on which

650 the building will be erected. Townsend Smith is President of the college and the executive staff includes
651 L. D. Rogers, W. E. Fruit, and E. C. Sweet.

652

653

654 CHICAGO TRIBUNE 5 September 1897 Page 30

655

656 Ernest Mayo has designed for B. C. Rogers a three-story apartment house, to be on Clark street, in
657 Rogers Park. It will front 50 feet with a depth of 70, and will be constructed of pressed brick and stone.
658 It will cost \$10,000. The same architect is receiving figures for the construction of a three-story flat
659 building for Aaron Jay, to be erected at West Forty-first street, near Park avenue. It will front 25 feet
660 with a depth of 65, and will be constructed of cut stone and pressed brick. It will cost \$5,000.
661 Construction will be commenced shortly on both the buildings. The same architect has designed for the
662 National Medical College improvements in the Ideal Club Building at 531 Wells street.

663

664 EVANSTON DIRECTORY 1898 Page 231

665 Ernest Mayo, 2316 Harrison

666

667 CHICAGO TRIBUNE 24 July 1898 Page 30

668

669 NORTH SHORE CLUBHOUSE PLANS

670

671 Ernest A. Mayo Designs Building for Edgewater Organization.

672

673 Ernest A. Mayo has completed the design of the new North Shore Suburban club, to be built at
674 Edgewater, near the lake. It will be of frame, with stone foundations, and will have cement floors,
675 steam heat, electric lighting, and hardwood trimmings. The basement will contain four bowling alleys,
676 toilet rooms, boat storage, dining room, kitchen, and servants' quarters. A dressing room for bathers
677 will open directly on the beach. The first floor will have a large veranda. The interior will contain four
678 billiard tables, the office, the card and smoking room, and a large parlor. A grand staircase will lead to
679 the ballroom, 50x80 feet, with stage, dressing rooms for men and women. The ballroom will have a
680 capacious balcony extending around three sides, with extensive windows for viewing the lake. The
681 design will be in the colonial style, with shingle roof. The predominating feature will be the large two-
682 story veranda, giving the club a look of size and comfort. The estimated expenditure in connection with
683 the building is \$15,000.

684

685 AMERICAN CONTRACTOR Chicago Building Permit column 3 September 1898 Page 29

686 Ernest A. Mayo 30th st. & Stewart av. Sibley Elevator Co.

687

688 EVANSTON DIRECTORY 1899 Page 241

689 Ernest A. Mayo (Ada, wife) 1314 Asbury av., architect, Dexter bldg., Chicago

690

691 CHICAGO TRIBUNE 12 November 1899 Page 38

692

693 NEW HOTEL FOR HIGHLAND PARK---"THE MORaine"

694
695 "The Moraine", the new \$100,000 hotel now in course of construction in Highland Park, is under
696 contract to be completed by June 1, 1900. The location is a little north of Highland Park, and the
697 grounds will have a west frontage of 700 feet on Sheridan road. Great ravines are the boundaries on the
698 north and south, while the waters of Lake Michigan are on the east. The site is a picturesque one and
699 has many natural advantages. The building will have a west frontage with large verandas on the east
700 side. It is being constructed by F. W. Cushing after plans prepared by Architect E. A. Mayo. The hotel
701 will be conducted next summer by a Chicago company.

702
703 The hotel building will be three stories and basement, with ground dimensions 266 by 45 feet for the
704 main and two wings 40 by 70 feet each. It is of colonial design. The materials used will be varnished
705 brick and stone with a tile roof. There will be 125 guest rooms and fifty bathrooms. A number of the
706 rooms will be connected, so that they can be thrown together into suites of two to five, when so
707 required. The dining room will accommodate 300 people. The work of grading the grounds and putting
708 in the foundation of the building is progressing rapidly.

709 EVANSTON DIRECTORY 1900

710 Ernest A. Mayo (Ada, wife), 1554 Asbury av, tel. 244, architect, 84 Adams, Chicago, tel 2448H

713 CHICAGO TRIBUNE 14 January 1900 Page 39

714
715 ...The new Hotel Moraine is being put under roof.

716 CHICAGO TRIBUNE 20 May 1900 Page 50 [ad]

717 Hotels.

718 The New North Shore Hotel

719 The Moraine, at Highland Park

720 Will be opened on Saturday, June 2d, and promises to become at once a very popular resort for
721 prominent Chicago people. The building, which is a fine specimen of colonial architecture, is
722 exceptionally well constructed, the rooms are large and airy, and every possible convenience has been
723 provided for the comfort of patrons. Situated upon a high bluff overlooking Lake Michigan, the Moraine
724 has the advantage of the cool lake breezes, while the views from the balconies, especially those looking
725 north are extremely fine.

726
727 Persons unacquainted with the North Shore will be surprised to find so charming a bit of natural scenery
728 as that surrounding the house. The hotel property comprises a tract of thirteen acres, having a frontage
729 on the Sheridan road of 700 feet and of 500 feet on the lake, so that all kinds of outdoor sports, such as
730 bathing, riding, driving, bicycling, etc., may be enjoyed. The Chicago and North Western Railway
731 Company have shortened the schedule time on the principal trains to and from Highland Park to thirty-
732 four minutes, and the opening of the Northwestern Elevated road on June 1st will bring points on the
733 loop to within 40 or 50 minutes of that place. The new hotel will be opened for inspection on Sunday,
734 May 20th (today), and persons wishing to look it over will find the hotel omnibus awaiting the arrival of
735 trains at Highland Park. Sunday trains leave C. & N. W. Station at 9&10:45 a.m., 12:45, 2:15, 3:00, 3:30
736 & 4:15 p.m.

737 For further information address Hotel Moraine Co., Room 87 board of Trade, Telephone Harrison 1853

742 Illinois. Cook County 2nd Ward, Evanston 1554 Asbury Avenue 9 June 1900

743

744 8: Ernest A. Mayo head white male Dec. 1864 35 m.8 ENG(Eng)x3 1891 9 Na architect RH

745 9: Ada M. Mayo wife white female Mar 1870 30 m.8 1/1 CAN(Eng)x3 1892 8

746 10: Vivian B. Mayo son white male July 1895 4 single at school: Evanston ENG(English) ENG(English)

747

748 1900 FEDERAL CENSUS

749 Series T-t623 Roll 711 ED 15 Page 102 Sheet10A Line 63

750 Michigan Genesee County 4th Ward Flint 734 Stapelton Street 9 June 1900

751

752 63: Lewis M. Curry boarder white male Feb. 1849 50 single MI PA PA architect and builder.

753

754

755 EVANSON DIRECTORY 1901

756 Ernest A. Mayo (Ada wife) 910 Dempster, tel 1881, architect, 84 Adams, Chicago

757

758

759 CHICAGO TRIBUNE 29 December 1901 Page 31

760

761 THE REMODELED OLD CITY HOTEL BUILDING

762

763 It is the intention to completely reconstruct the present five-story building, formerly the old City Hotel
764 property, located at the southeast corner of Lake and State street, and add one additional floor. The
765 plans call for a handsome iron and glass front in the store and second story. The main floor is to be
766 divided into stores fronting on State street, while the upper floors will be divided into offices and
767 salesrooms to meet the demands of that particular neighborhood. With the extension of Marshall Field
768 & Co.'s store to Randolph street, it is believed by many that it will have a tendency to open the block in
769 State, south of Lake street, for small retail shops. At any rate, there is a demand at present which
770 indicates such a tendency. There is also inquiry for moderate-priced offices and salesrooms. This
771 improvement, together with the remodeling of the Kranz property adjoining on the south, will
772 completely change the character of this block. Architect Ernest A. Mayo will have charge of the
773 reconstruction, and Rounds & Wetten are the agents for the new building.

774

775

776 EVANSTON DIRECTORY 1902 Page 267

777 Ernest Alfred (Ada,wife) Mayo, 910 Dempster, tel 1881, architect, 1715 Marquette bldg, Chicago

778

779 AMERICAN CONTRACTOR Chicago Building Permit Column 15 February 1902

780 Ernest A. Mayo 57-61 State st. for Adah F. Burton and R. C. Burton

781

782 AMERICAN CONTRACTOR magazine, Chicago Building Permit Column page 24 of 21 June 1902

783 E. A. Mayo 829-833 Byron St. for Bowen M. E. Church

784

781
782 AMERICAN CONTRACTOR magazine, Chicago Building Permit Column page 24 of 21 June 1902
783 E. A. Mayo 829-833 Byron St. for Bowen M. E. Church
784
785 EVANSTON DIRECTORY 1903 Page 254
786 Erenst Alfred Mayo (Ada wife) 1116 Foster, mgr. CLuett, Peabody, 1715 Marquette bldg, Chicago [The
787 Foster through Peabody stuff is a repeat of Wallace J. Mayer two lines above an pretty obviously a typo]
788
789 AMERICAN CONTRACTOR Chicago Building Permit Column 13 June 1903 Page 27
790 Ernest A. Mayo 4319 Grand Bd. For R. G. Sykes
791
792 EVANSTON DIRECTORY 1904 Page 297
793 E. A. Mayo (Ada wife) 910 Dempster tel 2882 architect, 1715 Marquette bldg, Chicago, tel Central 4147
794
795 EVANSTON DIRECTORY 1905 Page 275 identical to 1904
796
797
798 CHICAGO TRIBUNE 1 January 1905 Page A-1
799 REMODELED HOME OF THE EXMOOR COUNTRY CLUB AT HIGHLAND PARK
800
801 Extensive improvements are being made to the Exmoor Country club at Highland Park. The old kitchen
802 on the south will be removed to the north end, giving a straight drive up to the front entrance. The
803 locker room and café will be on the south, with light and ventilation on both sides. Adjoining the large
804 café on the south will be a spacious plaza, with outside fireplace. The locker room will have 200
805 ventilated lockers, with wide corridors and benches between shower baths, bathrooms, lavatories, etc.
806 Adjoining and above the locker room, with immediate access, will be the bachelors' quarters, comprising
807 thirteen rooms and a large dormitory, with showers, baths, bathrooms, and toilet rooms connected.
808
809 The approach will be in the same position as it is at present and have a new entrance and porte-cochere
810 carried on Doric columns. A new platform will be placed under the same opening into the reception
811 room, women's room, and office. Opening off the reception room will be the dining and ball room
812 38x60, with an elaborate fireplace at the opposite end to the entrance, having a clear space from wall to
813 wall for dancing, with heavy girders in the ceiling carrying the present north annex elevated to the
814 second floor. The band stand is so arranged that music can be heard over the clubhouse. The wood
815 trimmings to the beams and openings of the ballroom will be of dark brown and the windows filled with
816 ornamental metal lights in the old English style. Immediately on the north of the dining room will be a
817 modern kitchen, with a basement under the same devoted to help's dining room, storerooms, etc.
818
819 The reception room will be in the colonial style, with canvas ceilings and decorations in keeping with its
820 surroundings. The women's locker room, on the second floor, will have thirty lockers, with bathrooms
821 and resting room adjoining. It is proposed to beautify the landscape around the clubhouse with
822 driveways, paths, shrubbery, and terrace. The changes to the clubhouse will cost approximately
823 \$25,000 and will be completed this coming spring. Ernest A. Mayo, architect, has prepared the plans
824 and will supervise the construction work.

825
826 AMERICAN CONTRACTOR building permit column 7 April 1906 page 44
827 E.A. Mayo 1143 S. Ashland av. for Kelly, Maus & Co.
828 1171 S. Ashland Avenue for Kelly, Maus & Co.
829
830 AMERICAN CONTRACTOR building permit column 26 December 1908 page 31
831 E. A. Mayo 3029 Kenmore av. Dr. W. W. Meloy and Mrs. W. W. Meloy
832
833 BUMSTEAD'S EVANSON CITY AND NORTH SHORE DIRECTORY(Hence: BECANSD) 1909-10 Page 420
834 E. A. (Ada wife) Mayo, architect, Marquette bldg. r.910 Dempster tel 2882
835
836 AMERICAN CONTRACTOR'S Chicago Building Permit Column 25 September 1909 Page 37
837 E. A. Mayo 320 State st. for John M. Kranz
838
839
840
841 1910 FEDERAL CENSUS
842 Series T-624 Roll 240 ED 101 Sheet 9B Lines 51-54
843 Illinois. Cook County. 2nd Ward Evanston 910 Dempster Street 20 April 1910
844
845 51: Ernest H. Male White 45m 17 yrs ENG(Eng)x3 1891 Na architect general practice
846 52: Ada wife female white 39 m17 1/1 ENG(Eng)x3 1892
847 53: Vivian son male white 14 single IL ENG(Eng) ENG(Eng)
848 54: Anna Antoine servant female white 25 single WI FR(Fr) WI housework private family
849
850 AERMICAN CONTRACTOR Chicago Building Permit column 16 April 1910 Page 44
851 E. A. Mayo 5940 Kenmore av. For Fred H. Miller
852
853 BECANSD 1912-1913 Page 391
854 Ernest A. Mayo (Ada) architect Marquette bldg. r. 910 Dempster tel 2488
855
856
857
858 CHICAGO TRIBUNE 3 April 1912 Page 5
859
860 \$65,000 FOR WOMAN'S CLUB
861
862 Magnificent House to Be Erected in Evanston
863
864 Patten Gave to the Fund
865
866 Architect Prepares Plans for Structure
867

One of the finest women's clubs in the country, a building which will cost about \$65,000 exclusive of equipment, is contemplated by the Evanston Woman's club. Although excavations for the foundation have been begun at the northwest corner of Church street and Chicago avenue, Evanston, and contracts have been let, members of the organization breathed a sigh of content yesterday when a gift of \$15,000 for the building fund was received from Mr. and Mrs. James A. Patten. This brings the fund up to \$46,000, and Mr. Patten promised at the outset to be responsible for one-third of the entire cost.

As the fund now stands the building is as good as paid for. Other gifts were received from W. S. Mason, C. F. Gray, Milton Wilson, Mrs. Herbert Streeter, and W. L. Brown. The new building, which is designed by Architect Ernest A. Mayo, probably will be ready for occupancy next fall. It will have two auditoriums, the larger seating about 600 persons, tea rooms, parlors, and other features.

AMERICAN CONTRACTOR Chicago Building Permit Column 11 May 1912 Page 46
E. O.[sic.] Mayo 1008-1018 Devon av. For Eugene McVoy

CHICAGO TRIBUNE 27 September 1914 Page A 7

ORNAMENTAL GARDEN DESIGN FOR A NORTH SHORE HOME

In every artistic community the taste for flowers and ornamental gardens is rapidly developing. Here in Chicago it is just commencing, Lake Forest being the center. Great charm of different levels of terraces and garden walks add materially to the picturesqueness both in a garden of flowers and one of formal layout. The design by Architect Ernest A. Mayo here illustrated is in Italian renaissance style, and is so laid out as to make the upper part of the garage harmonize with the tea room, with a raised garden tying the two buildings together. The entrance is from the lawn in the center. The tea room is placed on the north to give a southern exposure, and the garage on the south. The lower part of the garage extends underneath the raised garden, giving a space for machines.

The gate posts and balustrading will be of Bedford stone, and the central steps and the steps at either end will be of Pennsylvania fields tone, laid in random rubble. The gates will be wrought iron. The entire center of the garden will be lawn, with flagstones laid in flush for walks. Ornamental flower beds are arranged on either side of the lawn, with a rose garden at each side and box hedges at either end, trimmed in formal style. It forms part of a design for a north shore home.

BEANS'D 1917-18 Page 247

Ernest A. (Ada) Mayo, architect, Marquette bldg. h 910 Dempster tel 2488
Vivian B. Mayo, student, r. 910 Dempster

WORLD WAR I DRAFT RECORDS

Vivian B. Mayo
910 Dempster Street
Evanston, Illinois
Born 4 July 1895 in Evanston, Illinois.

911 Construction (ROTC)
912 For E. A. Mayo Architect, Chicago.
913 Single
914 Private Artillery CT (?)
915 1 year
916 Attending ROTC
917 Tall, slender, blue eyes, auburn hair (bald: not yet)
918 5 June 1917

919
920 WWW.GENEALOGYBUFF.COM
921 WORLD WAR I CASUALTIES OF AMERICAN ARMY OVERSEES
922 Reported on July 8, 1918
923

924 Lieut. Vivian B. Mayo, slightly wounded, is a son of Mr. and Mrs. Ernest A. Mayo, 910 Dempster street,
925 Evanston. He was in command of an ammunition train in transit when a shrapnel shell burst a few feet
926 away.
927

928 BEANS D 1920-21 Page 372
929 E. A. Mayo (Ada) arch r. 910 Dempster tel 2488
930 Vivian B. Mayo engr. r. 910 Dempster
931

932 1920 FEDERAL CENSUS
933 Series T-625 Roll 357 ED 74 Page 271 Sheet 8A Lines 47-50
934 Illinois. Cook County 2nd Ward Evanston 910 Dempster Street 7 June 1920
935 47: Ernest A. Mayor head rents male white 51 m1893 NA 1898 ENG(Eng)x3 architect OA
936 48: Ada M. wife female white 47 m1893 Na 1898 ENG(Eng)x3
937 49: Vivian B. son male white 24 single IL ENG(Eng) ENG(Eng) engineer employed w.
938 50: Marie Hansen servant female white 45 single NOR(Nor)x3 servant private family
939
940
941
942

943 CHICAGO TRIBUNE 14 November 1920 Page H 20
944

945 MORaine HOTEL PLANS \$600,000 FIREPROOF ANNEX
946 North Shore Hostelry to Add 200 Rooms
947

948 When hotel managers are compelled to turn away guests on account of lack of accommodations the
949 next step is usually a hurry call for an architect. So when F. W. Cushing, owner and manager of the
950 Moraine hotel property in Highland Park recently was forced to refuse perfectly good money offered by
951 homeless millionaires, he asked Architect Ernest A. Mayo, who designed the original hotel and its two
952 annexes, to draw plans for a third big addition.
953

As a result the neighboring picture shows what the north shore is going to have in the way of new hotel accommodations. A \$600,000 five story and English basement fireproof building, of concrete, is to be built just north and west of the present main structure, a glimpse of which can be seen in the right in the photograph. It will be about 285 feet long, with three wings of an average depth of fifty feet each and will extend east and west, fronting south, with the west end about thirty feet from Sheridan road.

There will be 200 rooms in the new annex with seventy sleeping porches, glazed for winter and screened for warm weather. The hotel now has 230 sleeping rooms with thirty-seven porches.

The Moraine is a unique hostelry. In the first place, it has plenty of grounds—ten acres. It fronts on Sheridan road and runs back to the lake, where guests have one of the finest private bathing beaches in the middle west. Although it is an all year round hotel, summer is the big season, especially when Ravinia is open. Then its lobby looks like a New York or Boul. Mich. Hostelry. Many of the Grand opera stars make it their home during the season.

Architect Mayo designed the original building in 1905. In 1908 he drew plans for an annex which contains the big ballroom. Three years later a second addition was built. Work will begin on the latest annex next spring.

BEANS1922-23 Page 372

E. A. Mayo (Ada) arch h. 910 Dempster tel 2488

Vivian B. Mayo archt r. 910 Dempster

CHICAGO TRIBUNE 4 March 1923 Page A-15

REAL ESTATE NEWS

Dress Suit? No! Couldn't Get In Evanston Club

But That Was 'Way Back in the '80s

"When the Evanston County [sic.] club was formed along in 1888," said a Chicago-Evanston millionaire, one of the charter members of that famous organization, "we gave prospective members one of the most searching investigations any clubman ever got. We looked up his banking connections and his business standing and ability, and all about his social standing, and who his wife was before she married him, and every darned thing you could think of. "And then," and here the charter member began to grin, "we didn't have a dress suit. Yep, he had to have a dress suit to get in the club. Of course, that was back in the 80's.

This conversation developed while inquiring about the new home of the Evanston Country club, to be built on the site of the former building, destroyed by fire last year. Work is to start at once from plans by Architect Ernest A. Mayo, who won in an architectural competition against two other Chicago firms. It is hoped to have the new club ready by next Christmas.

The Evanston Country club doesn't exactly live up to its name. It has a few tennis courts and that's about all, so far as athletics or sports go. In fact, if the name were changed to the Evanston Dancing club it would be more appropriate, for, according to President William R. Dawes, the new building is really built around the ballroom, that being the main feature.

It will occupy the entire second floor and have a large completely equipped stage at one end. There'll be a row of boxes on each side, one step above the dancing floor.

Marshall M. Kirkman was the first president of the club in 1888 and remained at the head for ten years. Some other past presidents are: Edwin F. Brown, now dead; William Holabird, Frank C. Lotts, Rufus C. Dawes, Fred French, John Stockton, Charles N. Stevens and Harry P. Pearson, now mayor of Evanston. Judge Martin M. Gridley was one of the original incorporators of the club. The present board of directions includes Carl Latham, George Ludlow, Irwin Rew, Frederick Chamberlin, Horton Fall, Walter Stockton, Augustus Knight, Horace Dawson, Tom Lord, Carl Jefferson, R. E. Wilsey, Charles O. Rundall, Thomas K. Carpenter, Donald Scott and William R. Dawes, vice president of the Central Trust Company of Illinois, who is president of the club. Mr. Rew and Mr. Ludlow are vice presidents; Mr. Stockton is secretary, and Mr. Knight is treasurer.

CHICAGO TRIBUNE 4 April 1926 Page B-1

BIT OF ENGLISH COUNTRYSIDE FOR CHICAGO REGION

Chicagoans familiar with the quiet beauty of rural England shortly may have their memories refreshed without the expense of a long trip as a result of a project just announced for the north shore district. A syndicate of Chicago businessmen, headed by Joseph Michaels, has purchased 217 acres of wooded and gently rolling land near Everett, Ill., just fifteen minutes by motor from Highland Park. The property is to be called Roslyn Park, and it will be arranged to represent an old English countryside, with winding lanes, hedges, keepers' lodges, etc. Ernest Mayo & Mayo, architects, have been retained to supervise the improvement. They will divide the property into tracts of five or more acres, and they will design a protective plan to preserve the landscape effects of the purchasers from being spoiled. The syndicate contemplates the erection of five homes immediately, each to cost not less than \$40,000, to establish the tone of Roslyn Park.

CHICAGO TRIBUNE 1 May 1926 Page 23

Simon O'Donnell has bought the Anson Mark residence at the northwest corner of Michigan avenue and Lee street, Evanston, designed by Ernest Mayo, for a reported \$100,000, through George S. Ballard & Co. The lot is 200x150.

POLK'S EVANSTON AND NORTH SHORE CITY DIRECTORY (PEANSCD) page 437

Ernest A. (Ada M) Mayo archt (Chgo) h. 910 Dempster

Vivanus [sic.] Mayo archt (Chgo) r 910 Dempster

1040

1041

1042

1043 CHICAGO TRIBUNE 22 July 1928 Sec. 3 Page -1

1044 MERCHANDISING CENTER FOR CELESTIALS

1045

1046 Ernest Mayo & Mayo are the architects who drew the plans for the above structure, a merchandising
1047 center to be erected at 151-152 West 22d street, in Chinatown, for Jay W. Rapp & Co., importers of
1048 merchandise and foodstuffs.

1049

1050 Sec. 3 Page 2

1051 MODERN DESIGN FOR STRUCTURE IN CHINATOWN

1052 To Be Trade Center for Middle West

1053

1054 Chicago's Chinatown in the vicinity of Wentworth avenue and 22nd street is to be enlarged through the
1055 addition of a good sized store building which is to be erected at 155-55 West 22nd street by Jay W. Rapp
1056 & Co., importers of merchandise and foodstuffs. What's interesting is the fact that this structure will not
1057 find its architectural motif in the land of the dragon and the home of chop suey but will be ultra modern
1058 in design. Ernest Mayo and Mayo are the architects who drew the plans. The exterior will be of cream
1059 colored terra cotta, with ornamentation of a darker terra cotta. Window fronts will be of the bronze.
1060 This building is being erected with the idea of giving the city's Chinatown a de luxe merchandising center
1061 to draw the trades of the middle west. Hitherto, there have been only two establishments of this nature
1062 in the country—one in New York and the other in San Francisco. The store will occupy the main floor, a
1063 mezzanine and the second story. On the third floor will be luxurious apartments for the proprietors, Jay
1064 W. Rapp and Hoy Yoon. Completion is planned for Nov. 1

1065

1066 PEANSCD 1929 Page 374

1067 Erenst A. (Ada M.) Mayo archt (Chgo) h.910 Dempster

1068 Peter Mayo archt (Chgo) r. 910 Dempster

1069

1070

1071 1930 FEDERAL CENSUS

1072 Series T-626 Roll 499 ED 2114 Sheet 5B Lines 81-84

1073 Illinois. Cook County 2nd Ward Evanston 910 Dempster Street, 5 April 1930

1074

1075 81: Ernest Mayo head rents \$90, radio, male white 61m27 ENG ENG ENG 1892 architect own firm

1076 82: Ada M. wife female white 53 m19 ENG ENG ENG 1892

1077 83: Peter P.[sic.] son male white 31 IL IL IL[sic.] architect partner in firm

1078 84: Hilda N. Nolen servant female white 24 single SWEx3 Swedish maid private home.

1079

1080 CHICAGO TRIBUNE 18 May 1930 Page A-14

1081

1082 NEWS OF THE ARCHITECTS

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CHICAGO TRIBUNE 30 September 1930 Page 35

1098

1099

ENGAGEMENT

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1101

1102

1103

1104

Mr. and Mrs. John Turnbull of Toronto, Canada, have announced the engagement of their daughter, Eleanor Sommerville, to Peter Mayo, Chicago architect, and son of Mr. and Mrs. Ernest Mayo of Evanston. No date is announced for the wedding.

1105

PEANSCD 1931 Page 318

1106

Ernest A. (Ada M.) archt (Chgo) h. 1228 Elmwood av

1107

Peter Mayo archt r. 1228 Elmwood

1108

1109

WHO'S WHO IN CHICAGO 1931 EDITION Page 640

1110

1111

ERNEST A. MAYO,

1112

Architect,

1113

b. Birmingham, Eng., 1868; s Samuel and Anne Page (Brierley) Mayo; [?]grad. Royal Inst. Of British Architects; M. Ada Mary Peirce[sic.]; 1 son, Peter B. Served in office of H. M. Townsend, architect, Birmingham, 4 years as articled pupil, and 2 years as draftsman; architect in S. Africa 1 year; has practiced in Chicago many years. Assoc. mem Am. Inst. Architects. Republican. Clubs: Unon League, Glenview, Evanston Country. Recreations: golf, athletics, painting. Home 910 Dempster St., Evanston, Ill. Office: One North La Salle Street Bldg., Chicago.

1119

1120

Peter Mayor, architect; b. Evanston, Ill., July 4, 1895; s. Ernest Alfred and Ada Mary (Pierce) Mayo; grad. St. Paul's Sch., Concord, N.H. 1914; Ph. B., Yale, 1917; grad. Ecole d'Artillerie, Fontainebleau, France, 1918; studied architecture, engring., law and design in night schs. 6 years; m. Eleanor Turnbull, of Toronto Can. Began practice as architect, Chicago, 1919; mem. Firm Mayo and Mayo. Prin. Works: Estates of W. A. Sheaffer and C. R. Sheaffer, Fort Madison, Ia.; residence of J. H. Briggs and A. S. Hart, Highland Park, Ill., H. N. Seeling, Evanston, E. B. Mallers, Kenilworth, Ill., Averill Tilden and Felix Lowry,

1121

1122

1123

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1125

1126 Winnetka, Ill., E. C. Litchfield, Waterloo, Ia.; Country Club and Woman's Club, Evanston, Ill.; Chinese
1127 Merchandise Mart, Chicago. Served as 1st Lt. F.A., U.S.A., 13 months in France; wounded; received
1128 citation. Mem. Am Inst. Architects. Republican. Clubs: Harvard-Yale-Princeton, Mid-Day, Knollwood,
1129 Glenview. Contbr. To Architecture Archtl. Record House and Garden, House Beautiful, Western
1130 Architect. Recreations: golf, swimming, riding, sailing, bridge. Home 1228 Elmwood Av., Evanston, Ill.
1131 Office: 1 N. La Salle St., Chicago.

1132

1133 PEANSCD 1932 Page 287

1134 Ernest J.[sic. And forever after] Mayo (Ada) archt (Chgo) h. 910 Dempster

1135 Peter (Eleana; 2) archt (Chgo) h. 910 Dempster

1136

1137 PEANSCD 1935 Page 299

1138 Erenst J. (Ada) archt (Chgo) h. 910 Dempster

1139 Peter (Eleana; 2) archt (Chgo) h. 910 Dempster

1140

1141

1142 CHICAGO TRIBUNE 19 July 1936 Page A14

1143

1144 ANNOUNCE \$1,500,000 RESIDENTIAL BUILDING PROGRAM FOR HIGHLAND PARK SUBDIVISION

1145 Work To Start Tomorrow On First 4 Units

1146 Erection of 100 Houses Is Contemplated

1147 By Al Chase (Real Estate Editor)

1148

1149 Inauguration of a \$1,500,000 home building program, involving the erection of 100 residences, was
1150 announced yesterday for forty acres of land just west of the Woodridge station of the Chicago,
1151 Milwaukee and North Shore, in Highland Park. Work will start tomorrow on the first of four houses
1152 which will cost \$10,000 to \$20,000.

1153

1154 Although the purchase contract calls for the erection of at least fifty homes by Dec. 31, 1937, by the
1155 owner, the Lake Shore Home Builders, Inc., it is understood that this date may be anticipated and that
1156 the full quota of 100 may be completed by that time. Mayo & Mayo Chicago architects who have been
1157 active along the north shore for several years, will design the first four residences.

1158

1159 The building sites comprise part of the original North Shore Forest Ridge Home addition, a heavily
1160 wooded subdivision at the Intersection of Clavey and Ridge roads, where twelve residences have been
1161 built. All of the winding roads are paved and all improvements are in.

1162

1163 The 109 lots were purchased recently by the Highland Park special assessment bondholders' committee
1164 from the Skokie Valley Realty association through one of its trustees, C. E. Thompson, vice president of
1165 the North Shore Electric lines.

1166

Prior to completion of the purchase, the bondholders' committee, through a subcommittee consisting of Harold Florsheim, chairman; Benjamin F. Lewis, B. W. Cooke, and their attorney, Bowen E. Schumacher, negotiated a resale of the property for home building purposes, with the Lake Shore Home builders, Inc.

R. S. Hambly & Co. of 4701 Sheridan road, which for years has specialized in Highland Park properties, has been appointed agent for the offering of all homes built by the Lake Shore Home Builders. It has just completed a modern, air conditioned office on the property on Clavey road, west of the Skokie line and Skokie road. According to Oak Norwood, sales director for Hambly, no lots will be sold except in combination with a home erected under certain restrictions in architecture and price. Many of the home sites have 75 feet or more frontage, with depths up to 200 feet. "Because of the character of the deal made with the Highland Park special assessment bondholders' committee, all assessments will be fully paid at time of delivery of a deed to a home," said Norwood. "This is said to be the first instance wherein any special assessment committee has effected a means of liquidating the interests of depositing bondholders without recourse to usual legal proceedings."

In addition to the forty acres acquired by the Lake Shore Home Builders for its 100 residences, there are sixty additional lots which were bought when the forest Ridge subdivision was put on the market prior to the completion of the Skokie Valley line of the Chicago, Milwaukee and North Shore. These sixty lots are all paid for and it is understood that a majority of them may be improved with residences when the Lake Shore Home builders get their construction program under way.

FIRST UNIT IN NORTH SHORE DEVELOPMENT

Mayo & Mayo are architects of the above residence, to be erected at 1414 Ridge road, west of the Woodridge station of the Chicago, Milwaukee and North Shore Skokie valley line, by the Lake Shore Home Builders, Inc. This house and three others are the first units in a home building program calling for 100 residences. Details are given in another column [above] on this page.

CHICAGO TRIBUNE 24 January 1937 Page 18

AN ARCHITECT DESIGNS HIS OWN HOME

[caption:]

The above early American farmhouse type of residence is being erected by an architect for his own occupancy. Peter Mayo of the architect firm of Mayo & Mayo designed this home for a site on Sunset Ridge road, just south of Willow road in Northfield. It will be of Wisconsin Lannon stone and frame construction, with four bedrooms and three baths on the second floor, and living room, library, dining room, kitchen, children's dining room on the first floor. A two car garage will be part of the house.

HOME BUILDING GROWS ACTIVE IN NORTHFIELD

Residential activity in the Northfield area bisected by Sunset Ridge and Willow roads is shown in an informal survey made by Peter Mayo, architect, who is erected a home in that neighborhood, as shown in the above perspective. "In making up a sketch map for my own use of the nearby area I was startled

to find so much home building going on," said Mayo. "I discovered there had been 14 new residences completed during 1936; 17 are now under construction, and 21 are contemplated during the present year. This is probably as high a ratio of home building as can be found in the Chicago suburban district for the same sized area. These homes range from \$10,000 to \$40,00 each, and are for the most part located on an acre of ground or more each.

PEANSCD 1937 Page 297

Ernest J. (Ada) Mayo archt h 910 Dempster
[No Peter et al.]

CHICAGO TRIBUNE 5 December 1937 Page W 5

ARCHITECT'S OWN HOME DESIGNED FOR FOUR NEEDS

Winnetka House Separates Varied Activities
By Louise Bargelt

Learn how to save fuel and keep the house warmer. Read the booklet, "Let's Keep Warm—For Less Money." By Louise Bargelt, Tribune home builders' editor. On sale at the Tribune Public Service office, 1 South Dearborn street and Tribune Tower. Price, 3 cents. Postpaid, 5 cents.

Standing on Sunset Ridge in Winnetka, this finely designed new home of wood is of unusual interest for the distinctly different living and service spaces that its floor plan provides. It is an architect's own house, designed primarily to serve four purposes: the social family requirements, the children's play and study needs, the professional consultations of the owner, and the service duties of the servants.

Peter Mayo, architect, of Mayo and Mayo, 53 West Jackson boulevard, handled the problem so that each division of activity in his family should function independently of the other, and the interior layout is a superlative example of the possibilities of such treatment.

On the Sunday afternoon when I visited the home, all four departments were functioning "full blast". In the play space at the back twelve youngsters were having a wiener roast before an outdoor fireplace. Mrs. Mayo was entertaining friends in the first floor library, preparations for dining were going on in the kitchen and butlery, and the large living room, with its aquamarine to green painted walls and its slightly deeper green trim was a quiet retreat, without evidence of the eighteen guests the house was taking care of at the time. This type of functional planning is, of course, one of the motivating purposes back of such modernists as LeCorbusier and others. But no period or style has the monopoly of means for expressing this principle. The house type may be deeply rooted in the past of one country or another and yet the floor plan accommodate itself to the family needs in every forthright fashion.

Even large houses today are smaller than those of the past and most house sizes are shrinking. It is doubly important, since we no longer squander space, that we use it more cleverly and wisely than ever before.

grays and blues, not as any all over colors, but sensitively distributed with a feeling for harmony and peace.

You step over the threshold into the entrance hall, not surprised at finding the floor in dark red brick, the walls papered with a pale gray toned paper with silver sheafs of wheat, and the hall trim a soft gray to match the background of the paper. There are touches of color, such as the hall side of the front entrance door, which is yellow. The tone blends with the gray of the walls and is repeated in the niche on the staircase and again in the trimmings of the hangings in the second floor hall.

At the left of this hall can be glimpsed the library, an intimate little room with walls of selected spruce with honey finish. The wainscoting of the hall side of the main staircase and the well of the stairway are also of this spruce. This honey finish is arresting—and here is the way the architect obtains it: English walnut crystals are dissolved in hot water, applied to the wood and left a certain time to burn it and give a slight ashen hue. The lime is washed off and the wood waxed. And the more it is waxed the lovelier it will look. The fact that this library is convenient to the entrance and has a lavatory close makes it an ideal emergency guest room, as well as a room which can be used for business purposes. A small lobby at the end of the entrance hall gives access to large living room, and veranda-porch at the garden side of the house.

Graceful bay windows are architectural features of both the living and the dining room. The latter is open to the air on three sides. Its walls are painted a warm gray below the dado rail while above is a gray, lacy textured paper with a bright fruit pattern lending a colorful touch. The butler's pantry and up to date kitchen have been planned to accommodate few or many guests. Close to the rear entry, which gives access to the dog trot and large two car motor room, is a novel little "mud" room. This is really a children's lavatory and has walls and floors of red split brick. It is quite practical, as its name implies! Any mud and dirt that the children track in can be easily brushed up or scrubbed up with soap and water. And no danger of injury to the sturdy red bricks.

The floors of the living quarters of the house on the first floor and the upper hall are of random width, ebony pegged v-joined Appalachian white oak.

Upstairs is a centrally located hall off which open three bedrooms. The master bedroom has a dressing room and bath of its own and there is a second bath between the other two bedrooms. The maid's bedroom and bath are separate from the other bedrooms. They are directly above the garage and connect with the service rooms below by a stairway which opens into rear entry and kitchen.

The house is insulated—walls and ceilings—and in the basement are two separate heating systems, one for conditioning the air of the main living rooms and the other for the house hot water supply and the radiators in the extremities, the bathrooms, the kitchen and the service areas. The heating plants are automatic, oil fueled.

1298 radiators in the extremities, the bathrooms, the kitchen and the service areas. The heating plants are
1299 automatic, oil fueled.

1300
1301

1302 CHICAGO TRIBUNE 20 February 1938 Page 16

1303

1304 MAY BUILD BABY TAJ MAHAL AT MEDINAH

1305

1306 Above is show a contemplated \$40,000 open air swimming pool for the Medinah Country club, in Du
1307 Page county, from plans by Mayo & Mayo. A miniature of the world famous Taj Mahal is shown on the
1308 right. It has been suggested as a future children's building, according to Ralph Baker, chairman of the
1309 building committee. The architects expect to have the pool finished by Memorial day.

1310

1311 PEANSCD 1939 Page 263

1312 Erenst J. (Ada M.) archt (Chgo) h. 910 Demspter

1313

1314

1315 CHICAGO TRIBUNE 18 February 1940 Page C 9

1316

1317 NORTH SHORE BEST

1318 144 Woodstock-Avenue,

1319 Lovely, modern 14 room house: very desirable design and construction for the discriminating family:
1320 priced to sell: sacrifice for \$55,000: shown by appointment only. Consult your broker or F. P. Kays, Ran.
1321 9050.

1322

1323

1324 CHICAGO TRIBUNE 12 October 1941 Page NW 7

1325

1326 SCREENED PORCH GIVES EFFECT OF WIDTH TO HOME

1327

1328 Winnetka House Planned for Expansion

1329 [Caption:]

1330 Besides an atmosphere of quiet charm, this new home of Mr. and Mrs. W. B. Nightingale on Sunset
1331 Ridge road, Winnetka, has many qualities to endear it to its owners (Tribune photo)

1332

1333 By Louise Bargelt

1334

1335 If you turn south on Sunset Ridge road from Willow road, Winnetka, you will find a gracious, beautifully
1336 designed new home, a house built for a newly married couple and now ready for its first winter of living.
1337 The owners, Mr. and Mrs. W. B. Nightingale, had not been married very long when they moved into
1338 their new dwelling last April. The architects, Mayo and Mayo, 53 West Jackson boulevard, Chicago, had
1339 designed the home to meet the needs and desires of the owners and the result is a friendly, informal
1340 home that possesses a wealth of interesting details.

A large screened porch takes full advantage of the prevailing summer breezes and the exterior walls are whitewashed brick. The house stands on more than a n acre of land and it has been carefully planned to that the three bedrooms on the second floor may be completely furnished later. Now they are papered and there is a stunning second floor bathroom, carried out in peach toned ceramic tile floor and wainscot. But these bedrooms are not needed at the moment and their furnishing will come later. The first floor layout is very complete, with large master bedroom and bath, screened porch, living room, dining room, kitchen and breakfast room.

The entrance hall sparkles an invitation to enter and the inside of the entrance door is painted a lovely blue. On each side of it are cheerful windows with captivating little glass shelves and the floor is slate, with blue the predominating color. Overhead there's a small hurricane lamp, and the walls are covered with a colonial paper which has blue figures on a white background.

At the left of the entrance hall is the sunny dining room, a gay spot with its pale yellow woodwork and yellow papered walls, its deep blue rug and bleached mahogany furnishings. The kitchen is individual, colorful. It has knotty pine walls, blue linoleum counter top, and floor and gay red flower pots adorning tiny shelves on each side of the double drain board sink.

At the right of the entrance is the bright and airy living room, with windows on opposite walls and a door leading to the porch on the fireplace wall. Woodwork and walls are a delightful mauve tone with the rug a rose quartz shade. The brick hearth and fireplace have a wood mantel.

A door leads from the living room to a small hall which offers access to bathroom and master bedroom, built-in linen closet and wardrobe closet. The bath on this first floor has a shower stall instead of a tub. Its walls above a gray tile wainscot have a paper with pale gray background and black shepherdess pattern. The floor is a handsome pale gray and black tile, and the accessories are green.

CHICAGO TRIBUNE 17 October 1946 Page 34

ERNEST A. MAYO

Ernest A. Mayo, 81, a resident of Evanston since 1892 and founder of the Mayo and Mayo architectural firm in Chicago, died last night in St. Francis hospital in Evanston. He leaves his widow, Ada, and a son, Peter, of Northfield. Services will be held at 4 p.m. tomorrow in St. Mary's church, Evanston. Burial will be private.

EVANSTON REVIEW 24 October 1946 Page 87

Obituary

Ernest A. Mayo, 81, founder of the Mayo and Mayo architectural firm in Chicago and a resident of Evanston since 1893, died Wednesday evening, Oct. 16, at St. Francis hospital. He was a member of St.

1384 Mark's Episcopal church, where services were conducted Friday afternoon by Dr. Harold L. Bowen. Born
1385 in Birmingham, England, in 1864 [sic.] Mr. Mayo was a graduate of the Royal Institute of British
1386 Architects and practiced in South Africa for one year. HE was an associate member of the American
1387 Institute of Architects.

1388
1389 Mr. Mayo is survived by his wife, Ada Mary Mayo, one son, Peter Mayor of Northfield, and three
1390 grandsons, Peter, John and David Mayo.

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1399 CHICAGO TRIBUNE 19 September 1947 Page 30

1400
1401 CRIPPLED AID WILL PLAN ITS FALL PROGRAM TODAY

1402
1403 Mrs. William P. Pope will open her home at 144 Woodstock av., Kenilworth, to members of the North
1404 Shore Association for the Crippled at 10:30 a.m. today. The schedule for the coming season will be
1405 outlined and fall fund raising activities planned. Mrs. Leonard W. Wilson will preside.

1406
1407 PECD 1948

1408 No Mayos of our concern.

1409
1410 CHICAGO TRIBUNE 27 September 1952

1411
1412 Peter Mayo of Mayo & Mayo, architect, said his firm will move Oct. 1 from 308 W. Washington st. to
1413 room 2630, Pure Oil building.

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1415
1416

1417 CHICAGO TRIBUNE 7 March 1953 Page B -15

1418
1419 LEGAL NOTICES

1420 ANNUAL TOWN MEETING AND ELECTION

1421
1422 Notice is hereby given to the Legal Voters, resident of the Township of New Trier, County of Cook,
1423 Illinois, that the Annual Township Meeting and Election of Officers of said Township will take Place
1424 TUESDAY, April 7, 1953 being the first Tuesday in said month. The Election will begin at the hour of 6
1425 A.M. and close at 5 P.M. Central Standard Time in the places designated as follows:...

1427 24. Mrs. Wm. Pope, 144 Woodstock, Kenilworth.

1428
1429 CHICAGO TRIBUNE 9 May 1953 Page B 5

1430
1431 REAL ESTATE NOTES...

1432 A \$150,000 remodeling job by Mayo & Mayo, architect, is converting the three story building at 4822
1433 Lincoln av., formerly headquarters of Schlosser's Bakeries, into a modern, air conditioned store to be
1434 occupied by the Fred B. Snite Furniture company about Aug. 1. A new façade of porcelain is being
1435 installed. The new Snite store will have 26,000 square feet of retailing space, about double its present
1436 quarters at 4732 Lincon.

1437
1438
1439 CHICAGO TRIBUNE 17 February 1955

1440
1441 DIVORCED WIFE TO GET \$265,000 AS SETTLEMENT

1442
1443 Mrs. Eleanor H. Pope will receive \$265,000 under a property settlement agreed upon last Jan. 12, when
1444 she was awarded a divorce from William P. Pope, 144 Woodstock av., Kenilworth, executive of hosiery
1445 companies, it was disclosed yesterday. The money is to be paid in varying amounts over 17 years. In
1446 addition she is receiving \$400 a month for support of two sons, Richard, 11, and James W., 8. Pope got
1447 custody of a son, William H., 18. They are parents of another son, Robert B., 21. The decree was
1448 awarded by Judge Robert E. English in Superior court on ground of desertion.

1449
1450 AMERICAN ARCHITECTS DIRECTORY Second Edition (1962?)

1451 PETER BRIERLEY MAYO, AIA 29, Chicago Chapter

1452 Mayo & Mayo, 4353 W. Lawrence Ave., Chicago 30, Ill. B. Evanston, Ill., July 4, 1895, Educ: Yale
1453 Scheffield Scientific Sch., Ph.B, 14-17; Kent Col. Of Law, DePaul Univ., Art. Inst. Of Chicago, representing
1454 7 yrs of night school in Law, Engr. & Des. After World War I. World War I, Mex[sic.] Under study, Ernest
1455 A. Mayo, 19[1919]. Present. Finn[sic] Single princ., Mayo & Mayo Archts ,Founded, 93, joined 19. Reg:
1456 Ark, El, fcid, Iowa, Wis. Gen types: 1,2,3,6,7,9,15,17,19. Prin. Wks: Mt. Prospect (Ill) State Bank, 59;
1457 Glencoe (Ill) Nat. Bank,60-; 1st Nat. Bank, Dubuque, Iowa, 61; New Plant Nat. Dar. Mfg. Co., Chicago, 58;
1458 Pub. & private Swimming Pools, 50; Y.M.C.A. Bldg, Valparaiso, Ind., 48. Hon. Awards: Best Remodeling N.
1459 Shore of Chicago, Archik, 29, R.W. McKinnon Res. Pub. Serv. As Northfield Village Trustee, Pass on all
1460 Zoning & Bldg. Gov. Serv: World War I, 1st Div., 17-18; World War II, Designed Load Lines for Pentolite
1461 (Bazooka charge), 42-46.[Directory download seems to have suffered in some accuracy of the letters.
1462 Above best possible for now.]

1463
1464
1465 CHICAGO TRIBUNE 9 December 1963 Page N 2

1466
1467 WINNETKA BANK TO CONSTRUCT NEW FACILITY

1468 Architect's conception of future Winnetka Trust and Savings bank building shows planning for more than
1469 twice bank's present capacity. H. K. Humphrey, board chairman, said bank is expanding due to

increased business and automation. The building was designed in Williamsburg motif by Mayo & Mayo, Architects. Cost of construction will be between \$600,000 and \$700,000.

CHICAGO TRIBUNE 17 February 1964 Page C-10

MAYO

Ada Mary Mao, age 95 former 50 year resident of Evanston, Feb. 15, 1954, wife of the late Ernest A. Mayo, architect; mother of Peter Mayo; grandmother of Peter, John and David Mayo; five great-grandchildren. Friends may call at Hebblethwaite Chapel, 1567 Maple avenue, Evanston, after 7 p.m. Sunday. Service 4 p.m. Monday at St. Mark's Episcopal church, Ridge avenue and Grove street, Evanston.

EVANSTON REVIEW 20 February 1964 Page 87

Obituary

MRS. ADA MARY MAYO, 95, a former Evanstonian, died Saturday [16 February 1964] in St. Ann's Home in Techny, where she has lived for 17 years. She was the wife of the late Ernest A. Mayo, who established the architectural firm of Mayo and Mayo in Chicago 70 years ago. The business is now headed by a son, Peter Mayo of Northfield.

Mrs. Mayo was a native of Northampton, England. She came to Evanston as a bride in 1891 [sic.] and was a resident for more than 50 years. For 42 of those years she and her husband lived at 910 Dempster street. Mrs. Mayo was a member of the Woman's Club of Evanston and of the Daughters of the British Empire. She and her husband were members of the old Evanston Country Club. Mr. Mayo was the architect for the club building which is now the city hall.

Surviving besides her son, are three grandchildren, and five great-grandchildren. The Rev. Robert Pfeiffer of St. Mark's Episcopal church officiated at services Monday afternoon at the church. Interment was private.

CHIAGO TRIBUNE 9 August 1964 Page N 5

OFFICIALS TOP NEW WINNETKA BANK

Signing beam for bank topping ceremony for Winnetka Trust and Savings bank, Green Bay road and Elm street, Winnetka, are Lloyd Hollister, Wilmette publisher; R. K. Humphrey, bank vice president; Lee Ellis, Winnetka village manager; Charles A. Strahorn, bank president; Peter Mayo, architect for the new building; and H. Kay Humphrey, chairman of the bank.

1513 The Winnetka Trust and Savings bank recently moved into new quarters at the corner of Green Bay road
1514 and Elm street in Winnetka. The building was designed by Peter Mayo. In honor of a new building, a
1515 pine bough is usually placed on top. However, as this building was a bank, officials thought it more
1516 appropriate to top it off with a money tree. A contest was run to give the money tree to some lucky
1517 person, who was to guess how much money was on the tree. Pennies to five dollar bills were "growing
1518 on the tree, won by A. J. Prasse, 839 Ash st., Winnetka.

1519 WINNETKA TALK 30 December 1976 Page 59

1520
1521 PETER B. MAYO
1522

1523 A former Northfield village trustee, Peter B. Mayo, died Dec. 13 at the age of 81 in Laguna Hills, Cal. A
1524 resident of Northfield for more than 30 years, Mr. Mayo was a partner in Mayo and Mayo Architects of
1525 Chicago from 1920 to 1964. An honorary member of the American Institute of Architects, he designed a
1526 number of buildings.

1527
1528 Mr. Mayo, an honorary member of the American Association of Editorial Cartoonists, assembled a
1529 collection of original cartoons, which he donated to the State Historical Society in Columbia, Missouri.

1530
1531 Mr. Mayo was the son of Ada Mary and Ernest Alfred Mayo of Evanston, husband of Margaret Collins,
1532 father of Peter, John T. and David P. and grandfather of eight.

1533
1534
1535 CHICAGO TRIBUNE 29 April 1978 Page N A-20

1536 Two Mansions on view

1537 DESIGN HOUSES OFFER PEEK AT LEADING INTERIOR WORK

1538
1539 Not many people can resist a peek inside an imposing house, especially if each room has been decorated
1540 by a leading Chicago-area designer. The Women's Boards of the Park Ridge School for Girls will have its
1541 1978 Designers' Showhouse on display from Sunday through May 21 at 144 Woodstock in Kenilworth.
1542 The American Society of Interior Designers (ASID) and the Women's American Organization for
1543 rehabilitation through Training (ORT) will have its International Design House open for view from May
1544 21 to June 11 at 105 S. Deere Park Rd. in Highland Park. The Park Ridge entry, which is for sale, was built
1545 in 1929 by Mayo and Mayo. It is an elegant English Tudor-style residence with 14 rooms, two curved
1546 staircases, a large entrance hall, and a balcony hallway from which visitors can see five decorated
1547 bedrooms. A total of 19 interior designers have donated their time and talents to create the
1548 showhouse....

1549
1550
1551 EVANSTON: A Pictorial History by Barbara J. Buchbinder-Green
1552 G. Bradley Publishing, Inc., St. Louis, Missouri 1989
1553 ISBN: 0 943 963 087

1554
1555 [37]

1556 Built in 1868 for the Rev. Edward Thomson (1810-1870), a Methodist bishop, the house at the southeast
 1557 corner of Forest Avenue and Greenwood Street became the home of Andrew Shuman (1830-1890) and
 1558 his wife Lucy Dunlap Shuman (1832-1909) in 1872. Shuman, the editor of *The Chicago Evening Journal*
 1559 from 1861 to 1888, was elected lieutenant governor of Illinois in 1876 and ran for the Senate in 1882.
 1560 The author of a romance novel, *Loves of a Lawyer*, Shuman lived here until his death in 1890. His widow
 1561 sold the house a month later to William H. and Mary W. Bartlett, who commissioned Joseph Lyman
 1562 Silsbee to design their new home. The Shuman house was moved to property that William H. Bartlett
 1563 had just subdivided at 1118 Judson Avenue: it later was extensively remodeled for Paul V. and Annie
 1564 Troup by Ernest A. Mayo.

1565
 1566 [68]
 1567

1568 As the lakefront developed, more people chose to build their homes there. Lawyer Curtis H. Remy
 1569 (1852-1911) and his wife Frances Wheeler Remy moved to Evanston in 1876; they bought the property
 1570 at 1622 Forest Place in 1880 and two years later commissioned an architect named "Jeffrey" (probably
 1571 Henry S. Jaffray) to design their house and stable. Completed in 1883, the frame house had a wide
 1572 veranda that swept from the carriage porch to the dining room entrance on the south side and a finely
 1573 appointed interior with tiles, parquet floors, and frescoed walls and ceilings in the reception hall. Remy,
 1574 who served as president of the village board of trustees 1884-1885, was one of the founders of the
 1575 Evanston Club and an avid horseman. The house was totally remodeled in 1910 by Ernest A. Mayo for
 1576 Paul and Virginia Tietjens. From 1951 to 1957 it was the home of noted restaurateur Vera Megowen
 1577 (1895-1987) and her husband John L. Markham.

1578
 1579 [70]
 1580

1581 Lemuel D. Norton (1827-1906), founder of the milling company of Norton & Brothers in Chicago and
 1582 Lockport, and his wife Mary Goss Norton moved to Evanston in 1880 and bought the former home and
 1583 property of John Evans in, 1882. The Evans house was moved to 1317 Chicago Avenue and Norton
 1584 commissioned the Chicago architect Edward Baumann (1828-1889) to design this imposing Queen Anne
 1585 house at 1806, Sheridan Road. Built of brick and trimmed in limestone and slate, the twenty-room
 1586 house was completed in 1883 and described as "perhaps the finest residence yet built even in a suburb
 1587 somewhat noted as Evanston is for its fine residences." However, in 1916 the house was remodeled
 1588 inside and out by Ernest A. Mayo for Rufus Cutler Dawes (1867-1940) who had bought the house in
 1589 December 1905. The brother of Charles Gates Dawes, Rufus Dawes was a utilities magnate and became
 1590 president of the Century of Progress Exposition in 1927. The house, which has been owned by the
 1591 university since 1943, now serves as the John Evans Alumni Center.

1592
 1593 [99] [THE EVANSTON COUNTRY CLUB]
 1594

1595 ...Shortly after 6:00 a.m., on December 16, 1922, fire engulfed the building and it was totally destroyed.
 1596 Even though the loss was set at \$100,000 and the property insured for only \$46,000, the members
 1597 immediately set about planning a new building. In March 1923 they announced plans for a new
 1598 clubhouse designed by Mayo & Mayo. It was opened with fanfare on New Year's Eve.

1599

Financial difficulties surfaced in the late 1930s: the club had a debt of \$107,500 and faced foreclosure. The vote on December 7, 1941, either to liquidate the club or make a financial attempt to raise the money, was interrupted by the attack on Pearl Harbor. When they met again two weeks later, they accepted the city's offer of \$85,000 to buy the building for use as the City Hall.

[115] The twenty-four room house of Milton Hollyday Wilson (1843-1929) once commanded a more than two-acre site stretching from Forest Avenue to Judson Avenue along Greenleaf Street. As originally designed by Beers Clay & Dutton in 1896-97, the \$65,000 house at 1100 Forest Avenue had a wide porch on the east façade that terminated in a porte cochere and octagonal gate tower. Built of dressed limestone, it featured parapeted gables with double-hung windows in a Palladian motif. The property, which was landscaped by Ossian Cole Simonds (1855-1931), was surrounded by a stone fence with ironwork that was a part of the German exhibit at the World's Columbian Exhibition. The president of Wilson Brothers, a wholesale men's furnishings company, Wilson was a trustee and one of the major benefactors of Northwestern University. After his death, \$8 million of his \$10 million estate went to the university and in 1932 the south end of the Evanston campus was named in his honor. The house, which became the property of the university, was remodeled in 1930 by Mayo & Mayo, who changed the gables, added and changed dormers into crenelated battlements, added Tudor label moldings over the casement windows that replaced the original double-hung windows, and removed the front porch, porte cochere, and gate tower. From 1972 until 1986 the mansion housed the Cove School. It was then sold to a developer who subdivided the estate, changed both the house and coachhouse into two-family dwellings and built five new houses on the once spacious grounds.

[122] Erenst Alfred Mayo (1868-1946), Evanston's fashionable architect after the turn of the century, designed the house at 1218 Sheridan Road for Esther Bayless and Frederick Earle French. The \$12,000 brick house with stucco and half-timbering, a typical Tudor Revival design from the office of English-born Mayo, was built in 1901-2. French (1863-1931), the son of Maria and Orvis French, was a credit manager for John V. Farwell & Company; he wrote a series of articles that were published by the *Evanston News-Index* in 1929 as the pamphlet, "Old Evanston and Fifty Years After". In 1906 the Frenches sold the house to Anna and William Gardner. Gardner (1859-1916), who at the time was vice-president of operations and maintenance of the Chicago & North Western Railway, became president in 1910 not only of the railroad, but also of many of its auxiliary rail, bridge, and coal companies.

[132]

One of Ernest Alfred Mayo's most imposing English manor houses was built at 1120 Forest Avenue for Ernest and Catherine Howard Reckitt in 1909. Mayo (1868-1946), was born in England, came here in 1893 after serving his architectural apprenticeship with H. M. Townsend and practicing in South Africa for a year. He compiled an impressive body of residential works in Evanston and also remodeled a large number of houses in town.

Reckitt (1866-1955), who was also born in England, was a certified public accountant. President of the Keystone Feldspar & Chemical Company, he helped established the School of Commerce at Northwestern University in 1908. The Reckitts sold the house in 1920 to Lina Jackson and Henry Haven

Windsor. A writer and editor, Windsor (1859-1924) not only founded the *Street Railway Review* in 1892, but he also founded in 1901 one of the most acclaimed magazines of the century, *Popular Mechanics*.

[138]

Founded in 1889 by Elizabeth Boynton Harbert (1845-1925), the Woman's Club of Evanston was a moving force in the life of Evanston. Its goals were "to secure better homes, wiser motherhood, truer citizenship, better laws and a nobler Womanhood by promoting physical, social, mental, moral and spiritual development of its members." Over the years the club had met at Harbert's home, Odd Fellow Hall, the Evanston Boat Club, the Evanston Country Club, the YMCA, and St. Mark's Parish House, but finally acquired the lot on the northwest corner of Chicago Avenue and Church Street in 1910. They began a fund-raising campaign to build the clubhouse designed by Ernest A. Mayo in 1912. James A. Patten donated one-third of the \$50,000 cost of the building, which was dedicated at an opening reception on March 11, 1913.

[182]

On November 3, 1942, the citizens of Evanston voted 15,623 to 6,385 in favor of the bond issue to purchase the Evanston Country Club property for the city's new Municipal Building. The city acquired not only the building and grounds at the northwest corner of Lake Street and Oak Avenue, but also the lot on the southwest corner where the club had tennis courts. The Advisory Committee on New Public Buildings found the former clubhouse eminently suitable for the needs of the city.

Built in 1923 to replace the first Country Club building that had been destroyed by fire on December 16, 1922, the second clubhouse was designed by Mayo & Mayo. Remodeled and adapted for the city's offices by George B. Eich (1875-1963) and Earl Howell Reed, Jr. (1884-1968), the building required few changes. The second floor balcony and the porch roof over the colonnade on the Lake Street side were removed. The city offices moved into their new quarters on Saturday, September 14, 1946, and the dedication ceremony was held on January 6, 1947. When the city offices moved to the former Marywood School in 1979, the Municipal Building was razed for a condominium built by developers Raymond & Raymond.

CHICAGO HISTORIC RESOURCES SURVEY

An Inventory of Architecturally and Historically Significant Structures

Prepared by the Commission on Chicago Landmarks and the Chicago Department of Planning and Development

1996

[39] 320 W. Oakdale av. 1922 Earnest A. Mayo SFR

[291] Grand Boulevard (community)

[293] 4321 S. M L King Jr Dr 1900s SFR

[295] 4324 S. Vincennes Av 1890s SFR

4326 S. Vincennes Av 1890s SFR

from
N Shore House Book

1692 FELIX LOWY HOUSE
1693 Winnetka (1925)
1694

1695 Ernest Mayo, was among the North Shore's most successful residential architects. Like Jarvis Hunt,
1696 Mayo came to Chicago to work on the 1893 World's Columbian exposition and chose to remain. A
1697 resident of Evanston, where he built 38 houses, Mayo focused his practice on large residences for
1698 wealthy businessmen and professionals such as Felix Lowy. Lowy was born in Baltimore in 1888, but
1699 grew up in Chicago. He went to work for the Colgate-Palolive-Peet Company in 1908, and in 1924 was
1700 made vice president. Lowy's promotion may have prompted him to commission Ernest Mayo and his
1701 son Peter to design a new house on Sheridan Road in Winnetka, just across from the lake.
1702

1703 Ernest Mayo, who was born and grew up in England, seems to have had a natural affinity for the ever-
1704 popular "Banker's Tudor" style. The Lowy house is remarkably similar to the Tudor-style house Mayo
1705 built for Ernest Reckitt on Forest Avenue in Evanston (1909). It is possible that Lowy admired [211] this
1706 house and asked Mayo for one like it. In Mayo and Mayo's handsomely bound self-published office
1707 brochure, Peter Mayo wrote of the Lowy commission that "the house is Tudor in style with impressions
1708 of Haddon Hall at Derbyshire, the one-time home of Queen Elizabeth."
1709

1710 The Sheridan Road façade features a pair of two-story high bay windows flanking the front doorway and
1711 bringing light into the entry hall. The symmetry of the façade is maintained throughout, down to the
1712 pairing of the garage and south-facing sun porch at opposite ends of the house. The circular drive that
1713 passes by a sunken garden continues to the north so that the garage can be entered from the back
1714 allowing the garage to have windows that match those of the sun porch. These garage windows had
1715 curtains sandwiched between double operable windows to protect them from dirt. While the property
1716 extended only 300 feet along Sheridan Road, it was deep enough to permit the development of formal
1717 gardens with pools, a rose garden, an arbor, a bird sanctuary, and a large greenhouse where flowers
1718 were grown year round.
1719

1720 From the entry vestibule, the cross-axis of the house is terminated by a large fireplace with a balcony
1721 above it running north-south along the back wall of the entry hall and connecting the main stair to the
1722 second-floor bedrooms. The spatial development of this "great hall", with its Elizabethan details and
1723 decorative stucco ceiling, is visually extended from the stair landing up four steps to a study, which
1724 enjoys an axial vista through much of the house. On the south wall of the great hall, centered over the
1725 arched entryway to the living room with its decorative iron gate, is an interior wood oriel window
1726 providing views out over the great hall from the master bedroom.
1727

1728 The planning of the Lowry house in part explains the popularity Mayo and Mayo enjoyed. The spatial
1729 sequences and vistas through the house, out to the garden along the north-south axis, and through the
1730 sun porch are skillfully conceived. In a nearly ideal arrangement, the living and dining room are entered
1731 directly from the great hall. Functionally, the strategy of balancing the mass of the living room against
1732 the stairs, service entry, kitchen, pantry, and servants' areas allows for the remarkably contemporary
1733 arrangement with respect to the garaging of motorcars, suggesting that it may have been the owners,
1734 not a chauffeur, who drove them. Although Lowry, as a modern businessman, may have driven his own
1735 automobiles, the house is nonetheless also perfectly planned with respect to spaces for the staff of

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1735 automobiles, the house is nonetheless also perfectly planned with respect to spaces for the staff of
1736 servants. The back stair, three maids' rooms, and servants' hall are arranged so that all of the
1737 bedrooms, the kitchen, and the dining room may be reached without going through rooms or hallways
1738 reserved for family use.

1739
1740 The Lowry house still stands on Sheridan Road in Winnetka, although the land to the south, which
1741 originally belonged to the Lowry property, was sold and subsequently redeveloped.

1742

1743 [303]

1744 1928 Evanston residence of lingerie manufacturer Harold N. Selling

1745 Mayo and Mayo, architects

1746 Private residence

1747

1748 1928 (remodeling) Evanston residence of grain broker Robert W. McKinnon

1749 Mayo and Mayo, architects; remodeling of c. 1870 Luther Greenleaf house.

1750 Private residence.

1751

1752 [316]

1753

1754 ERNEST ALFRED MAYO (1868-1946)

1755 PETER B. MAYO (1895-1976)

1756

1757 Ernest Mayo was born and educated in Birmingham, England, where he worked in the office of architect
1758 H. M. Townsend. He opened his own practice in South Africa, and became a member of the Royal
1759 Institute of British Architects. From South Africa he came to Chicago and worked as an architectural
1760 advisor for the construction division of the 1893 World's Columbian Exposition. Mayo subsequently
1761 opened an office in Chicago and built a thriving practice designing large houses. An Evanston resident,
1762 Mayo built 38 houses in that suburb alone. Peter B. Mayo graduated from Yale University in 1917, and
1763 the following year attended the Ecole d'Artillerie at Fontainebleau, France. He joined his father's
1764 architectural practice in 1918, and was later made a partner. Mayo and Mayo operated a highly
1765 successful firm designing many distinguished Tudor Revival French Renaissance, and Arts and Crafts
1766 houses for wealthy North Shore professionals and businessmen.

1767

1768

1769 AIA GUIDE TO CHICAGO

1770 Edited by Alice Sinkevitch

1771 2nd Edition

1772

1773 [217]Philip T. Starck House

1774 330 W. Wellington Avenue.

- 1775 1925, Mayo & Mayo
1776 [218] These houses are as substantial and bourgeois as their owners, bastions of the business
1777 community. Individual but not eccentric, they exude fine craftsmanship while blending nicely in the
1778 streetscape. Starck's French neo-Classical house is the most elegant....
1779 [220]
1780 Alfons Bacon House
1781 580 W. Hawthorne Pl.
1782 1937, Mayo & Mayo
1783 This house presents an elegant Art Deco interpretation of the Georgian Style.
1784

1785 HIGHLAND PARK: Settlement to the 1920s
1786 By Julia Johnas
1787 Arcada Publications 2007
1788 Images of America series
1789 Page 73
1790
1791Trinity Church...replaced by this English Gothic structure designed by Architect Ernest A. Mayo. The
1792 cost of the building and furnishings was \$15,905.22. It was completed in time for Easter Sunday services
1793 on April 7, 1901.

On Monday The Private Bank and Trust Co. moved into the former Johnson Bank Illinois location at 1000 Green Bay Road.

Private Bank is joining a crowded and diverse banking scene in Winnetka. Some banks offer a broad range of services, while others are more specialized.

For example, Private Bank's parent company PrivateBancorp was formed in 1991 in Chicago to focus on private banking for well-off clients.

Private banking is based on close relationships and personal service, according to Ralph Mandell, chairman CEO of PrivateBancorp.

It also means continuity in staff and highly experienced managing directors, to give clients the best possible service.

As for the term "private banking," Mandell said it doesn't turn off potential clients.

"The name has been a tremendous asset to us," he said. "Our name says what we do."

Private Bank's already has a presence on the North Shore with its location in Wilmette. The new new branch lies on the border between Winnetka and Glencoe and will serve both villages, Mandell said.

In addition to the new Private Bank, bank customers in Winnetka have plenty of options.

For example, North Shore Community Bank and Trust has appealed to a very different type of customer since its founding in 1993, according to President Randy Hibben. It opened a Winnetka branch at 795 Oak St. in 1996.

"We felt there was a hew and cry for the level of service of community banking," Hibben said.

Community Bank is geared toward everyday customers, not just those with a high net worth. Hibben said the key was community-oriented service.

"We don't try to make our money on nuisance charges and fees," he said. "And we go to great lengths to encourage kids to open accounts with our junior savers account."

Hibben said that Community Bank offers the same advanced technology as other banks, such as Internet banking and sophisticated cash management.

The Community Bank had hoped to construct a new Winnetka building with drive-through lanes at 576 Lincoln Ave., but the village turned down its request for a special use permit in May 1999. Hibben said plans for the site are still unsettled, but that the bank is committed to having a presence in downtown Winnetka.

The Winnetka branch of Northern Trust Bank at 62 Green Bay Road opened in 1985. As its name suggests, the bank has specialized in trusts since its founding over a hundred years ago in 1889. Sue Rageas, senior vice president of public relations for Northern, said trusts allowed people to protect their estates from everything from taxes to "crazy relatives."

Winnetka Managing Director Linda Stephans said Northern focuses on private banking, investment advice, and trusts, with a high degree of personal service. She said the market has developed significantly since she came to Winnetka in 1992.

"We've seen a phenomenal growth on the trust side," she said.

Institutions like Bank One and Harris Bank offer a variety of services at their Winnetka branches. Bank One at 791 Elm St. provides retail services such as savings and checking, and has a separate division for private banking.

Lynda Anderson, Bank One's regional managing director for private banking and investments, said the market had become a lot more sophisticated in the ten years she has been in Winnetka.

She said people were more interested in investments such as mutual funds and other investments today, rather than basic savings accounts.

She also said Internet banking was becoming more popular, as customers sought control over their services.

"I think we offer something for everyone," she said.

Across the street, Harris Bank has been in Winnetka at 520 Green Bay Road since 1986. Harris offers private banking and investment planning, but also has community-oriented services, according to Jack Macholl, vice president and regional marketing manager.

"We're still a community banking type of organization, but our services pertain to every area in life," he said.

Harris Bank also has a strong presence in Internet banking, Macholl said.

Other banks in Winnetka include Citibank, at 814 Elm St.; Guaranty Bank, at 874 Green Bay Road; and the recently opened First Bank and Trust of Winnetka, at 100 Green Bay Road.

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[HTTPS://CHICAGO.CURBED.COM/2017/6/7/15758400/FOR-SALE-HISTORIC-EVANSTON-ENGLISH-REVIVAL-HOME](https://chicago.curbed.com/2017/6/7/15758400/for-sale-historic-evanston-english-revival-home)
[EVANSTON](#)

[FOR SALE IN CHICAGO](#)

Historic Mayo & Mayo designed Evanston mansion returns for \$2.6M

The 10,000 square foot home has been on and off the market since early 2016

By [Jay Koziarz](#) Jun 7, 2017, 1:46pm CDT



Photos by Berkshire Hathaway HomeServices KoenigRubloff/Estatefly

Built by prominent Chicago area architects Mayo & Mayo in 1911, this massive Evanston mansion is back with a new, lower price. The English Revival style structure features tons of old school touches like wood paneling, limestone fireplaces, and original plaster moldings. The sprawling, 10,000-square-foot home also sports a spacious tiled sunroof, dedicated billiards room, and a three-car coach house garage.

The mansion was originally constructed for Anson Mark of Chicago area steel pipe supplier Mark Manufacturing. While some of the home's flower print decor and dated kitchen appliances could arguably benefit from a less-frumpy makeover, the basic "bones" are still reflective of its notable architectural pedigree.

Situated on a half-acre corner lot along Evanston's Michigan Avenue, the property is a short walk to Lee Street Beach and nearby Lincoln Elementary School—one of literally hundreds of Illinois public schools by that name. Originally listed for \$3.3 million back in January of 2016, the stately manor can now be had for [\\$2.6 million](#).





- [1010 Michigan Avenue, Evanston IL](#) [Estate]y]
- [Previous Evanston coverage](#) [Curbed Chicago]



NEWS

First Chicago Corp. has agreed to acquire...

Chicago Tribune • May 25, 1989 at 12:00 am



TODAY'S TOP VIDEOS

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First Chicago Corp. has agreed to acquire The Winnetka Bank for \$21.6 million in First Chicago common stock, the firms said Wednesday. Acquisition of Winnetka Bank, with assets of approximately \$90 million, is subject to approval of the suburban bank's shareholders and bank regulatory authorities, and is expected to close by year-end.

NEW NAPERVILLE LIBRARY LIVES UP TO BILLING

By Stevenson Swanson

Chicago Tribune

May 27, 1987 at 12:00 am

When employees of Naperville's Nichols Library begin work on Sunday mornings, they have tangible proof that the year-old library is a success with the public. There usually are 30 to 50 people waiting for the doors to open.

Those early-rising readers along with thousands of others are responsible for a 40 percent increase in the number of books and other materials checked out over the last year and for a very favorable response from the library's users.

In the fiscal year ending April 30, the library had a circulation of 674,040 items, primarily books and audio-visual records and tapes. The previous year's circulation was 483,176 items.

The news is the latest in a year-long series of accolades since the spacious, airy two-story library opened in April, 1986. Wendt, Cedarholm, Tippens Inc., the architects for the building, won an award for their work from a professional organization, as did the Hitchcock Design Group, the library's landscape architects.

But perhaps the most important award has come from the library's users, library director Roger Pearson said. An independent survey of patrons earlier this year found that 92 percent of those questioned were either satisfied or very satisfied with the new building, its collections and its services, such as rentable typewriters and personal computers.

"We're extremely pleased, and I don't think we could have imagined it being better received," Pearson said. "I don't know if we could have handled it."

The city's public library is named for James Nichols, a North Central College professor who gave \$10,000 in 1895 for the establishment of a city library. The new building, which faces the Riverwalk across Webster Street from City Hall, is the replacement for the charming but overcrowded library on Washington Street, which is now the city's arts center.

The old Nichols Library was so inadequate for the booming suburb that thousands of books had to be put in storage. Since moving to the larger building, the staff has taken 13,692 books out of storage and put them on shelves, Pearson said. But 1,434 of the library's total of 146,651 books still remain in the closet.

"Because of overcrowding at the old building, our book collection has not kept up with growth," Pearson said. "The first thing we did was get books out of storage and the second thing was to beef up ordering. We're trying to get our materials collection up to speed for a community this size."

In the last year, the library has increased the cataloguing of new materials by 60 percent, Pearson said, and they aren't all books. Recently, a cart in the cataloguing room contained phonograph records, compact discs, computer software, video cassettes and no books.

"We have a very sophisticated user group," Pearson said, referring to the educated Naperville newcomers who work for the high-tech businesses along the East-West Tollway. "People expect a lot because they're moving in from places that had these things."

One of the most unusual features of the new building is a short-range broadcasting system in the children's library, which allows youngsters to roam around the room while listening to records on earphones. The new Nichols also has a drive-through book return to save borrowers time.

Another high-tech innovation in the works is a computerized card catalogue.

Although the new library has a 133-space parking lot, on busy weekends parking can be almost as much of a problem as it was at the old building, which had no lot. One way to alleviate the parking shortage is to open branch libraries or to begin bookmobile service, Pearson said.

The Winnetka Bank

Gazette Article by Jane Lord, Spring 1998

The Village of Winnetka had no bank when M. K. Meyer acquired a safe for his general store in the late 1800s. After learning about the new safe, so many of Winnetka's 1,000 residents prevailed upon Meyer to keep their important papers that he decided to establish a bank in a corner of the store.

Thus, with little fanfare, in 1894 the Bank of M. K. Meyer was born. Today the bank, now a branch of The First National Bank of Chicago, stands on the original site—the northwest corner of Green Bay Road and Elm Street. Three generations of the founder's family headed the bank for its first 95 years; until it was sold in 1989, it was the village's oldest, continuously run family business. Meyer's grandson, Robert K. Humphrey, described local banking a century ago: "When the Bank of M. K. Meyer opened, it was the only bank on the North Shore between Evanston and Waukegan. Because that time was a cash society, banking was different than today, and personal checking accounts were rare." The bank has undergone many changes throughout its 104-year history.

When Meyer's banking business outgrew space in the general store, it moved to an adjoining building on Elm Street. The bank's first telephone was installed in 1900 with "2" as its number. (Number "1" belonged to A. J. Vollman's Meat Market.)

Fire destroyed both the store and bank on a December night in 1912. Hurrying to the scene, Meyer persuaded firemen to direct their hoses on the bank vault and successfully saved its contents. Afterwards, Meyer decided to concentrate mainly on banking, and a year later a new Bedford limestone bank building rose where the store had been. A 23-foot high ceiling distinguished the first floor. Meyer, who headed the bank for 43 years, was stationed at his desk on the first floor so that he could keep in touch with customers. After Meyer's death in 1937, his son-in-law, Herbert K. Humphrey, a professor of electrical engineering at Rice University, returned to Winnetka to take over the business. He headed the bank for 30 years. His son, Robert K. Humphrey, continued the family tradition. He joined the bank in 1948 and became chairman in 1967.

In the 1960s the bank again needed to expand. The Humphreys used adjacent, family-owned property on Elm Street to provide additional space for a new building. The west side was constructed first, enabling bank operations to continue without interruption. The new building

was completed in 1964. The bank's name also went through changes. When a 1917 Illinois law required banks to incorporate, the Bank of M. K. Meyer became the Winnetka Trust and Savings Bank. In 1970 it was renamed The Winnetka Bank and assumed as its motto, "The Bank that Built Winnetka." In 1989 the bank was sold to First Chicago Corporation, becoming First Chicago Bank of Winnetka. With a change in state banking laws, Winnetka's oldest bank became one of First Chicago's largest suburban branches in 1992.

The growth of the bank mirrors the growth of Winnetka. Humphrey family records show that at the end of its first year, 1895, deposits in the Bank of M. K. Meyer totaled \$9,907.66. Today Winnetka's First Chicago branch has deposits of more than \$140 million.

This document came from a binder of notable Elmhurst, IL citizens that was kept by librarians for many years. No further information is available about where the information came from.

2010

Architecture

Smaller firms sparkle in the big leaguers' shadow

By Paul Gapp

Architecture critic

BIG LEAGUE, "DOWNTOWN" architectural firms tend to get an inordinate share of public attention, largely because they design most of our tallest or otherwise spectacular buildings.

But there are dozens of smaller firms, including many in the suburbs, which collectively carry major responsibility for creating our built environment.

Like the large offices, they are run by a mixed bag of highly talented, mediocre, and nondescript designers and engineers.

Because their work affects all of us, it seemed salutary to close in on one of the better [and, in some ways, typical] of them for a microcosmic look at how they function.

And so, after a bit of shopping around, we descended on a Northfield firm whose partners are Forrest D. Wendt, Charles T. Cedarholm, and William C. Tippens. A series of interesting coincidences brought them together.

All are in their middle 40s and received degrees from the University of Illinois, where none knew either of the others even though their years of study overlapped. All later worked for Charles Stadel & Associates, another firm of modest size in Park Ridge. Each left Stadel at a different time to open tiny one- or two-man offices of their own.

Eventually, all three were forced to face the same dismal fact: Trying to be a lone wolf architect is one of the most difficult enterprises imaginable. While working on one job, you have no free time to hustle up new business. If you're sick for a couple of weeks, it's a disaster.

Faced with those obstacles and others, the disenchanting trio of loners rediscovered each other in 1967 and formed the firm of Wendt, Cedarholm, Tippens, Inc., which today employs four persons in addition to the partners.

"We decided right at the start to spell out areas of authority to avoid conflicts," said Cedarholm. "So Bill is office manager and supervisor of construction, Forrest is in charge of new business, and I handle design."

In practice, however, there is overlapping of responsibility and a free-wheeling sense of informality around the office which is common to small firms.

It is the kind of working environment which seems highly appropriate for the flow of architectural ideas. Contrast it, if you will, with the big downtown shops, where one man may spend a whole year designing and redesigning a rubbish disposal system for a towering megastructure. That kind of labor, as many an architect will tell you, is a pathway to madness and about as creative as playing with mud.

"We bounce ideas off each other," said Tippens, "and we're free of the endless, administrative paper shuffling we'd have to do if we were big."

Unlike New York, Chicago is not bubbling with architectural ferment and dialogue of the sort which might leave a suburban designer feeling out of things. Still, the three partners manage to attend seminars and other events to keep their professional edges well-honed. Tippens enjoys giving slide-illustrated lectures on Chicago's architectural masterworks.

"Perhaps the most important quality we have to sell to potential clients is the thing they're most concerned about, and that's personal attention," said Wendt.

"The client knows with whom he's working because one of us is continuously in charge of a project from start to finish. It's not like a big shop, where somebody new may show up at every meeting. That can be disconcerting."

It is usually neither cheaper nor more expensive to retain a small architectural firm. Fees everywhere are based on a percentage of total construction cost and also vary by building types; the highest percentage fees usually apply to single family houses.

Architects, like doctors and lawyers, are not permitted to advertise [although they can promote themselves in quieter ways]. Wendt, Cedarholm, and Tippens thus spent a lot of time sitting around and nervously cracking their knuckles until the first job came along. It was a church addition.

The chairman of the church's building committee also happened to be board chairman of a suburban park district which shortly afterward needed somebody to design a recreation center. On the strength of their



Ideas flow around a drawing board in the suburban architecture firm founded by partners Forrest

D. Wendt (left), Charles T. Cedarholm, and William C. Tippens.

church performance, the architects captured the park district job and were on their way.

Since then, their major projects have included 15 libraries, 15 recreation buildings, 10 office buildings, five industrial structures, 10 houses, 3 restaurants, and a public housing project.

"We believe we've done more municipal libraries than anyone else in the suburban metropolitan area," said Cedarholm. "But we don't want to overemphasize that as a specialty because it might blunt our reputation for versatility."

"And we like to think that our libraries have few common characteristics," said Tippens. "Instead, they're responsive to individual design problems."

"We've tried to develop lasting designs, rather than anything that's modish or farout. We also try very hard for warmth in terms of design, materials, and the way we handle space."

Because all bookshelves in today's small libraries are open to the public, the space handling is more than a bit tricky. Open floor plans with a maximum of flexibility are mandatory, but some areas must carry a feeling of privacy and snugness.

Audio-visual facilities, book-theft detection devices, and computer connections between sharing libraries are among other advances in library science which must either be built in or anticipated as future additions.

A library's facades are almost equally important. In some of our new dreary, flatland suburbs, the library is the only culture symbol in town and deserves to look as handsome outside as within.

But as Cedarholm pointed out, the Northfield firm doesn't spend all of its time exploring the nuances of how to mix people and books. Indeed, their other major specialty has turned out to be recreation buildings, particularly those housing racquetball layouts [both public and for profit]. They've done eight racquetball facilities, and thus probably know as much as anybody about how to physically accommodate the burgeoning sport.

Oddly, there are absolutely no standard specifications for building a racquetball court, except that it be exactly the same size as a handball court [for which use it is interchangeable]. Theoretically, you can construct one with anything from mahogany to marble.

"We're sure some kind of specs will eventually be adopted, though," said Tippens. "Many of the better players immediately detect a difference in 'feel' when they play a new court, and others are even fussy about noise variations in certain sections of a court."

The smacking, twanging, popping noises of racquetball are considered to be highly marketable in the private clubs springing up everywhere.

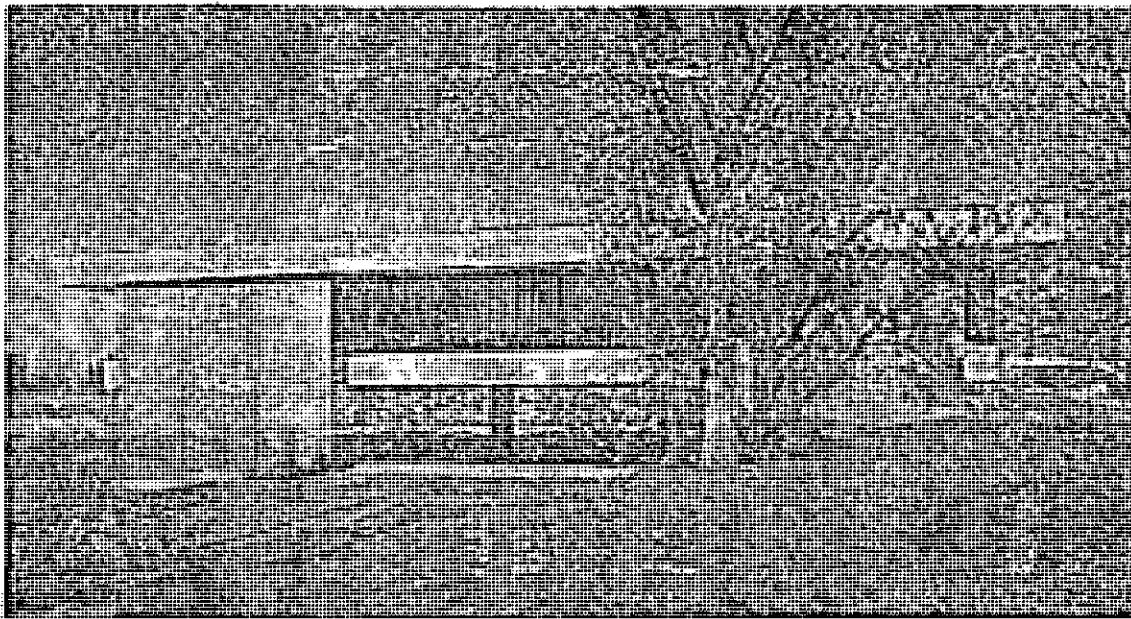
"In the old-time YMCAs, nobody except the players knew what went on inside a handball court, because there was rarely a place provided for people to watch," Tippens recalled.

"Today, when we do a racquetball building, we deliberately design it so the noise of play spills out into the lobby and the spectator gallery. When potential club members come in for a look around, the excitement of all this helps convince them to sign up."

A couple of years ago, promoters got the idea of telecasting the national racquetball championship finals in Las Vegas. When they couldn't figure out how to train cameras on the action from a variety of angles, they came to Wendt, Cedarholm, and Tippens.

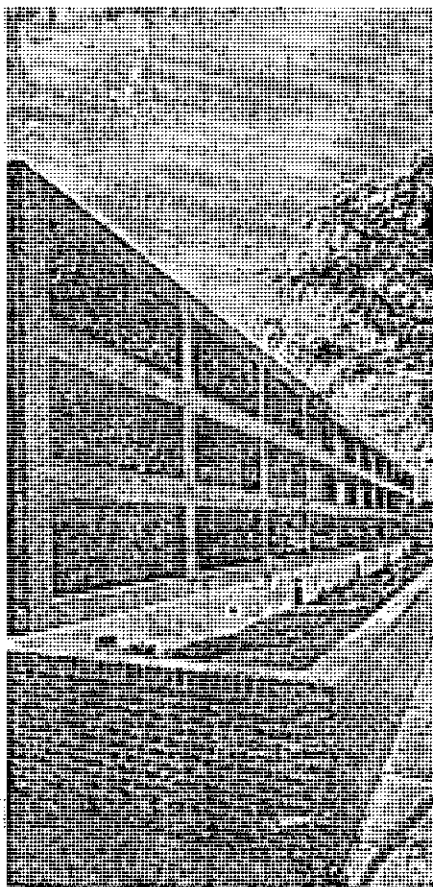
"We designed a demountable, four-wall court constructed of rigid, 7/8-inch glass," said Tippens, "and we were certain it would work." The telecasting plans fell through for other reasons, however, and the marvelous transparent cube never got off the drawing board.

And so it goes among the scores of architects out there in suburbia. They may not be turning out any skyscrapers, but their work has a great impact on the quality of life in the metropolitan area. Let us not forget that the downtown elite corps of architects holds no monopoly on good design and buildings that work the way they're supposed to.



Palatine Public Library designed by Woodt, Cedarholm, Tjepens, Inc.

Top honors for a design quartet



Mutual Trust Life Building.

FOUR CHICAGO-AREA architecture firms have won this year's annual "excellence in masonry" awards, presented by the Metropolitan Chicago Masonry Council.

That may seem to have a rather commercial ring to it, but be advised that the council does not fling its bouquets in the crass manner of certain other groups that promote building materials.

A couple of years ago, the council turned over responsibility for judging to the national office of the American Institute of Architects.

It won cheers for that decision, because it meant awards would no longer be dispensed indiscriminately to architects just because they happened to use bricks. Only masonry structures are eligible, of course, but the sole criterion is good design.

The winners, selected from among 48 entries:

- The Perkins & Will Group, Inc., which took top honors in the competition for the Mutual Trust Life Building in Oak Brook, an elegant structure in which brick plays an almost ornamental role despite the crisp simplicity of the basic design;

- Skidmore, Owings & Merrill, for the Percy L. Julian High School, 10330 S. Elizabeth St., a handsomely detailed complex built on a difficult site hemmed in by railroad tracks and the Dan Ryan Expressway;

- The Samuels Group, Inc., of Northbrook, for the contiguous Central Savings and Loan and Ace Hardware buildings at Clark Street and Broadway. In scale and form, the structures stand as little bastions of architectural integrity at the gateway to New Town's commercial vulgarity;

- Barancik, Conte & Associates, for the Wieboldt office building in Evanston, a five-story structure which was cited in part for its compatibility with the surrounding neighborhood.

Judges of the contest, who assembled in Washington, were Chloethiel Woodard Smith, M. Elliott Carroll, and William L. Ensign. All are fellows of the American Institute of Architects.

Paul Gapp

V I L L A G E O F W I N N E T K A , I L L I N O I S
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property InformationSite Address: 791 Elm StreetParcel Identification Number(s) (PIN): 05-20-208-018-0000Description of all structures to be demolished: Existing Structure and Surface Parking Lot**Current Property Owner Information**Legal Name: JPMorgan Chase Bank, N.A.Primary Contact: Christopher Perdsock, VPAddress: 10 S Dearborn 25th FloorCity, State, Zip: Chicago, IL 60670

Phone: _____

Email: _____

Date owner acquired property: _____

Applicant InformationLegal Name: JPMorgan Chase Bank, N.A.Primary Contact: Christopher Perdsock, VPAddress: 10 S Dearborn 25th FloorCity, State, Zip: Chicago, IL 60670

Phone: _____

Email: _____

Applicant's relationship to current property owner: Employee*(As previously noted, if contract purchaser, attach copy of executed purchase agreement)***Demolition Contractor Information** *(If known, otherwise indicate "not known at this time")*Legal Name: Not Known at this time

Address: _____

City, State, ZIP: _____

Phone No: _____

Email: _____

Property Maintenance Requirements

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

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

Applicant/Owner Acknowledgments

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

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

Signature of Applicant

[Redacted Signature]

Date 05/01/2023

Print Name & Title:

Signatures of Property Owner(s):

[Redacted Signature]

Print Name & Title:

Property Address:

791 Elm Street – Winnetka, IL

Preliminary Demolition Schedule – Subject to change

The below demolition outline is projected as the current demolition schedule for the existing structure and surface parking lot located at 791 Elm Street – Winnetka, IL.

- Chase relocates and vacates existing structure – February 15, 2024
- Utility Disconnects – March 1, 2024 – April 5, 2024
- Demo Mobilization/Site Protection– April 29, 2024 – May 3, 2024
- Demolition of existing structure and lot to grade – May 6, 2024 – June 1, 2024



Village of
WINNETKA, IL

510 Green Bay Road • Winnetka, IL 60093 • 847.501.6000
contactus@villageofwinnetka.org • villageofwinnetka.org



Jack Coladarci, *Chairman*
Chris Enck
Laura Good
Beth Ann Papoutsis
Joseph Stuart
Paul Weaver

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address:

740 Ardsley Road

Owner:

Neil + Angela Hughes

Owner's phone and email:



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

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

2. **Property Type:**

- ☒ Single-Family Residential
☐ Commercial/Multi-Family Residential
☐ Public/Institutional

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

Full rehab, including electrical, plumbing, windows & converted an old chicken coop to a pool house. Added a breakfast wing & dug down in the basement to add new amenities for kids area. Updated all landscaping and added a pool & an outside basketball area for our kids. We kept about 95% of the original structure & design of the house.

4. **Approximate date of project completion:** May 1, 2023

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

ROB APATOFF

[REDACTED]
WINNETKA, IL 60093

6. **Photos enclosed**

7. **Signature**

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

Please submit this form together with photographs and other documentation no later than Friday, May 26, 2023. Electronically submitted nominations and photographs are the preferred form of submission. Please email nominations to cmarx@winnetka.org. Otherwise, please mail to:

Winnetka Preservation Awards
Attn: Christopher Marx, Community Development Department
Winnetka Village Hall
510 Green Bay Road
Winnetka, Illinois 60093

Rules:

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

