



Village of Winnetka

Landmark Preservation Commission Meeting

September 18, 2023 at 7:00 PM
510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
 - a. Approval of August 21, 2023, Special Meeting Minutes
4. **Demolition Permit Applications**
 - a. **Case No. 23-17-LPC - 661 Sheridan Road:** Review of the demolition permit application submitted for the single-family residence at 661 Sheridan Road.
 - b. **Case No. 23-18-LPC - 466 Chestnut Street:** Review of the demolition permit application submitted for the single-family residence at 466 Chestnut Street.
 - c. **Case No. 23-19-LPC - 915-917 Willow Road:** Review of the demolition permit application submitted for the commercial building at 915-917 Willow Road.
5. **Other Business**
 - a. October 2, 2023, Regular Meeting - Quorum Check
 - b. Change of Name For Landmark Preservation Commission - Draft Letter to Village Council
 - c. Monthly Communications for Landmark Preservation Commission - Sample Item
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
AUGUST 21, 2023 SPECIAL MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Laura Good
Beth Ann Papoutsis
Joseph Stuart
Paul Weaver

Non-Voting Member Present:

Kim Handler

Members Absent:

None

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

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

Public Comment

Chairman Coladarci asked for public comment. No public comments were made at this time. Mr. Marx stated that there was one received correspondence included with the agenda packet with its respective agenda item.

Approval of July 17, 2023 Meeting Minutes.

Chairman Coladarci asked for a motion to approve the July 17, 2023 meeting minutes. Ms. Papoutsis moved to approve the July 17, 2023 meeting minutes. Mr. Enck seconded the motion. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Handler

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.

Mr. Marx provided the Commission with an application update including the applicant being required to provide an HAIS to the Commission. He noted one written comment was received and included as Attachment G. Mr. Marx stated the Historical Society agreed the HAIS is complete and that the property is architecturally significant as a Colonial Revival style home. He then stated Susan Benjamin would provide additional information with regard to the report and asked if there were any questions. No questions were raised at this time. Mr. Marx added the applicant's representative, Eamon Murphy, is also present.

Susan Benjamin provided the Commission Members with a summary of the HAIS for 620 Spruce Street and referred to the PowerPoint presentation. She noted the property has not changed much over the years and referred to a plat showing its location on the lot. Ms. Benjamin then identified the property's owners, the architects and information on their history. She described the home's materials and its Colonial style features and details noting there is not a lot of material on the home which can be saved. Ms. Benjamin also described the home's interior views and detailing and described other homes designed by Seyfarth and Bleeth. She then asked if there were any questions. No questions were raised at this time.

Chairman Coladarci stated the Commission is to determine whether the HAIS is complete and asked for a motion to find the HAIS complete. A motion to find the HAIS for 620 Spruce Street complete was made by Mr. Weaver. The motion was seconded by Ms. Good. A vote was taken and the motion unanimously passed, 6 to 0:

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

5 Chairman Coladarci then asked the Commission Members if they felt a delay should be imposed. Ms. Papoutsis
 6 asked if the home was on the market for a while. Mr. Marx informed the Commission it was on the market since
 7 last September. Mr. Weaver agreed with the comments that the home is distressed and imposing a delay would
 8 not accomplish anything. No additional comments were made at this time.
 9

10 Chairman Coladarci then asked for a motion to find that the proposed demolition would not have a significant
 11 architectural or historical impact on the Village as a whole or on the immediate neighborhood and for the
 12 demolition to proceed without delay. A motion as stated by Chairman Coladarci was made by Mr. Enck and
 13 seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 6 to 0:

14 AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver
 15 NAYS: None
 16 NON-VOTING: Handler
 17

18 **b. Case No. 23-13-LPC - 791 Elm Street: Review of the Historical Architectural Impact Study (HAIS)**
 19 **submitted for the commercial building at 791 Elm Street.**

20 Mr. Marx stated the Commission asked for an HAIS to be done for the property and noted no comments were
 21 received. He stated the Historical Society found the HAIS complete and agreed with the findings that the home is
 22 architecturally and historically significant and was designed by a prominent architect. Mr. Marx stated Jean
 23 Guarino would present the HAIS to the Commission and asked if there were any questions.
 24

25 Ms. Good asked what are the plans for the property. Mr. Marx responded a new bank building would be
 26 constructed and the request is undergoing the review process with the Village. He stated a lot of consideration for
 27 the design was given due to its neighborhood context and the applicant can speak to it.
 28

29 Jean Guarino stated in terms of her findings, she identified the building's completion date as 1964 and that the
 30 home possessed local architectural and historical significance. She described it as a large scale and unusual
 31 example of a Colonial Revival building from the mid-20th century with prominent siting at Elm and Green Bay Road.
 32 Ms. Guarino then described the building's features and noted it was designed by Peter Mayo and described his
 33 background and homes done in the Village. She stated the building has local historical significance due to its
 34 affiliation with the Winnetka Trust & Savings Bank, one of the oldest banks on the North Shore. Ms. Guarino also
 35 outlined the bank's history which was built by Max K. Mayer and the architect's background. She then asked if
 36 there were any questions. No questions were raised at this time.
 37

38 Chairman Coladarci asked for the applicant's presentation. Christopher Perdsock, JPMorgan Chase, informed the
 39 Commission they completed the preliminary design review package which would be submitted for presentation at
 40 the October 2023 [Village Council] meeting. Chairman Coladarci referred to the new building being sensitive to the
 41 neighborhood and if those issues were addressed. Mr. Perdsock responded Gensler, the architect, would work on
 42 addressing the issues and would be sensitive to the neighborhood context and scale. He also stated the new
 43 building would be a three story building and described how the corner's prominence would be addressed with a
 44 primary entrance off Elm Street. Mr. Weaver asked if the bank occupied all of the current second floor space. Mr.
 45 Perdsock confirmed that is correct. He also stated a drive-through would not be moved to this location.
 46

47 Mr. Enck asked if the bank planned to move to a temporary location during construction. Mr. Perdsock confirmed
 48 that is correct and described how the bank operations would function. Ms. Good asked if a three story building
 49 required a zoning change. Mike Spence confirmed no zoning changes were required although they have requested
 50 a couple of exceptions with regard to height as well as maintaining the current architectural significance. He noted
 51 the corner would be at a three story height and contain a parapet wall and the building would step down to 45
 52 feet. Mr. Spence estimated the corner height to be approximately 52 feet.
 53

1 Ms. Good questioned the new building's design and material. Mr. Spence responded they are considering a couple
2 of options which have not yet been finalized. He also stated the building would have a limestone base with either
3 red brick or red terra cotta for the upper floors. Mr. Spence also stated it would not be feasible to rehab the
4 building due to their space requirement needs. Mr. Perdsock stated the new building would measure
5 approximately 36,000 square feet with underground parking. Mr. Spence stated underground parking would be for
6 bank employees and customers. Mr. Stuart asked if the building would be similar to their other buildings across the
7 country. Mr. Perdsock responded they are leaning toward art deco as well as other options which would fall within
8 the Village's design guidelines.

9
10 Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time.

11
12 Chairman Coladarci asked for public comment. No comments were made at this time. He then called the matter in
13 for discussion.

14
15 Chairman Coladarci then asked for a motion to find the HAIS for 791 Elm Street complete. Ms. Handler referred to
16 page 38 and stated the original design may be revisited and described the bank's appearance and concept
17 presented to the Village Council. She stated the Village Council was divided on the idea of art deco and noted they
18 were all concerned with the height. Ms. Handler stated the Village Council Trustees were all concerned with regard
19 to height although they liked the idea of the building being an anchor on the corner. She added the amount of
20 underground parking included as part of the request represented a positive change and a benefit. Ms. Handler
21 concluded overall, the Village Council was pleased with the proposal and the applicant's attempts to address the
22 concerns.

23
24 Chairman Coladarci asked for a motion to find the HAIS for 791 Elm Street complete. A motion to find the HAIS for
25 791 Elm Street complete was made by Mr. Enck and seconded by Ms. Papoutsis. A vote was taken and the motion
26 unanimously passed, 6 to 0:

27 AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

28 NAYS: None

29 NON-VOTING: Handler
30

31 Chairman Coladarci then asked the Commission Members if they felt a delay would be appropriate. Ms. Good
32 stated her concern related to height as well as the loss of the French school which also had an historic feel. She
33 suggested they be very careful with the building's replacement if the height issue was approved and the possible
34 domino effect. Mr. Enck asked if the request would be reviewed by the DRB. Mr. Marx confirmed the DRB would
35 have input in terms of the building's design and make a recommendation to the Village Council.

36
37 The applicant informed the Commission their next step in the process is to go before the DRB followed by the
38 planned development process which addressed incorporating zoning relief. Mr. Enck asked if the comments made
39 would be relayed to the DRB. Mr. Marx responded the Commission can relay their concerns to the DRB in
40 correspondence. Chairman Coladarci asked for the Commission's minutes to be forwarded to the DRB. Mr. Marx
41 confirmed the Commission's minutes can be included in the DRB packet and suggested a motion be made.

42
43 Chairman Coladarci asked for a motion to forward the Commission's minutes to the DRB identifying their
44 discussion of their concern of the proposed new building and its height and effect on the rest of the surrounding
45 neighborhood. Ms. Good stated due to the site's prominence, she asked if the Commission can meet jointly with
46 the DRB. Chairman Coladarci responded they are not allowed to do that in terms of the scope of their duties. The
47 Commission Members further discussed the process in terms of their relaying their concerns in connection with
48 height and the imposition of a demolition delay would not accomplish any goal and change the outcome.

49
50 Ms. Papoutsis asked what would the ceiling height be. The applicant estimated it to be 15 feet with the existing
51 building height measuring 37 feet and the new building height to be 45 feet.
52

Chairman Coladarci asked for a motion to forward the Commission's discussion to the DRB. A motion was made by Ms. Good to ask that the minutes from the Commission's meeting be shared with the DRB for when the Planned Development application reaches the DRB. The motion was seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Handler

Chairman Coladarci for a motion to recommend a demolition delay for 791 Elm Street. No motion was made. Chairman Coladarci then asked for a motion to allow the demolition to proceed without delay. A motion to allow the demolition to proceed without delay for 791 Elm Street was made by Mr. Enck and seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Handler

Other Business:

a. Review of 2023 Preservation Award Nomination - Late Submission.

Chairman Coladarci stated the late application submission is for 740 Ardsley Road. Mr. Marx informed the Commission the previously incomplete application was submitted by Trustee Apatoff and referred to images of the previous and final improvements. He then described the improvements made to the home noting the application required the Commission's review. The Commission Members discussed how the home was previously submitted for demolition and was saved. Mr. Marx stated their goal is to present the awards by year end.

Chairman Coladarci asked the Commission Members if they would approve the nomination as an award winner and asked for a motion. A motion as stated by Chairman Coladarci was made by Mr. Weaver and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Handler

Chairman Coladarci took the agenda out of order and first asked for a quorum check for the September 2023 meeting.

d. September 18, 2023 Regular Meeting - Quorum Check.

The Commission Members discussed their availability. Mr. Marx noted there would be three demolition permit applications on the September agenda which he outlined for the Commission while identifying two of them as 661 Sheridan Road and 466 Chestnut.

c. Monthly Communications for Landmark Preservation Commission – Discussion.

Mr. Marx informed the Commission he spoke to Diana Pugo, Public Works staff liaison, and stated it is a specific agenda item which appeared under New Business where items are discussed for future agendas and well as items to put forward for Village communication meetings such as the e-newsletter and quarterly newsletter. He stated the main issue related to who could author those reports which is usually the Commission Members who come up with the content. Mr. Marx stated the substance of the comment would come directly from the Commission themselves.

Chairman Coladarci suggested it would good for the Commission to promote their awareness in terms of their mission. Mr. Enck stated he would revisit the information he wrote relating to deconstruction and provide it to Mr. Marx. Mr. Weaver suggested any interesting information obtained during their meetings can be included in the newsletter. Mr. Marx stated information relating to meetings and agenda items are available online for quite some time. He noted they have copies of H AIS reports submitted over the last 20 years as well as the Historical Society and in the home files. He added digital copies from the last five years are available and it would take some time to

1 assemble all of them. Mr. Marx then stated for the Village newsletter and quarterly editions, those can be updated
2 by the Village Manager's office. He added the file sizes are very large. Chairman Coladarci suggested that HAIS
3 reports be kept on a website location for access by everyone.
4

5 Mr. Marx stated they have allowed access to redacted information in connection with public records requests that
6 are available in terms of old HAIS reports. Ms. Handler referred to the confusion surrounding landmarking homes
7 and suggested information for the historic preservation awards be used in the Village's kiosk in terms of marketing
8 of what the Commission does. Several Commission Members agreed with Ms. Handler's suggestion. Mr. Marx
9 stated he would discuss it with President Rintz and prepare a staff report for the next meeting with the
10 Commission to generate the cycle of communication to be done from that point.
11

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

13 Mr. Marx stated he is waiting on information from Mr. Weaver. Mr. Weaver stated he previously circulated a
14 memo to the Commission Members which included changing the Commission's name. Chairman Coladarci stated
15 the suggestion was to change the name to the Preservation Commission which better aligned with the
16 Commission's goals and their mission. He then referred to the discussion with President Rintz. Mr. Weaver recalled
17 that the new suggested name was the Winnetka Preservation Commission with placing greater emphasis on
18 communication and community education. Ms. Good referred to the discussion of the suggested name Historic
19 Preservation Commission. Chairman Coladarci suggested they go with Preservation Commission which is more
20 aligned with what other communities are doing. He also referred to discussions they have had with applicants
21 concerning the replacement properties and expanding the Commission's role to consider that.
22

23 Mr. Marx stated President Rintz would like a formal statement from the Commission to be presented to the Village
24 Council for discussion. He asked for the Commission Members to send one email at a time in order to not violate
25 the Open Meetings Act and he can relay information to the entire Commission. Chairman Coladarci stated he
26 would add comments to Mr. Weaver's memo and then forward it on to Mr. Marx to provide to the remainder of
27 the Commission Members for comments. The Commission Members and Mr. Marx discussed the procedure to
28 provide information to Chairman Coladarci so as not to violate the Open Meetings Act. Mr. Marx stated he would
29 include a note to the Commission Members for the September meeting to have any brief, succinct ideas for
30 contributions to the text of the letter to be presented to the Village Council with the ultimate decision to be made
31 at the October meeting.
32

33 Mr. Stuart asked who would decide on the letterhead and the plaque information. Mr. Marx responded the
34 plaques are done by a Detroit manufacturer. Mr. Marx stated the logo and letterhead would be adjusted by the
35 Village with only the text name change to be replaced.
36

37 Chair asked the Commission Members to come up with ideas as to what they want to relay to the Village Council in
38 terms of marketing and getting the message out to the Village as to what the Commission does.
39

40 **Old Business:**

41 Ms. Good asked with regard to touring 1205 Sunset before it is demolished, she referred to the Commission
42 Members who wanted to attend and concerns in connection with the Open Meetings Act. Mr. Marx stated within
43 the next 10 days, Public Works planned to provide him with a key and the Commission Members can look at the
44 home at a specific time. He suggested the Commission Members stagger their attendance times. The Commission
45 Members discussed whether items can be salvaged. Mr. Marx stated he would advise them as to when they can
46 attend.
47

48 **Adjournment:**

49 Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Weaver and seconded by
50 Mr. Enck. A vote was taken and the motion unanimously passed, 6 to 0:

51 AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

52 NAYS: None

53 NON-VOTING: Handler

1 The meeting adjourned at 9:12 p.m.
2
3 Respectfully submitted,
4
5 Antionette Johnson
6 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: SEPTEMBER 14, 2023
SUBJECT: 661 SHERIDAN ROAD - DEMOLITION PERMIT (CASE NO. 23-17-LPC)

INTRODUCTION	
Meeting Date	September 18, 2023
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay.
Property Address	661 Sheridan Road (See Attachment A – Aerial Map)
Property Owner	BL Partners LLC
Application Submitted by	S.J. Bacik Construction Co.
Mail Notice Sent to Property Owners within 250 feet	Completed
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.
PROPERTY DESCRIPTION	
Size	0.53 acres
Location	East side of Sheridan Road between Pine and Maple Streets
Improvements	Single-family home
Zoning	R-2 Single Family Residential
Surrounding Zoning	R-2 Single Family Residential
PROPERTY HISTORY	See Attachment B, Preliminary Property History Study See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	
Additional Construction Activity	1948 - Make alterations to two story building, 1957 - Construct one-story one car garage accessory building -1978 Interior and exterior alterations to a single family residence, 1978 - Construct a detached two-car garage to single family residence, 2020 - Demolish residential garage and remove driveway
Illinois Historic Structure Survey Listing	Yes
Winnetka Historical Society (WHS)	WHS research indicates that the property has architectural significance. See attached report from the WHS provided in Attachment C 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)	A demolition permit for 645 Sheridan Road was issued a 270-day demolition delay by the LPC at its March 6, 2022, meeting. The demolition permit cannot be issued until a building permit for a new single-family residence or site restoration plan has been submitted and fully approved. To date, a building permit nor a site restoration plan has been submitted for 645 Sheridan Road.
Director's 60-Day Delay Due to Construction Activity	At the time the building permit for 645 Sheridan Road or 661 Sheridan Road 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	A building permit to construct a new single-family residence has been submitted and is currently under review.

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.

Should the LPC request an HAIS for the subject property at the September 18 Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the structure is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from September 18, 2023.

COMMISSION REVIEW

The Commission may consider one of the following motions (1) Historical Architectural Impact Study Required or (2) Building and/or Property is Not Historic or Architecturally Significant.

Historical Architectural Impact Study Required

The Commission finds that based upon (1) the preliminary property history study, (2) the Winnetka Historical Society comments, and (3) other information, comments, or evidence received by the LPC during its preliminary review **that the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit.** The Commission reached its conclusion based upon the property meeting the following criteria: **[The Commission must note which of the following criteria is met]**

1. **The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit;**
2. ~~The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;~~ **(Subject Property is not a landmark)**
3. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation; and
4. ~~The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places.~~ **(Subject Property is not on National Register)**

Building and/or Property Lacks Historic or Architectural Significance

The Commission has determined that in accordance with Section 15.52.040 of the Village Code that the building and/or property is not of sufficient historic or architectural merit to warrant a Historical Architectural Impact Study, and the demolition of the structure may proceed without delay.

ATTACHMENTS

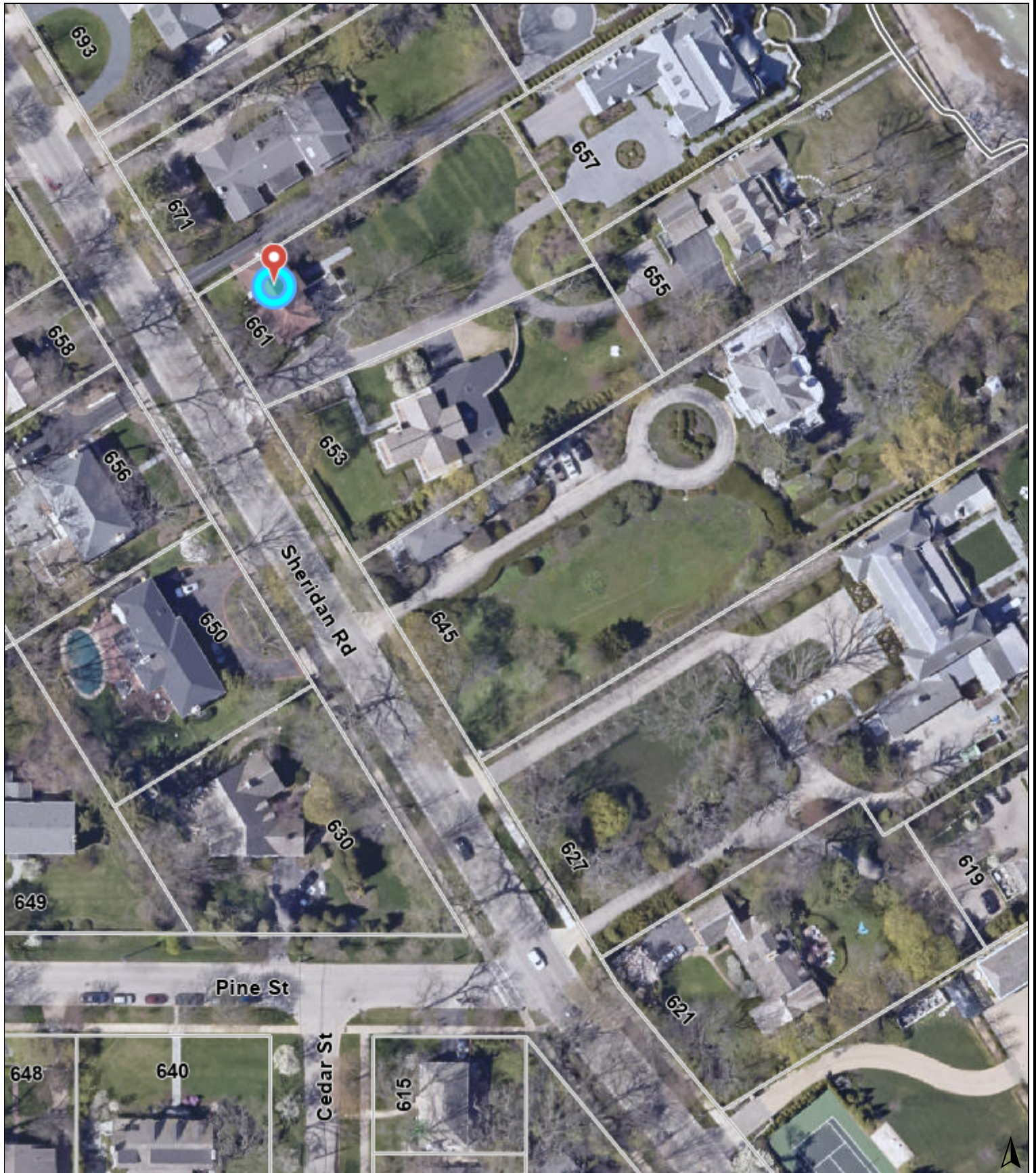
Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A



0 100 200
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: AUGUST 23, 2023
SUBJECT: CASE NO. 23-17: 661 SHERIDAN ROAD

INTRODUCTION

On September 18th, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence at 661 Sheridan Road. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Monday, September 11, 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

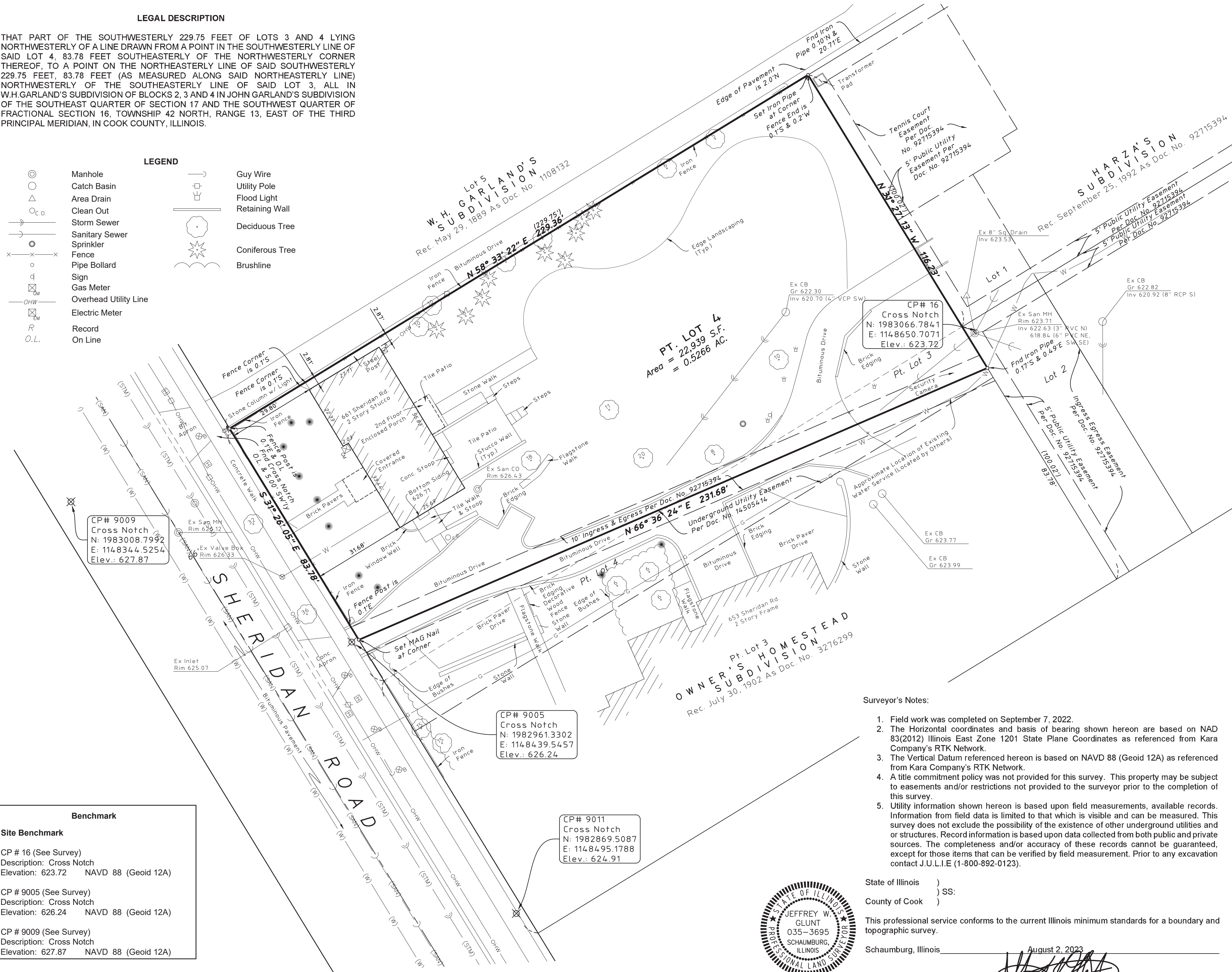
<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
5-13-1948	Make alterations to two story building	Frank Barrett	Not listed
7-24-1957	Construct one-story one car garage accessory building	Marcus D. Richards	Not listed
7-19-1978	Interior and exterior alterations to a single family residence	John R. Modisett	Francis R. Stanton
11-30-1978	Construct a detached two-car garage to single family residence	John R. Modisett	Francis R. Stanton
11-27-2020	Demolish residential garage and remove driveway	BL Partners LLC	

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWESTERLY 229.75 FEET OF LOTS 3 AND 4 LYING NORTHWESTERLY OF A LINE DRAWN FROM A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 4, 83.78 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER THEREOF, TO A POINT ON THE NORTHEASTERLY LINE OF SAID SOUTHWESTERLY 229.75 FEET, 83.78 FEET (AS MEASURED ALONG SAID NORTHEASTERLY LINE) NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 3, ALL IN W.H.GARLAND'S SUBDIVISION OF BLOCKS 2, 3 AND 4 IN JOHN GARLAND'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17 AND THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 16, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

	Manhole		Guy Wire
	Catch Basin		Utility Pole
	Area Drain		Flood Light
	Clean Out		Retaining Wall
	Storm Sewer		Deciduous Tree
	Sanitary Sewer		Coniferous Tree
	Sprinkler		Brushline
	Fence		
	Pipe Bollard		
	Sign		
	Gas Meter		
	Overhead Utility Line		
	Electric Meter		
	Record		
	On Line		

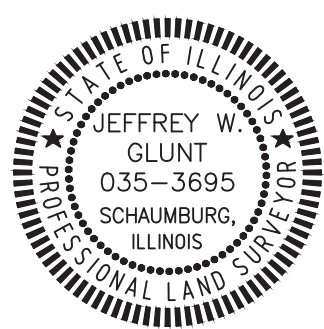


Benchmark
Site Benchmark
CP # 16 (See Survey)
Description: Cross Notch
Elevation: 623.72 NAVD 88 (Geoid 12A)
CP # 9005 (See Survey)
Description: Cross Notch
Elevation: 626.24 NAVD 88 (Geoid 12A)
CP # 9009 (See Survey)
Description: Cross Notch
Elevation: 627.87 NAVD 88 (Geoid 12A)

Surveyor's Notes:

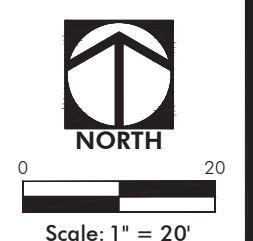
- Field work was completed on September 7, 2022.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

State of Illinois)
County of Cook) SS:
Schaumburg, Illinois)
By: _____ August 2, 2023
Illinois Professional Land Surveyor No. 3695



Ordered By: BL PARTNERS LLC
Order No.: 19085 Lot No.4

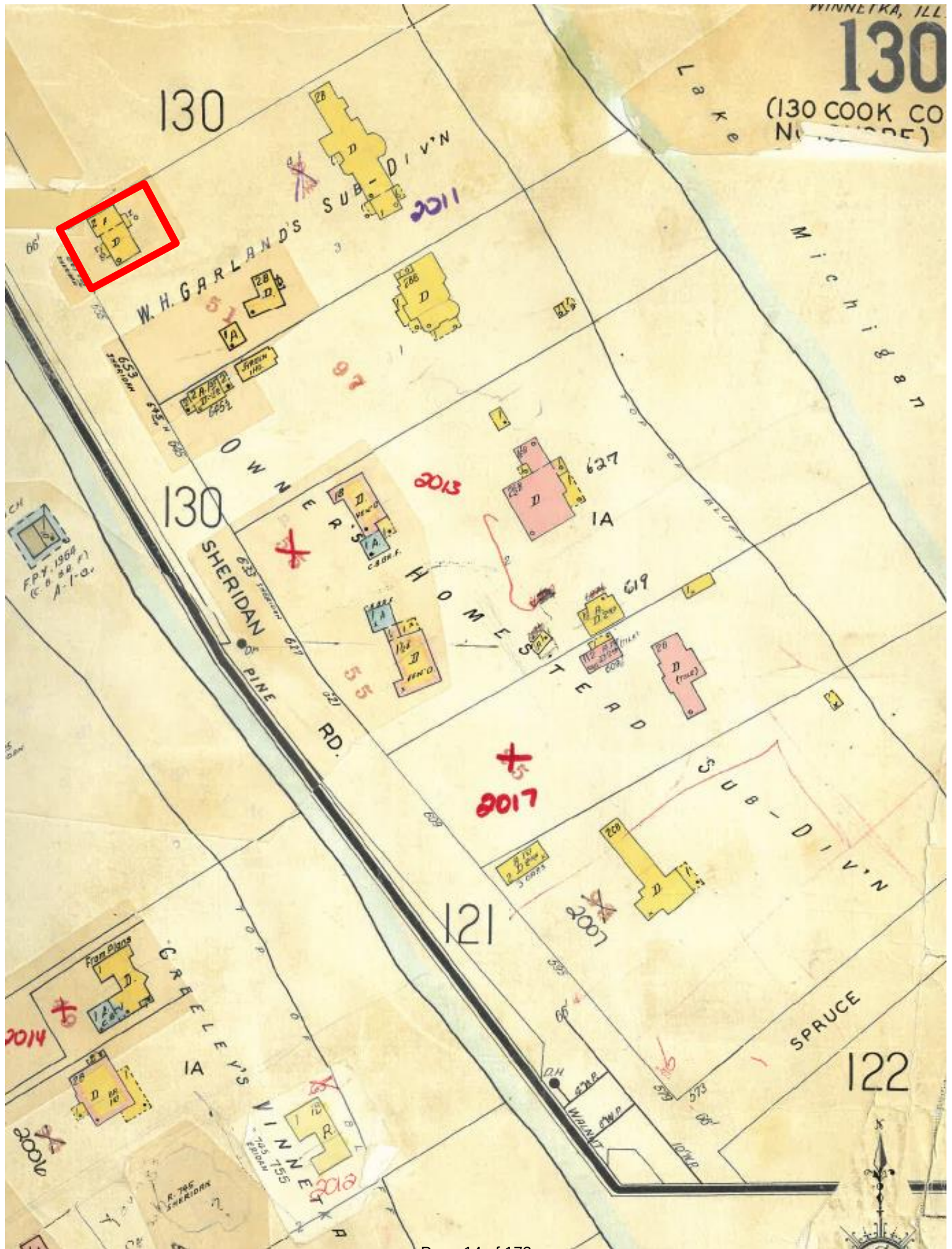
EXPIRES 11-30-24



HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

PLAT OF SURVEY
661 SHERIDAN ROAD
WINNETKA, ILLINOIS

Project Manager: M L A
Drafter: A M B
Date: 2023-08-02
Project No. 19085
Sheet 1







PROPERTY RESEARCH COVERSHEET



Address: 661 Sheridan

Construction Details:

Original construction date: 1905

Construction type: Stucco

Style: Prairie

OWNERSHIP HISTORY:

OWNER/RESIDENT NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
August and Mabel Magnus	1905 – at least 1929	1909 directory, 1929 directory, WHS file materials, <i>Chicago Tribune</i> obituary	August was the owner of brewing supply company A. Magnus Sons.
Charles Donald Dallas Possible tenants: 1. Harry and Anne Perlstein 2. Roderick McKenzie	By 1931 – at least 1942 1. By 1933 – at least 1935 ¹ 2. 1939	1931 directory, WHS file materials, 1933 directory, 1939 directory, 1942 directory, <i>Chicago Tribune</i> article and obituary	Owner of Dallas Brass, which became Revere Copper and Brass
Frank Barrett	By 1944 – 1951	1944 directory, building permit application, real estate listing, <i>Winnetka Talk</i> obituary	President of the Barrett Varnish Company
Dr. George F. Munns	1954	1954 directory, <i>Chicago Tribune</i> obituary	Winnetka-based pediatrician
Marcus D. Richards	By 1956 – 1966	Building permit application, real estate listing, 1956 directory, <i>Winnetka Talk</i> obituary	Vice president of the Chicago Casket Company
Daniel O’Neil III	1969	1969 directory	
John R. and Barbara Modisett	By 1978 – 1989	Building permit application, <i>Winnetka Talk</i> article	Senior vice president of the Evanston Hospital Corporation
Kathy and Richard Fox	1989 – 2018	Cook County Recorder records	
BL Partners LLC	2018 – present	Cook County Recorder records	

¹ Listed as “vacant” in the 1937 directory.

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Robert C. Spencer	1905 – construct two-story coach house	WHS file materials, Robert Spencer bio from prairiestyles.com, Encyclopedia of Chicago, Hauberestate.org
Frank Barrett (owner)	1948 – alterations to two-story building	
Marcus D. Richards (owner)	1957 – construct one-story garage accessory building	
Francis R. Stanton	1978 – interior and exterior alterations to a single-family residence; construct a detached 2-car garage	Excerpt from the HAIS for 101 Thorntree about Francis Stanton, <i>Chicago Tribune</i> obituary
Rosborough Partners	2019 – demolish residential garage and remove driveway	

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 Prairie School design by renowned architect Robert C. Spencer. Spencer first established his practice in 1895. After meeting and developing a personal and professional relationship with Frank Lloyd Wright, Spencer, along with Wright and several other noted architects, became a co-founder of the Prairie School architectural style, arguably the first indigenous North American style.

In 1905, Spencer and Horace Powers formed the architectural firm Spencer & Powers, with Spencer as the designer and Powers running the office. Throughout his career, Spencer designed a number of notable buildings, including the Hauberg Estate in Rock Island, the Edward W. McCready House in Oak Park, and the Horticultural Hall in Lake Geneva, which is listed on the National Register of Historic Places.

In 1905, successful brewing supplier August Magnus hired Spencer to design a large estate consisting of a home and gate house at 650 Sheridan (later 655 Sheridan). Magnus hired famed landscape architect Jens Jensen to design the grounds. WHS file records indicate that in 1949, the owner of the estate subdivided the property into three parts – 655 Sheridan (the main house), 661 Sheridan (the original gate house), and 653 Sheridan (a new house built on the former site of the tennis courts).

In 1992, despite passionate protests from various architecture experts, preservation groups, and local residents, the main house at 655 Sheridan was demolished. Today, the original gate house, now the house at 661 Sheridan, is the only original structure remaining from Spencer's 1905 design. While further documentation and research is needed, a preliminary review of past and present images indicate that Spencer's Prairie School design of the gate house remains much as it originally did, despite having been transformed into a single-family home. It should also be noted that this home is listed on the state's Historic & Architectural Resources Geographic Information System (HARGIS) and has been identified by both architectural historian Susan Benjamin and Granacki Historic Consultants as significant as a potential contributing structure to a historic district and as significant as an individual structure.

Finally, it is possible that 661 Sheridan is the only remaining design by 661 Robert Spencer in Winnetka.

Date of Research: 9/8/2023

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, May 13 - 1948

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to make alterations to a 2 story
and Basement _____

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

PROPERTY DESCRIPTION—LOT 3 & 4 Block _____
Subdivision W. H. Garland's Sub

STREET and NUMBER 661 Sheridan Rd.

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

NUMBER of ROOMS _____

KIND of MATERIAL Frame

OWNER Frank Barrett Address _____

TOTAL COST 3000.00

ARCHITECT Owner Address _____

BUILDER Clausen Const. Co. Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

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 May 13 1948

Building Permit Number 5547

SIGNED

Occupancy Permit Number _____

ADDRESS

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 7-24, 1957

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct a 1 story

~~and Basement~~ One Car Garage Accessory Bldg
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT Part 3 & 4, Block

Subdivision W. H. Garland

STREET and NUMBER 661 Sheridan Rd.

DIMENSIONS of BUILDING—Front 14 feet. Depth 20 feet. Height 9 feet.

NUMBER of ROOMS —

KIND of MATERIAL Frame

OWNER Marcus D. Richards Address 661 Sheridan Rd.

TOTAL COST 884.00

ARCHITECT owner Address

BUILDER Royal lumber Co Address 5960 W. 31st Cerezo St

CARPENTER " " " Address Ill

MASON " " " Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN Address

REMARKS

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

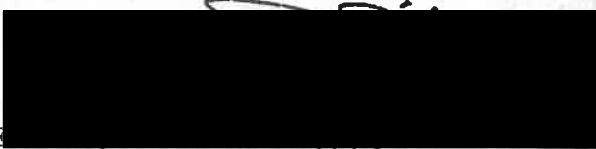
I hereby certify that I am the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

I 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 7-24 1957

Building Permit Number 6871

Occupancy Permit Number get

SIGNATURE 

ADDRESS —

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, May 1, 1978

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Interior and exterior
(work to be performed)
alterations to a single family residence.

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	16	106	056
Vol.		ITEM	

STREET and NUMBER 661 Sheridan Rd.

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

NUMBER of ROOMS 5 rooms to be remodeled

EST. CONST. COST \$19,000 KIND of MATERIAL _____

PHONE NO.

OWNER John R. Modisett Address 661 Sheridan, Winn.

ARCHITECT Francis R. Stanton Address 4849 Golf Rd., Skokie

BUILDER _____ Address _____

CARPENTER Hultgren Construction Address 1544 Carol Ct. Nbrk

MASON Caesar Fiocchi Co. Address 2490 Skokie Valley Rd. H

SEWER BUILDER _____ Address _____

PLUMBER Peck's Plumbing Address _____

ELECTRICIAN Adams Northfield Electric Address 1678 Willow, Nfld

REMARKS Z.B.A. Case No. 1210 Approved by Village Council July 18, 1978.

Date Job Completed _____

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

I (I or We) hereby certify that I am (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.

I (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, and I (I or We) hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued July 19, 1978 by HWB

SIGNED

Building Permit Number 9858

ADDRESS 661 Sheridan Rd.

Occupancy Permit Number _____

Winnetka, Ill. 60093

C. B. No. 67736

Page 22 of 22 NO.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, August 14, 1978

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to

Construct a detached 2-car garage to single family residence. (work to be performed)

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER

05 16 106 056

Vol. ITEM

STREET and NUMBER 661 Sheridan Rd.

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

NUMBER of ROOMS

EST. CONST. COST \$10,000 KIND of MATERIAL Concrete block PHONE NO.

OWNER John R. Modisett Address 661 Sheridan

ARCHITECT Francis R. Stanton Address 4849 Golf Rd., Skokie

BUILDER Gary Hultgren Address 1544 Carol Ct., Nbrk.

CARPENTER Address

MASON Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN Tom Adams Address 1678 Willow - Nfld.

REMARKS As permitted by ZBA Case No. 1217 on October 16, 1978

Date Job Completed

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

I hereby certify that I am 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.

I 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 I hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued November 30, 1978 by HWB

SIGNED

Building Permit Number 9909

ADDRESS 661 Sheridan

Occupancy Permit Number

Winnetka, Ill. 60093

C. B. No. 69443

Page 23 of 172 PHONE NO.

RECEIVED
AUG - 9 2019

**VILLAGE OF WINNETKA
APPLICATION FOR BUILDING PERMIT BY:**

This application shall be accompanied by plans, including all specifications, and all other documents required by the Village of Winnetka necessary to process the application.
The applicant hereby certifies to the correctness of the information provided and agrees to construct the proposed improvements in strict compliance with the approved plans as well as the provisions of the Village of Winnetka Building Code and Zoning Ordinance.

Application is made for a permit to demolish residential garage and remove driveway
(Work to be performed.....Type of building - residential, commercial, garage, etc.)

For BL Partners LLC At 661 Sheridan Road Phone [REDACTED]
(Name of owner) (Address of building)

Application for: New Construction ☐ Addition ☐ Remodeling ☐ Plumbing ☐ Electric ☐ Demo ☒ Other ☐
(Specify)

Estimated Cost of Construction \$10,000 (Include materials & labor)

Signature [REDACTED] Printed Name Christopher Childs Phone [REDACTED] Date 6-20-19

CONTRACTOR INFORMATION
(street, city, zip code)

Landscape Architect Rosborough Partners Address 342 N. 4th St. #104 Phone [REDACTED]
Libertyville IL 60048

☐ Gen Contractor Address Phone
☐ Carpenter Address Phone
☐ Plumber Address Phone
☐ Electrician Address Phone
☐ HVAC Address Phone
☐ Concrete Address Phone
☐ Sewer Address Phone
☐ Water Service Address Phone
☐ Roofer Address Phone

FOR OFFICE USE ONLY

PERMIT FEES

Building Permit	\$	Tree Rem./Repl./Fencing	\$
Plan Review	\$	Roofing	\$
Plumbing	\$	Street Replacement	\$
Electrical	\$	Water Use	\$
HVAC	\$	Other	\$
Sewer	\$	D/C Recycling Filing	\$
Water Service/Meter	\$	TOTAL FEES	\$ 1730.00
Electric Service	\$	Approved this <u>27</u> Day of <u>Aug</u> 20 <u>19</u>	
Impermeable Surface	\$	Permit # <u>PF 2019 - 776</u> Expires <u>11/27/20</u>	
ROW Occupancy/Opening	\$		

RETURNED: _____ AMOUNT: \$ _____ BALANCE: \$ _____
TRANSFER: _____

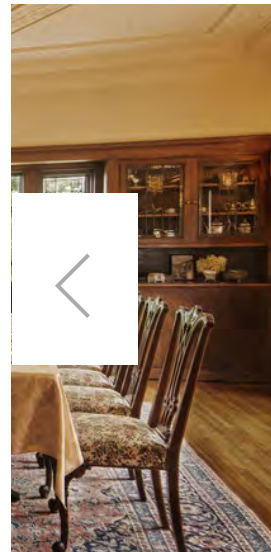
Original: Community Development
Yellow: Finance Department

revised 9/07/2011

DESIGNING THE MAGNIFICENT MANSION

MEET THE ARCHITECTS OF THE MAGNIFICENT MANSION

Set atop a hillside, this Prairie style masterpiece is the work of Chicago architect Robert C. Spencer, a contemporary of Frank Lloyd Wright. Spencer was known for blending the



“modern” Prairie style with historical elements, particularly half-timbering.

Following a formal education in architecture, Spencer completed his first large commission in 1894, the Tudor Revival style Stanley Grepe house in Evanston, Illinois. In 1895 Spencer established his own practice in the Schiller building in Chicago. His office space happened to be right next to Frank Lloyd Wright and the two became close friends. The next year Spencer and Wright moved their offices to the Steinway Piano building. Each architect had their own office, shared a secretary and upstairs, a big open drafting room that came to be known as The Loft. This open workspace attracted a number of young architects interested in developing a new architectural style free from historical forms and details. It was here the Prairie School was born and Robert C. Spencer and Frank Lloyd Wright were charter members.

Spencer left The Loft in 1905 and formed Spencer & Powers in partnership with Horace S. Powers. They designed residential structures in Chicago and the surrounding suburbs and accepted commissions that began the movement of the Prairie School across the Midwest. This was the office Susanne Denkman visited in Spring of 1909, on a trip to Chicago in search of an architect to design and build her home.

Like many Prairie architects, Spencer selected a natural motif as a theme. Using Susanne's love of flowers as his inspiration, he included Tulips throughout the home, inside and out – in the stained glass windows, the woodwork, the plastered ceilings, the fireplaces, tiles and planters. The architectural design consists of a 20-room home with 6 fireplaces and a Carriage House stable and garage.

The influential publication *Western Architect* featured the Hauberg Mansion in the April 1914 issue. It included exterior and interior

with full-page photos and design details. A copy of the issue is on display at the Hauberg Estate.

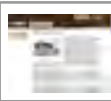
The Hauberg Estate

1300 24th Street
Rock Island, IL, 61201

[HOME](#) [TOURS](#) [EVENTS](#) [NEWS](#) [CONTACT US](#)

Site by Mandle Design, Inc.

SEARCH



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Built Environment of the Chicago Region Housing Types Landscape Design	

ENTRIES : ARCHITECTURE : THE PRAIRIE SCHOOL

ENTRIES

A

[Architecture: The Prairie School](#)

Next

Architecture: The Prairie School



UNITY TEMPLE, 1913

a building to nature and the landscape, the visual expression of natural materials (rather than concealing them behind paint and wallpaper), or the idea of abandoning small, boxy rooms in favor of a more open, integrated interior space.

The Prairie School was a primarily residential architectural movement that began in Chicago yet rapidly spread across the Midwest. Ultimately its influence was felt around the world—most especially in north-central Europe and Australia. Its origins date from the 1890s. Its vitality was largely sapped during the First World War, when homebuilders' attitudes turned conservative and thereafter shunned building concepts that expressed an *idea* rather than traditional architectural forms—ideas such as the relevance of

What, then, nurtured the founding of the Prairie School? First of all, a reservoir of potential clients brought up on the values of the Arts and Crafts movement, those who read the *Craftsman* magazine and the numerous **bungalow** books and often dabbled in the arts and crafts themselves—whether by making ceramics, doing woodworking, or binding books. By 1916 the *Craftsman* ceased publication for lack of readers, and this date coincides closely with the demise of the Prairie School.

A second factor nourishing the emergence of the Prairie School was the existence of a small group of dedicated individuals obsessed with the idea of creating a new American architecture, an architecture appropriate to the American Midwest and independent of historical styles. The movement attracted more than a score of young men and women, the best known being Louis H. Sullivan and Frank Lloyd Wright.

Louis Sullivan inspired and promoted the movement through the inventive example of his work, his compelling manner of writing and lecturing, and his influence on the many designers who apprenticed in his office. These included Frank Lloyd Wright, George Grant Elmslie, William Purcell, Parker Berry, William E. Drummond, and William L. Steele. Although Sullivan evinced little interest in residential design, his ideas inspired a younger generation. He preached that one must go to school to nature, and this is precisely what the Prairie School architects did.



MIDWAY GARDENS, 1914

Maher's, ultimately proved less viable than the work of Wright.

Maher's work continually enjoyed widespread support from Midwest clients. His genius lay in combining highly personal, original forms that eschewed historicism yet simultaneously embodied the conservative values cherished by his clients; his house designs expressed stability, permanence, and the acquired social status of its inhabitants.

Several of these young architects began sharing loft space in Dwight Perkins's newly built Steinway Hall in the **Loop**; this gathering commenced during the winter of 1896–97 and at various times included Perkins, Spencer, and Wright, as well as Myron Hunt, Walter Burley Griffin, Marion Mahony Griffin, and others. The result was a vigorous intellectual and artistic interchange.

But when Wright built a studio next to his **Oak Park** home, some among the group, most notably Griffin, were enticed away from Steinway Hall; others just entering the profession also sought apprenticeship at Oak Park—especially after seeing Wright's celebrated exhibition at the Chicago Architectural Club in March 1902. The studio staff at different times included Mahony, Drummond, Griffin, and Barry Byrne. When Griffin left during the winter of 1905–06, Drummond took his place as office manager

and chief draftsman, a post later assumed by Robinson. Among the Chicago-area homes designed during these years are the Frederick C. Robie house in **Hyde Park** and the Laura Gale, Peter A. Beachy, and Frank W. Thomas houses in Oak Park.

In 1909 Wright closed his Oak Park studio and left for Europe, leaving his remaining employees to enter private practice or join the employ of others—Griffin being the most sought after in this regard. Also in 1909, Elmslie, after spending 20 years in Sullivan's employ, joined Purcell in partnership (George Feick, Jr., was briefly in the firm). The remarkable quality and quantity of their designs attracted commissions for a wide variety of buildings—not just houses but banks, churches, courthouses, stores, and factories. Much of their work was executed in Minnesota.

In 1911 the influential *Western Architect* of Minneapolis switched its editorial policy to favor the Prairie School. For the next five years this widely read monthly devoted numerous issues to these architects. These profusely illustrated editions influenced home builders and commercial clients to favor Prairie School and had immediate repercussions on architects in smaller communities across the Midwest and Canada. An illustrative example was Percy Dwight Bentley of La Crosse, Wisconsin, on the banks of the Mississippi. Upon entering private practice, and without the advantage of studying under the movement's notable architects, he immediately began producing designs of the highest quality in the Prairie School mode until after World War I, when his clients began to demand buildings in the Colonial style.

Also in 1911, Walter Burley Griffin, a gifted **landscape architect**, entered the international competition for the design of Canberra, the capital city then being planned for the newly independent nation of Australia. Aided by Marion Lucy Mahony's beautiful rendering of his plans, he won this internationally prestigious event in 1912. Canberra stands as Griffin's greatest gift to posterity; despite the distortion of his brilliant scheme by government bureaucrats.

Although Griffin and Mahony, who married in 1911, continued to garner commissions in the United States until after 1915, their energies increasingly focused on Australia, where today they are known as the founders of modern architecture. In 1935, Walter was awarded the contract to design the Lucknow University Library and thereafter removed to India where he received scores of commissions (mostly from Indians rather than the British) before his untimely death in 1937.

Meanwhile Wright had returned from Europe in 1911 and began building Taliesin, his new single-story home near **Spring Green**, Wisconsin; this was lower and more informal

than his earlier prairie houses. As with Griffin, Wright's focus of activity soon shifted west once he procured the commission to design the Imperial Hotel in Tokyo, Japan, which kept him busy until 1922. Repeated trips to Japan by way of Southern California introduced Wright to a new landscape and climate as well as to less conservative clients; this resulted in commissions to design the Barnsdall and various textile-block houses in California during the late teens and early twenties.

Sullivan, between 1906 and 1919, was designing a brilliant series of small-town Midwest banks plus two stately homes and a few low-rise commercial buildings. But he, like the others, had few new commissions after 1919. While Griffin and Wright benefitted from opportunities on the Pacific Rim, these architects who remained in the midwest generally found it necessary to compromise their ideals and design in historical styles. Only Maher's compositions retained a certain, although diminished, public appeal. The intense wave of conservatism that swept the country after the First World War, combined with the demise of the Arts and Crafts movement, signaled a change in taste away from the values of the Prairie School.

H. Allen Brooks

Bibliography

Brooks, H. Allen. *Frank Lloyd Wright and the Prairie School*. 1984.

Brooks, H. Allen. *Prairie School Architecture: Studies from the "Western Architect."* 1975.

Brooks, H. Allen. *The Prairie School: Frank Lloyd Wright and His Midwest Contemporaries*. 1996.

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C. D. DALLAS DEAD; REVERE BRASS LEADER

Helped Merge Firms Into Big Company

C. Donald Dallas, 77, former Chicagoan and retired president and chairman of Revere Copper and Brass, Inc., died Saturday in Sarasota, Fla., after a long illness.



Dallas

He played a major role in forming Revere Copper and Brass thru the merger in 1928 of the Dallas Brass and Copper company, which he and his father had founded in Chicago in 1908, with five other large brass and copper companies.

Born in Canada

As a leading spokesman for the copper and brass industry, he pioneered in the use of conveying and other handling equipment and brought about many innovations in the industry.

Born in Hamilton, Ont., Mr. Dallas came to Chicago in 1891 where his father, Andrew, was in the copper business. He attended public school in Chicago and, after his first year at Hyde Park High school, entered business on La Salle street with the firm of Marsh, Ullmann and company, which later became Marsh and McLennan.

Graduate from Armour

He was graduated in 1902 from the Armour Scientific academy [now the Illinois Institute of Technology] and went to work with the American Brass company in its Chicago sales office.

With his father, Mr. Dallas organized the Dallas Brass and Copper company in 1908, becoming secretary and treasurer. He became president and treasurer in 1918 and built the plant at 220 N. Natchez av., now the Dallas division of Revere Copper and Brass, Inc.

In 1928, he consolidated five other large companies with the Dallas firm to form the Republic Brass corporation, of which he was initially first vice president in charge of manufacturing and sales, and director. The company's name was changed to its present form in 1929.

On Board of I. I. T.

Mr. Dallas was a director of the executive committee of the American Smelting and Refining company, a director of General Cable corporation, and a director and member of the executive committee of the National Association of Manufacturers.

He also was a member of the board of trustees of the Illinois Institute of Technology, president of the Hadley Correspondence School of the Blind, Winnetka; director of the Sunday Evening club of Chicago; president of the Church Club of Chicago, and a vestryman for 17 years of Christ Episcopal church of Winnetka.

Headed Research Group

Mr. Dallas was a governor of the Copper and Brass Research association and a trustee of the American Heritage Foundation, and Junior Achievement, Inc.

Surviving are his widow, Harriet; two daughters, Miss Mary Dallas and Mrs. Stanley J. Keyes; one sister, Miss Ida Dallas; his mother, Mrs. Andrew C. Dallas, 104, of 227 E. Delaware pl.; and five grandchildren.

Services will be held Tuesday in Sarasota, with a memorial service later in New York

CHARLES D. DALLAS NAMED PRESIDENT OF CHICAGO CHURCH CLUB

The election of Charles D. Dallas of Winnetka, as president of the Church club of Chicago, to succeed Walter B. Patterson, resigned, was announced yesterday. Other officers elected are Jewell F. Stevens, vice president; Homer Lange, secretary, and Angus Hubbard, treasurer.



CHARLES D. DALLAS

[Photo by Moffett.]

Mr. Dallas has been for two years vice president of the club, which is comprised of 500 business men of the city who are members of the Episcopal church. He is a member of Christ Episcopal church at Winnetka, and is president of the Dallas Brass and Copper company.

Newest Hook and Ladder Starts Work This Week

A new model hook and ladder truck will be put into service this week by the fire department, according to an announcement yesterday by Fire Commissioner A. W. Goodrich. The truck raises its 85 foot extension ladder in 3 seconds by compression devices operated directly by the engine.

1909 directory

Canal (Magie Bros) r Sheridan rd nr Maple tel 1284
 Magnus A C (Mabel wife) r Sheridan rd nr Pine tel 55
 Winnetka Office

1929 directory

627 Butz Herbert R
 Pine intersects
 645 Hay Wm S
 655 Magnus Aug C
 656 Hicks Ernest H
 Garland pl intersects
 666 Green Geo H

1931 directory

645 Hay Wm S
 655 Dallas C D
 656 Hicks Ernest H
 Garland pl intersects

1933 directory

Edw npr Brueck's Mortuary r909
 Linden av
 Eva maid 505 Sunset rd
 Perlstein Harry (Anne; 2) h655 Sheri-
 dan rd
 Perrigo Geo W (Lucia) slsmn h461 Hill
 rd

1939 directory

609ΔLeslie John W
 Pine begins
 627ΔButz Herbert R
 645ΔHay Alma Mrs
 655ΔMcKenzie Roderick
 656ΔHicks Cora Mrs
 666ΔErbe Roger W
 Garland pl begins

1942 directory

Dalgety Wm D r 378 Hawthorn ln Winnetka-2667
 Dallas Chas D serv tele 655 Sheridan rd Winnetka-3813
 Dally R E r 812 Elm Winnetka-2725
 Dalton Harold I r 508 Cherry Winnetka-3374

1944 directory

Barrett D B r 125, 16th	Wilmette-6162
Barrett Edw J r 2005 Washngtn av	Wilmette-6424
Barrett Florence E r 151 Sterling ln	Wilmette-6285
Barrett Frank r 655 Sheridan rd	Winnetka-677
Barrett Mary Mrs r 1203 Ashland av	Wilmette-2301
Barrett Oliver R r 623 Abbottsford	Kenilworth-1324

1954 directory

655 Mann W A	WI6-0902
656 Brisbane P J	WI6-2398
656 Brisbane R W	WI6-0939
661 Munns G F	WI6-1895
671 Seefurth N H	WI6-4293

1956 directory

656 Brisbane R W	WI6-2
661 Richards M D	WI6-C
666 McLaughlin R	WI6-6

1969 directory

ONE HOUR MARTINIZING CLEANERS	
660 E Vernon Glencoe	835-9830
O'Neill D H 428 Providnt Win	446-5047
O'Neil Dan E 1176 Pine Win	HI 6-2012
O'Neill Danl III 661 Sheridn Rd Win	446-3960
O'Neill K Hugh 935 Harvard Wil	251-7918
O'Neill Peter C 430 Walnut Win	446-3356

Statutory (ILLINOIS)
(Individual to Individual)

1989 SEP 11 12:34 89424740

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E# 722544 Az Noivich

THE GRANTORS JOHN R. MODISETT and BARBARA B. MODISETT, his wife,

of the Village of Winnetka County of Cook State of Illinois for and in consideration of Ten and no/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to KATHY Pinkstaff Fox and Richard T. Fox, 661 Sheridan Road Winnetka, Illinois (NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THAT PART OF THE SOUTHWESTERLY 229.75 FEET OF LOTS 3 AND 4 LYING NORTHWESTERLY OF A LINE DRAWN FROM A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 4, 83.78 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER THEREOF, TO A POINT ON THE NORTHEASTERLY LINE OF SAID SOUTHWESTERLY 229.75 FEET, 83.78 FEET (AS MEASURED ALONG SAID NORTHEASTERLY LINE) NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 3, ALL IN W. H. GARLAND'S SUBDIVISION OF BLOCKS 2, 3, AND 4 IN JOHN GARLAND'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 17 AND THE SOUTH WEST 1/4 OF FRACTIONAL SECTION 16, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 661 Sheridan Road, Winnetka, Illinois
P.I.N. #05-16-106-056-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this [REDACTED] 1989

PLEASE (SEAL) [REDACTED] (SEAL)

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**TRUSTEE'S
DEED**



Doc# 1834157109 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/07/2018 12:38 PM Pg: 1 of 2

Dec ID 20181101643173
ST/CO Stamp 1-890-589-344 ST Tax \$1,400.00 CO Tax \$700.00

For Recorder's Use Only

THE GRANTOR, Kathy Pinkstaff Fox a/k/a
Kathy P. Fox, as trustee of the Kathy P. Fox
Trust dated November 16, 1992, for and in
consideration of TEN AND 00/100 Dollars (\$10.00) and other value consideration in hand paid, and in pursuance of the power and
authority vested in the Grantor as said Trustee and of every other power and authority the Grantor does hereby

CONVEY AND WARRANT to:

BL Partners LLC, an Illinois limited liability company, of c/o Christopher T. Childs, 272 East Deerpath Road, Suite 254, Lake
Forest, Cook County, Illinois 60045, all interest in the following described Real Estate situated in the County of Cook, in the State
of Illinois, to-wit:

THAT PART OF THE SOUTHWESTERLY 229.75 FEET OF LOTS 3 AND 4 LYING NORTHWESTERLY OF A LINE
DRAWN FROM A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 4, 83.78 FEET SOUTHEASTERLY OF THE
NORTHWESTERLY CORNER THEREOF, TO A POINT ON THE NORTHEASTERLY LINE OF SAID SOUTHWESTERLY
229.75 FEET, 83.78 FEET (AS MEASURED ALONG SAID NORTHEASTERLY LINE) NORTHWESTERLY OF THE
SOUTHEASTERLY LINE OF SAID LOT 3, ALL IN W. H. GARLAND'S SUBDIVISION OF BLOCKS 2, 3 AND 4 IN JOHN
GARLAND'S SUBDIVISION THE SOUTHEAST ¼ OF SECTION 17 AND THE SOUTHWEST ¼ OF FRACTIONAL
SECTION 16, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

P.I.N. 05-16-106-056-0000

Common address: 661 Sheridan Road, Winnetka, Illinois 60093

June 16, 1955

The Week's

FRANK S. BARRETT

Services were held for Frank S. Barrett of Winnetka at Christ Church on June 13, with the Rev. Charles F. Schreiner officiating.

Mr. Barrett, who had lived in Winnetka 13 years and who has resided on the North Shore for 50 years, died suddenly of a heart attack at his home at 653 Sheridan Road, on June 11.

He was president of the Barrett Varnish Company in Cicero and represented the third generation of Barretts in the firm since the company's founding in 1870.

Survivors are Mrs. Leone Barrett, his wife; Mrs. Mary Barrett Pattison, of Winnetka, his daughter; his three granddaughters; and Mrs. Mary VonPflugh of Wilmette, his sister.

Place of interment was the Christ Church churchyard.

Marcus D. Richards

Marcus D. Richards, 82, of 788 Green Bay Rd., Winnetka, died Thursday at Evanston Hospital.

Mr. Richards was employed by the Chicago Casket Co. for 56 years. He retired in 1965 as a vice president of the company.

Surviving are his wife, Helen Gillette; a daughter, Mrs. Gilbert Watson, Chestertown, Md.; six grandchildren; and three great-grandchildren.

A memorial service was conducted Sunday at the Children's Chapel of the Winnetka Congregational Church by Dr. Lawrence Schwarz.

American crafts benefit the healing arts

Hospitals' programs profit from auxiliary's third annual exhibit

Three's a charm. And the third annual American Craft Exposition, sponsored by Evanston/Glenbrook Hospitals' Auxiliary Sept. 10 through 13, was the most successful ever. "Better than better," said Judy Gordon of Winnetka, who co-chaired the event with Christine Robb. "For the first two years we had a gate of about 3,500. This year we moved to the Henry Crown Sports Pavilion and we doubled that — 7,000 people."

The show got off to a great start Sept. 10 when over 600 attended the preview opening. "Everyone was buying," Gordon continued. "By the end of the show, some artists walked out almost empty-handed."

The show included arts, crafts, furniture, jewelry and wearable art. Marje Julian of Winnetka, who will co-chair the 1988 show with Linda Lane of Glencoe, wore an outfit which she had purchased at the 1986 show.

The event raised over \$40,000 for programs at Evanston and Glenbrook Hospitals.



John Modisetti, senior vice president of the Evanston Hospital Corporation, with Stephanie Vittum, president of the Evanston/Glenbrook Hospitals' Auxiliary. Both are from Winnetka.

FUNERAL IS HELD FOR A. C. MAGNUS IN SANTA BARBARA

Funeral services were held yesterday from his home in Santa Barbara, Cal., for August C. Magnus, formerly of Chicago, who died in his home Wednesday. Mr. Magnus was president of A. Magnus Sons company, brewery supplies concern, which was established in Chicago by his father in 1867. Before moving to Santa Barbara 12 years ago, he was a member of the Chicago Athletic association, Chicago Historical society, Chicago Zoölogical society, and the Field Museum of Natural History. Surviving are his widow, Mabel, and a sister, Mrs. Emma Williams.

Family's Fifth Death Gives Boy, 7, His Fourth Home

Marion, Ill., Jan. 21.—(P)—Because there have been five deaths in his family, Bobby Blue, 7 years old, was getting acquainted in his fourth home today. In 1931 Bobby's father was drowned, Bobby and his mother went to live with a brother of his mother. In 1934, his mother and her brother died, a month apart. The boy went to live with his grandfather, Elmer Blue, a rural mail carrier. A year later, his grandmother died. His grandfather died last week. Now Bobby has gone to live with Robert Simpson, another brother of his mother.

3 Oak Park Punch Board Owners Are Fined \$25 Each

Two women and a man, who own variety and candy stores in Oak Park, were fined \$25 each yesterday by Justice of the Peace Gilbert O. Volke of Oak Park, on charges of possessing punch boards in violation of the village ordinance. The punch board prizes of dolls, teddy bears, wagons, and candy were given to the Hepzibah Orphans' home. The defendants were Louis Kallas, 1026 Clinton avenue, Mrs. Mary Zadek, 6120 Roosevelt road, and Mrs. Ella Polacek, 38 West Lake street.

Limb Kills Rep. Gettinger of Indiana Legislature

Terre Haute, Ind., Jan. 21.—[Special.]—Dan O. Gettinger, 47 years old, representative from Sullivan county in the last two sessions of the Indiana legislature, was fatally injured on his farm near Sullivan today. Gettinger and several other men were sawing down trees when a huge limb fell on him.

EX-CONVICT GUN JEWISH WOMAN TOTER GETS OFF "ABUSES" PICKET WITH \$200 FINE IN POLAND; JAILED

Homer Harvey, 33 years old, an ex-convict, was fined \$200 on a disorderly conduct charge by Judge Eugene J. Holland yesterday after a charge of carrying a concealed weapon was dismissed. Arrested on Jan. 4 with a pistol in his automobile, Harvey admitted he and another man were planning a robbery. Before sentence was passed Marie Cherillo, 28 years old, 4631 Beacon street, pleaded for his release, avowing that he is the father of her expected child.

[Copyright: 1938: By the New York Times.]

WARSAW, Poland, Jan. 21.—"Pickets of Jewish shops perform a national duty and cannot be blamed for it," a judge in Tczew ruled today. He sentenced a Jewish woman to fourteen days in jail and fined her fifty zlotys [\$9.50] for "abusing" a picket. The woman, a milliner, pleaded not guilty, saying she was a good Polish citizen and had a right to use strong language on a man trying to ruin her.

Aged Man Killed by Fall from Window of Home

Bernard Blashek, 79 years old, a retired dry goods salesman, was fatally injured last night when he fell from the window of his second story apartment at 714 Buckingham place, landing in an alleyway. His wife, Helen, who was in an adjoining room heard the fall. Blashek is also survived by seven children.

HANGS SELF IN HAYLOFT.

Galesburg, Ill., Jan. 21.—[Special.]—John H. Penderson, 57 years old, ordered to vacate the farm he occupied as tenant, was found hanged in a hayloft. A coroner's jury said "despondency."

PEDIATRICIAN ENDS CAREER IN WINNETKA

Dr. Munns' Retirement Marked by Party

Dr. George F. Munns, Winnetka pediatrician, retired last week after 31 years in practice.

A retirement and going away party was given for Dr. and Mrs. Munns Saturday at the home of Dr. William G. Cummings in Winnetka. Dr. and Mrs. Munns will make their home in Palm Desert, Cal.

Reflects on Career

Their daughter, Mrs. Stanley O. Chambers Jr., lives in Palm Desert. Another daughter, Mrs. Henry J. Smith, lives in Austin, Tex., and their son, George F. Munns Jr., lives in Winnetka.

Before keeping his last appointment at 4 p. m. Friday, Dr. Munns took time to reflect briefly on his career.

The biggest improvement in his field, he said, has been in the training of child specialists.

"When I was at the University of Cincinnati 35 years ago," he recalled, "there were only a few students concentrating in pediatrics. It was a new field then and it was hard to specialize -- not many courses in it.

Number Increases

"The number of students in pediatrics at the University of Cincinnati today is greatly increased, and general practitioners are spending more time with children's diseases too," he said.

Born in Oxford, O., 59 years ago, Munns went to Miami university, where he graduated in 1919. After receiving his M. D. from the University of Cincinnati in 1923, he interned at Christ hospital and was resident in pediatrics at Cincinnati General hospital.

Moves to Winnetka

He moved to Winnetka in May, 1926, and joined Dr. C. A. Aldrich in one of the first medical groups established on the north side. He and Mrs. Munns, the former Mary Jane Lawson, were married in Detroit the following year.

Munns worked with Dr. Aldrich until 1941, when Al-

Winding Up 31 Year Career



Dr. George F. Munns of Winnetka examining his last patient, Gerry Keith, 10, before retiring after 31 years of practice as pediatrician in Winnetka. Dr. and Mrs. Munns will move to Palm Desert, Cal.

drich left Winnetka to become nationally known as professor of pediatrics at the Mayo Foundation, Rochester, Minn., before his death in Oct., 1949.

Dr. Munns was professor of pediatrics at Northwestern university and was on the staff of Children's Memorial hospital, 707 Fullerton av., until his retirement.

STANTON



Francis R. Stanton, 84, of Winnetka, Feb. 24, husband of Louise, nee Parsons; father of Suzanne, William P. (Barbara), Campbell E. (Susan) and Francis S.; grandfather of Nicholas, Zachary, Alexander, Aleta, Corey and Katharine. Services private. Family will receive friends in their home Thursday, March 2, 4 to 7 p.m. In lieu of flowers, memorial contributions may be made to the North Shore Country Day School, 310 Greenbay Rd., Winnetka IL 60093 or the Hospice of the North Shore, 2821 Central St., Evanston IL 60201. Arrangements by **N. H. Scott & Hebblethwaite Funeral Home**, Glenview. Info, 708-998-1020

Cerny's early architecture was focused on interpretation of the historic revival styles and a careful attention to symmetry—most likely as an effect of his relationship with David Adler and his study of classical architecture. He would later adjust his designs to reflect a tendency towards modernism that featured Art Deco and Art Moderne elements.¹⁶⁷ At 101 Thorntree Lane, Cerny designed the three-car detached garage, and possibly had a hand in the remodeling of the library. The garage has a focus on symmetry and complements the design of the residence, although the tall mansard-like roof is somewhat whimsical. Cerny also designed two additional residences in the immediate vicinity of 101 Thorntree Lane, a modern interpretation of a Georgian Revival residence at 152 DeWindt in 1937, and an abstracted Colonial Revival home at 999 Hill Road, constructed in 1959.

Stanton & Rockwell

Francis Stanton was born in 1910 and raised in Winnetka, Illinois. He graduated from Yale University in 1928, then attended the Yale Architectural School from which he graduated in 1935. Upon completing his degree, he returned to Chicago where he worked as a draftsman in the architectural offices of Holabird & Root. He held that position for less than a year before joining the firm of Allen and Webster from 1936 to 1937. Between 1937 and 1940, he would work in the offices of both Edwin H. Clark (architect of 101 Thorntree) and Philip D. Maher.¹⁶⁸ Stanton worked independently after leaving the offices of Clark, keeping his own practice between 1941 until 1946. Stanton would subsequently partner with architects Matthew L. Rockwell and Raymond Hazekamp to create the firm Akron Associates, a partnership that lasted only two years before changing the name to Stanton & Rockwell, Architects and Planners. Stanton practiced under this name with Rockwell from 1948 until 1964, after which, Stanton would again practice independently until retiring. Stanton's designs included the Darling Company of Chicago, the U.S. Post Office in Winnetka, and Christ Episcopal Church in Aspen.

Stanton married Louise K. Parsons in 1936; they had two children, William and Myra. He served on the Winnetka Zoning Board of Appeal (1948-54), was on the board of Directors of the North Shore Country Day School (1963-1978), and was a member of the Indian Hill Club and the Tavern Club of Chicago. Stanton died in February of 1995.¹⁶⁹

Matthew Laflin Rockwell was born in Chicago in 1915. He would study architecture at MIT, graduating in 1940 with a Bachelor's degree in architecture and a Master's degree in city planning. Between 1946 and 1961, Rockwell was a partner in the architectural firm of Stanton and Rockwell. Prior to partnering with Stanton, he would assist with the site section and the design of O'Hare International Airport during World War II. After the partnership ended with Stanton, Rockwell became Director of Public Affairs and Urban Programs for the American

¹⁶⁷ Historic Resources of Highland Park Multiple Resource Area. Section 8, p. 15.

¹⁶⁸ Biographical information on architect, Francis Stanton, comes from the HAIS Report prepared by historian Jean Guarino for 200 DeWindt Road. She lists as her sources an article titled "Franny Stanton, Architect from the Winnetka Talk on March 2, 1995; a *Chicago Tribune* article by Kenan Heise, "Architect Francis Rew Stanton; was on zoning transit panels" on February 25, 1995, the following website, www.stanton-llc.com/genealogy/whitakercampbellfamily.

¹⁶⁹ Biographical information on architect, Francis Stanton, comes from the HAIS Report prepared by historian Jean Guarino for 200 DeWindt Road.

Institute of Architects in Washington, D.C. He was appointed to the position of Executive Director of the Northeastern Illinois Planning Commission in 1963, remaining in that position until 1979. Rockwell was also selected for membership in the College of Fellows of the American Institute of Architects in 1968. He was a resident of Winnetka, Illinois, and passed away in 1988.¹⁷⁰

Stanton and Rockwell were employed by Talcott Griswold in 1950 to add to and alter their home. It is believed that this was when the screened-in porch was introduced at the west end of the southwest elevation, and perhaps when the library that accesses the porch from the west end of the residence was remodeled, although stylistically the library resembles the work of Cerny. The architectural team worked primarily on alterations to existing houses and designed many modern ranch homes, so their involvement on such a project would not be atypical and, should they have redesigned the library, their modern influence can be felt in the bay window on the west elevation, and in the walnut block flooring and paneled walls of the library. The team was mostly likely selected because of Stanton's Winnetka roots. It is likely that since both Talcott and Stanton were very involved within the community, both contributing their time to the North Shore Country Day School, they were acquaintances. Additionally, since Stanton worked in the office of Edwin H. Clark, 101 Thorntree's architect, he probably had familiarity with the house.

Ladehoff, Tobin & Grulke

The firm of Ladehoff, Tobin & Grulke are believed to have made the first and second floor addition to the east end of the residence in 1972. No information on the firm, or projects completed by the firm, was uncovered during the writing of this report; however, projects identified with David Ladehoff while in other partnerships will be discussed below. This is presuming that the Ladehoff of Ladehoff, Tobin & Grulke is David Ladehoff, a local architect of the period.¹⁷¹ Unfortunately, this is not something that could be confirmed.

David Ladehoff is known to have been the architect for a \$2.5 million dollar motel development at Chain O'Lakes Golf Course in Antioch. The development included a two-hundred room motel, a year round ice skating rink, boating facilities, a parking lot for three-hundred cars and an existing pool.¹⁷² The development was described in a 1958 *Chicago Daily Tribune* article and would require relocating three holes on the private golf course. Ladehoff's name appeared again in a 1962 article, when he was in partnership with an architect named Swanson. Swanson and Ladehoff of Waukegan were listed as the architects pertaining to a \$265,000 bond issue in Gurnee, Illinois, to build a five-room addition to an existing school as well as a library, administration center, multi-purpose room and basement with the possibility of a later five-room

¹⁷⁰ All biographical information for Matthew L. Rockwell comes from the biography that was assembled for inclusion with the Chicago Architect's Oral History Project. The project is on file with the Art Institute of Chicago's Architecture Department.

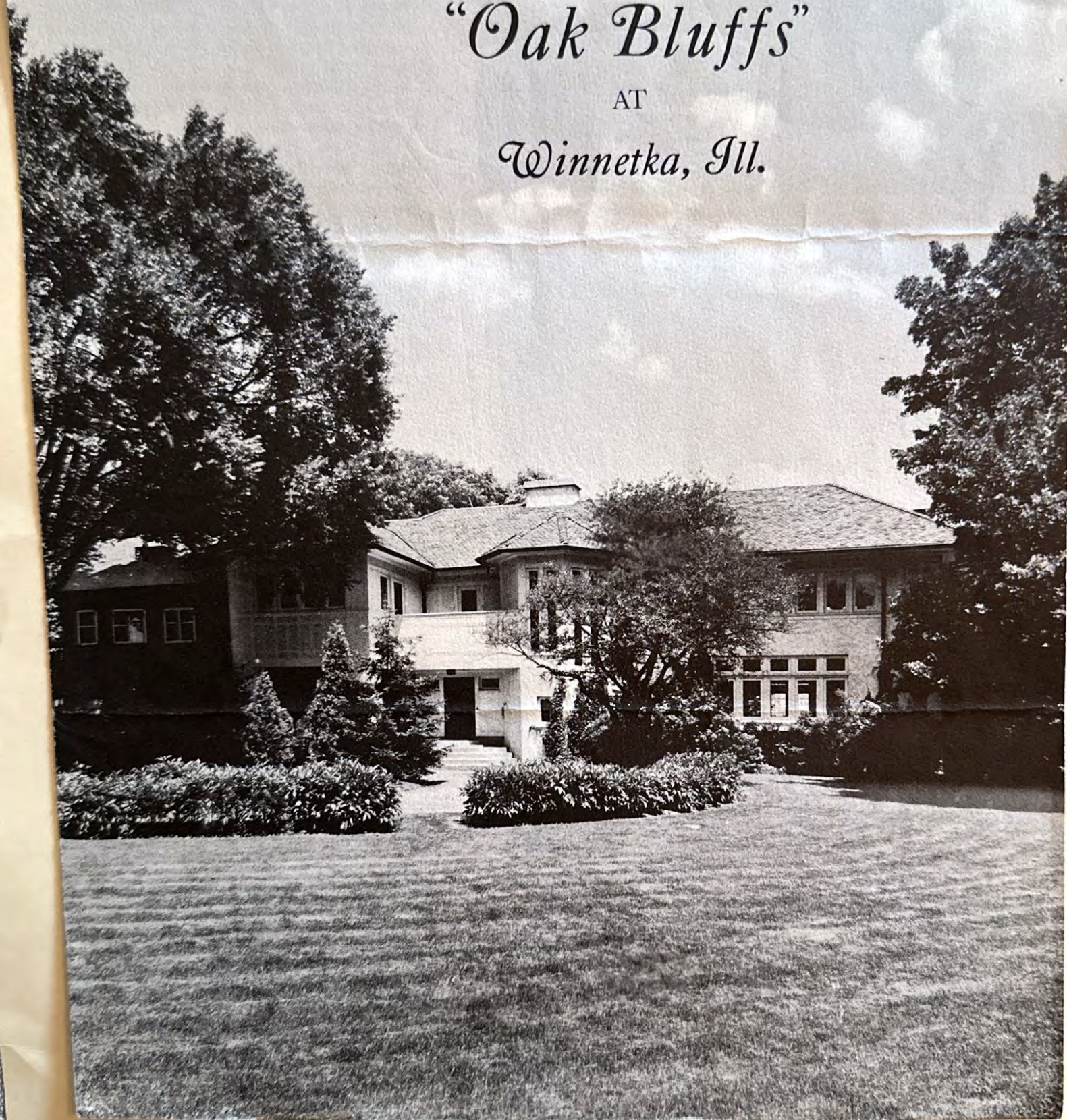
¹⁷¹ While reviewing historic *Chicago Tribune* articles, architectural projects by an architect named Calvin Tobin were uncovered. Calvin Tobin was affiliated with the firm Loeb Schlossman and Bennett, which specialized in hospital architecture. He is currently a resident of Highland Park and has served on its City Council. While researching this report, Calvin Tobin was contacted so as to inquire whether he was professionally associated with the firm of Ladehoff Tobin and Grulke. He verified that he was not affiliated with the firm in question.

¹⁷² "2.5 Million Set for Motel in Lake County." *Chicago Daily Tribune*, September 4, 1958.

"Oak Bluffs"

AT

Winnetka, Ill.



"OAK BLUFFS"



West Side of Residence



Living Room



Dining Room

"Oak Bluffs," perched on a high promontory surveying the blue waters of Lake Michigan, is an unusual property combining the best features of both a winter and summer residence. Situated on the outer fringes of Winnetka, Illinois, this property offers the metropolitan conveniences and facilities of an urban location, yet its lakeshore site and broad sand beach bestows upon it all the advantages of a resort property, with a summer temperature fifteen degrees cooler than a mile in from the lake.

With its charm of plan and refreshing location, "Oak Bluffs" is a place of which its owner may be justly proud. A high iron picket fence, encircling the estate on three sides, serves as handsome background for the wide sweeps of lawn and garden landscaping. Its three acres, well screened from the public road by a diversified planting of beautiful trees and dense shrubbery, possess an aristocratic bearing befitting their well-groomed appearance and the estate's magnificent situation. A broad terrace overlooks the breadth and beauty of Lake Michigan, while winding paths lead down the bluff to the wide bathing beach, which affords excellent swimming.

The spacious residence, set well back from the road on a high rise of ground with excitingly lovely views of the lake waters, green grass terraces and charming flower gardens, was remodeled by Russell Wolcott with stucco and timber effect on thoroughly capacious lines, with an eye to vigorous sweeps of view from wide casements and a rare freshness of interior decoration.

On the first floor, there are five rooms — A vast paneled living room, two of whose sides are almost completely windowed, with beamed ceiling, wide fireplace. A semi-circular dining room, papered in an interestingly historic manner, with marble fire-



place, crystal chandelier and a lovely side-wall arrangement of picture windows. The library walls are paneled in knotty pine with broad bookshelves framing the center fireplace. Windows look out upon a spacious columned porch, shadowed by low-boughed branches of great shade trees. In addition, there are a solarium and powder room, kitchen, servants' dining room and porch.

The second floor has a master suite of bedroom with marble fireplace and semi-circular window treatment, and adjoining dressing room with bath. There are four additional bedrooms each with bath, and so planned that a lake view may be glimpsed from three of them. One, not facing the lake, opens onto a small porch overlooking the gardens beneath. This floor also contains three servants' rooms and one bath. The third floor has one servant's room; the balance being employed as storage space.

The estate outbuildings comprise a three-car garage with chauffeur's quarters of eight rooms and two baths, attached to which is a large greenhouse. These buildings are located at the high grill-gated entrance to "Oak Bluffs." There is an excellent tennis court, built to championship specifications of Kyrack which dries very rapidly after a shower, so laid out that the players seldom face the sun at any hour.

A quiet dignity, refreshing beauty and serene restfulness are "Oak Bluffs' " precious possessions. Its dignity of charm is apparent from the noble facade of its entrance gate to the luxuriously planned and outfitted residence; its views of the changing moods and whims of Lake Michigan lend a vivacious sparkle to the surrounding landscape; and its restfulness of feeling is sensed on every side in the naturally serene, untroubled manner that is "Oak Bluffs."



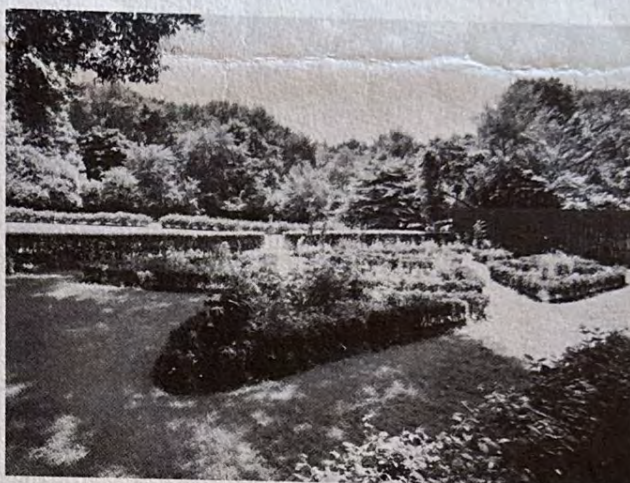
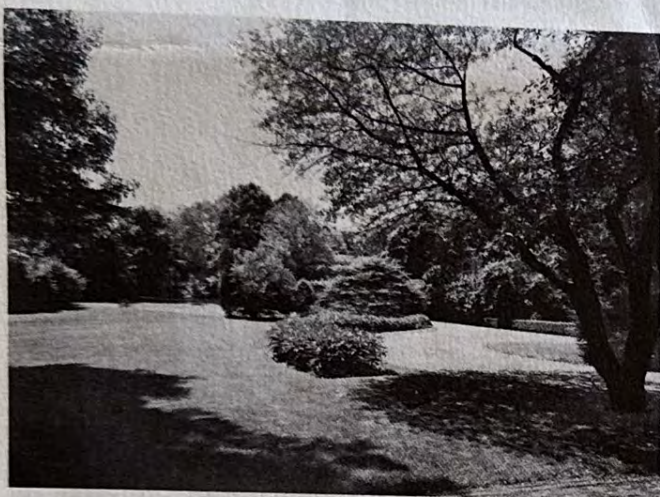
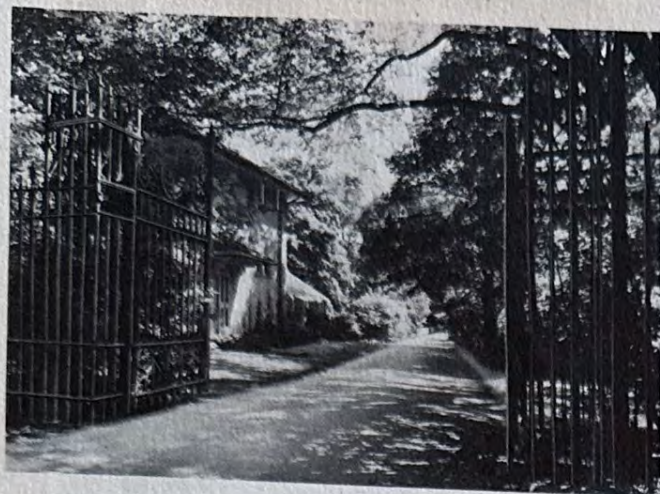
East Side of Residence



Library



Bedroom

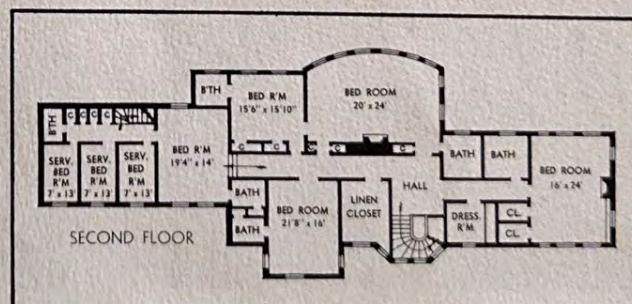
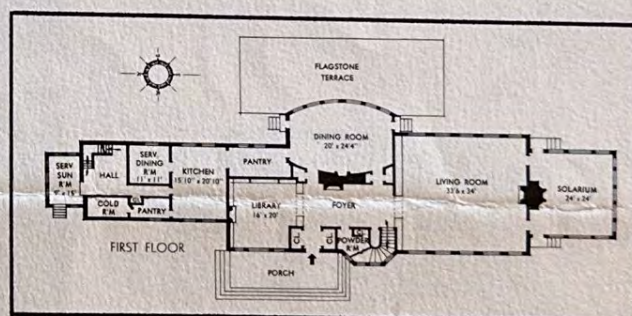


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We will gladly furnish additional copies of this brochure

The Winnetka Historical Society

MRS. RICHARD D. HARZA
655 SHERIDAN ROAD, WINNETKA, ILLINOIS 60093
446-7280

owners:

- 1905 August Magnus
(built house. sewer applic. 9/1904
architect: Robert C. Spencer Jr.)
- 1930 C. Donald Dallas
(Dallas Brass, which became
Revere Copper & Brass)
- 1931 (?) Marshall Barrett (& Leone Barrett)
- 1949 Dr. William Mann (& Maud Mann)
(eye surgeon)
- 1959 Richard D. Harza (& Dorothy Harza)
Harza Engineering Co.

remodeling:

- 1930: wood paneling in living room & Library
copper gutters; brass hardware
- 1949 property subdivided
house built on tennis court (653 Sheridan)
gatehouse into house (661 Sheridan)
- 1960 garage built in basement
- 1962 sauna in basement
- 1968 indoor pool added on east side
- 1976 kitchen remodeled
- 1979 south porch remodeled

Chicagoland

Chicago Tribune Friday, May 31, 1991

Demolition nears door of mansion

By Blair Kamin
Suburban affairs writer

Preservationists hoping to save an 86-year-old lakefront mansion designed by a colleague of Frank Lloyd Wright appear to have run out of options to prevent demolition now that a state agency has deemed the house a "marginal" candidate for the National Register of Historic Places.

"There's not much we can do unless there is some kind of public sentiment about this," said Trish Early, director of the Winnetka Historical Museum. "The owner has not been very receptive to alternative plans. We don't have the funds to buy the house."

But so far, there has been little public outcry to preserve the sprawling six-bedroom mansion at 655 Sheridan Rd., which is probably worth at least \$1 million, according to the Winnetka office of Koenig & Strey Realtors.

The house was designed in 1904 by Robert Spencer, one of several architects who joined with Wright



Tribune photo by Michael Fryer

Alterations during the last 50 years have damaged the home's chances for landmark status.

to create the Prairie School of architecture around the turn of the century.

The shape of the white stucco home, completed in 1905, is simpler than Wright's elaborately configured Prairie houses. But the house features broad, overhanging eaves and continuous bands of

casement windows that are visual trademarks of the Prairie School.

The architect shared offices with Wright in Chicago, published the first major article on Wright in 1900, and designed more than 160 buildings, including Oak Park-River Forest High School and sev-

eral houses in Oak Park and River Forest, according to Paul Kruty, a University of Illinois architectural historian who is writing a book about Spencer.

"Spencer, like Wright, was interested in creating a modern American architecture," Kruty said. The

See Mansion, pg. 7

Mansion

Continued from page 1

Winnetka house, he added, is one of Spencer's most important works, in part because of its patented casement windows.

"This kind of window soon became the standard for Prairie School architects, including Wright," Kruty wrote in a letter to Winnetka officials.

The owner, Richard Harza, wants to demolish the house, subdivide its lot, and construct a smaller house on one of the new parcels. Village officials, who have begun reviewing Harza's proposal, have no authority to stop demolition.

"My wife and I like to live in Winnetka. We want to continue to live here," Harza said. "The house is larger than we need and probably larger than most people need. It is [86] years old now and it's showing its age in terms of maintenance."

An application for a demolition permit was filed April 1, but a village

committee stayed the permit for up to 90 days. Early then asked the Illinois Historic Preservation Agency to determine if the house would be eligible for the National Register of Historic Places.

Including a building on the National Register does not protect it from demolition. However, owners of National Register properties are eligible for tax credits that encourage preservation. And if the Winnetka mansion were a strong candidate for the register, it would have strengthened the cause of preservationists.

A state preservation agency official said this week, however, that the house had been altered so substantially by Harza and previous owners that it has lost much of its original character. The house's original stained glass windows and fireplaces have been removed, while a parking garage and an indoor swimming pool were added, according to Early.

"There's no doubt that when the building was originally built, it would have been a wonderful candidate" for the National Register, said Ann Swallow, National Register coordinator

for the preservation agency. "The problem is in the alterations that have happened to it in the last 50 years."

"It is a marginal candidate for the National Register," she said, adding: "This should not stop people in Winnetka from trying to negotiate with the owner, trying to find out if they can work with them, seeing if it can be preserved."

Such an outcry occurred last year when North Shore residents rallied to save a Winnetka house designed by the late architect David Adler, whose homes are revered on the North Shore. The house, known as the Kuppenheimer house, was to be demolished. But preservationists arranged for it to be moved across the street.

There has been no discussion about moving the house designed by Spencer to another location, Early said. "I don't think there were the 'Friends of Spencer' out there as there were the 'Friends of Adler,'" she said, referring to the Friends of David Adler Historical Association.

Harza home rescue plan proposed

By SUSAN MONTGOMERY
STAFF WRITER

A Wilmette architect who has restored several Frank Lloyd Wright homes is interested in saving a Prairie Style mansion on Winnetka's lakefront from demolition.

Architect John Eifler has suggested restoring the main portion of the house at 655 Sheridan Road, lopping off the servants' quarters and then moving the house to the north end of the lot.

That way, owners Richard and Dorothy Harza could have a buildable lot to the south. The Harzas want to subdivide their large lot, sell off one lot and build a smaller home for themselves on the other lot.

The Harzas could not be reached Tuesday for comment.

Interested

"This is the first I've



Jim Robinson/Pioneer Press

The Harza House could become two homes as opposed to none.

heard of it so I have no comment. It's possible and might be worth looking at," said the Harzas' architect, (Continued on page 16B)

Correction

Winnetka resident Carlin Mallman of Girl Scout Troop 203 was pictured on the cover of May 30 issue of the Winnetka Talk. She was incorrectly identified in last week's issue.

■ Harza

Continued from page 7

William Tippens, referring to Eifler's idea.

The Harzas' home was built in 1905 by Robert C. Spencer Jr., a contemporary of Wright's and a noted architect of the Prairie School movement, an architectural style which developed in the Midwest around the turn of the century.

Tippens said the Harzas are, in fact, preservation-minded people. Dorothy Harza "felt if this was a structure of historic or architectural significance, she'd be lying down in front of the bulldozer herself. But there is a line where people get excited about saving anything and everything, and somewhere you have to know where the line must be drawn. If the house was in the pristine condition, it might be worth saving," said Tippens, noting significant alterations have occurred over the years.

Eifler said he wasn't sure whether his idea to relocate part of the house would be feasible under Winnetka's zoning regulations.

Another possibility he suggested is to rotate the house 90 degrees and place it on the north portion of the lot, to subdivide the lot.

Ideally, he'd like to see an arrangement worked similar to that which saved a David Adler house in Winnetka.

Winnetka Talk 6/6/91
1991-60-1

Permit request

Campaign started for mansion

A demolition permit application of a house at 188 Forest St. will be considered Monday by the Winnetka Building Review Committee. The meeting is at 5 p.m. at the Winnetka Village Hall, 510 Green Bay Rd.

The contract purchaser of the building is Townsend Co., a real estate business at 567 Lincoln Ave., which submitted the demolition application May 31. The building was built around 1910.

The six-bedroom farmhouse style building is set on a 60-foot wide by 132-foot deep lot.

An architecture buff concerned about the proposed demolition of a Prairie School mansion at 655 Sheridan Rd. has begun a letter writing campaign to drum up support to save the building.

"Contrary to the impression that's been given, there is a very large and interested body of people who understand the importance of the building and who care," said Ralph Gerbie, owner of a home in Oak Park designed by the same architect, Robert Spencer, a contemporary of Frank Lloyd Wright.

Gerbie, who is in the real estate business, is sending letters to over 20 owners of Spencer-designed homes nationwide, the National Trust for Historic Preservation, the Illinois Landmarks Preservation Council, the Winnetka Historical Society, and local Building Review Committee, among others.

Richard and Dorothy Harza, who own the so-called Magnus home at 655 Sheridan Road, have asked village permission to raze the lake-front mansion and construct a smaller home for them-

selves on part of their property. They plan to subdivide the parcel and sell off one of the lots.

A few months ago, the Winnetka Building Review Committee issued a 90-day stay of demolition to allow for interested individuals to suggest ways to spare the house. That 90-day period will expire in a few more weeks.

Gerbie said he hopes the Harzas will further delay their plans, and perhaps entertain what he calls "creative ideas" for saving the

house.

The Harza's architect, William Tippens, has said the Harzas are interested in historic preservation, but noted that the house has been significantly altered since it was first built.

Despite the modifications, Gerbie and other preservationists believe the house is still worth saving. Last week, Wilmette architect John Eifler suggested demolishing the house's servants wing, and preserving the most significant portion of the building by moving it north.

EAST KENILWORTH





ROBERT CLOSSON SPENCER, JR.

PRECISION and breadth stand out as conspicuous characteristics in the work of Robert Closson Spencer, Jr. He believes that the joy of creative work is legitimate, that it is not only the right of the architect, but that it also is essential for the greatest good to the client that the architect should experience that pleasure which comes from doing original work. And the noteworthy fact is that he never forgets his convictions nor recedes from his position. His work is uniformly in harmony with his theories.

His precision he inherits from his father and from his grandfather, who was the author of the Spencerian System of Penmanship. His breadth and his democracy come, I suspect, from his mother. At least, it is safe to assume that most creative democrats—for that is what he is in architecture—have mothers noted for quiet force and unassuming strength and sweetness.

He was born in Milwaukee, April 13, 1864. After the usual common and high school training he entered the University of Wisconsin and graduated as a mechanical engineer in 1886. He commenced his study of architecture at the Massachusetts Institute of Technology, after which he studied and worked in the offices of Wheelwright & Haven, and with Shepley, Rutan & Coolidge. He crowned his eastern experience by winning the Rotch Traveling Scholarship in 1891 and for two years he studied in Europe as the eighth Rotch scholar. The colored drawing of the ceiling of the central dome of the Villa Madonna, Rome, which was published in the Rotch Scholarship Envois, has shown his ability to work and to show every detail without the loss of breadth. Many acquire breadth by elimination, but Robert Spencer never does. He includes everything, but always keeps all parts in proper relation. This drawing is one of many made during his study of Italian interiors from the standpoint of decoration and color.

In recognition of his work the American Institute of Architects conferred the honor of fellowship upon him in 1909. His interests as well as his attainments are shown by his membership and activity in the University and City clubs of Chicago.

He began independent practice in Chicago in 1895 and in 1905 he took into partnership Mr. Horace S. Powers.

Robert Spencer was one of the first to put the popular periodical article on domestic architecture upon a basis dignified, valuable, and suggestive. His series of articles on Farm Houses in the *Ladies' Home Journal* in 1900 were a distinct contribution to society and to architecture.

In addition to the value which his clients receive in his work, and the pleasure which he and his associates get from doing it, he never fails to interest and satisfy his brother architects, whether it be the drawing they look at or the finished construction. — D. H. P.



4. Mr. and Mrs. Richard D. Harza (August Magnus House)
Style: Prairie
Architect: Robert C. Spencer, Jr.
Date: 1905

655 Sheridan Rd

The Architect

Robert Spencer (1865-1953), who lived for many years in River Forest, studied at the University of Wisconsin and MIT before beginning his architectural practice, first in Boston and then in Chicago. After a brief stint in the early 1890's with the Chicago branch of the Boston firm of Shepley, Rutan & Coolidge (which was designing the Art Institute and Chicago Public Library at this time), Spencer opened his own office in 1895. A few years later he became a prominent member of a group of progressive young architects known as the Steinway 18, after Steinway Hall on Van Buren St., in which they all had offices. Some others in this group were Frank Lloyd Wright, Dwight Perkins and Myron Hunt. In 1905, soon after finishing the design of the house for August Magnus, Spencer began a long and busy partnership with Horace Powers.

The Style

The simple rectangular form, the wide eaves, the stucco surfaces and the absence of traditional decoration all identify this as a house in the Prairie style associated with Frank Lloyd Wright. Spencer's work, however, should be distinguished from some of the more radical designs of Wright and others. While clearly influenced by Wright, Spencer also had a strong affinity for English architecture. A good example of this at the Harza house is his use of half-timbering (that is, wood against stucco) to decorate the upper part of the wall. For the Elizabethan's half-timbering had both a structural and decorative function, and the patterns often got quite intricate; here, however, it has been simplified to a network of right-angled lines. Another feature distinguishing this project from typical Prairie commissions is its size. The large lakefront house with its gatehouse and spacious grounds, all marked off by an imposing metal fence, formed one of the great Sheridan Road estates of the early 20th century. Collaborating with Spencer on this impressive scheme was the prominent landscape designer, Jens Jensen (1859-1951), known for his use of native plants and rock formations in creating "Prairie" landscapes. Jensen's extensive use of the hawthorn tree in his landscaping for the Magnus estate inspired Spencer's stylized design for the original art glass casement windows, which are long gone from the house, as are the Jensen plantings.

The House

There have been five owners of this house, including its builder, August Magnus, who was the head of a Chicago brewing company. In 1930 the second owner, Mr. C. Donald Dallas, hired the Winnetka revivalist architect Chester Walcott (1883-1947) to do a major remodelling. Using wood panelling on a lavish scale (especially in the living room), Walcott virtually transformed the interior. It was at this time that the original art glass was removed, as were most of the other Prairie elements, with the important exception of the main staircase. In the early 1950's, the third owner, Mrs. Leone Barrett, built the smaller house that stands on the south side of the property. The current owners have made some changes as well. They installed a garage in the basement area in 1960. Then in 1968 they built a large indoor swimming pool on the east side of the house and later a tennis court to the west. No longer wanting a house of this size with the maintenance demands it poses, but wanting to remain on the site, the Harzas will have the building torn down this summer prior to constructing a new home.

*info from B. Hinchliff
4/2/92 N.S.C.O.*

The Prairie School

Frank Lloyd Wright
and his Midwest Contemporaries



H. Allen Brooks

"A definitive work which will stimulate those who read it to even more extensive examination of the roots of modern architecture."
—W.R. Hasbrouck, *Architectural Forum*

655 Sheridan Rd.

Biographical information from *The Book of Chicagoans*, Chicago, 1917, p. 533, and an interview with Miss Eleanor E. Perkins, the architect's daughter. The early death of Dwight's father posed financial problems and it was through the aid of Charles Hitchcock that Perkins attended MIT. Hitchcock was a benefactor of the University of Chicago, where Perkins later designed several buildings including Hitchcock Hall, a men's residence which dates from 1901. Perkins was married in 1891 and had two children, Eleanor Ellis and Lawrence Bradford, the latter being senior partner in the architectural firm of Perkins and Will. Biographical information from *The Book of Chicagoans*, Chicago, 1917, and *The Brickbuilder*, 24, 1915, 76, where a portrait photograph of Spencer will be found.

For the factual documentation on Wright's life before 1887 see Thomas Hines, Jr., 'Frank Lloyd Wright - The Madison Years: Records versus Recollections,' *Wisconsin Magazine of History*, 50, 1967, 109-19, which was reprinted in the *Journal of the Society of Architectural Historians*, 26, 1967, p. 53.

Hunt with a double house in Evanston for Catherine White. How many times these men worked together cannot be known, yet certainly none worked in isolation.

Three of them had studied at MIT. Dwight Heald Perkins (1867-1941), who was born in Memphis, Tennessee and raised in Chicago, attended the Institute for two years (1885-7) - remaining thereafter as an instructor for an additional year. He had experience in several offices, including some five years with Burnham and Root, where he managed the downtown office during the exigency of the Columbian Exposition. With the ensuing depression, however, Burnham (John Root died in 1891) released Perkins (1894), but not without a prospective commission - the design of Steinway Hall.⁷

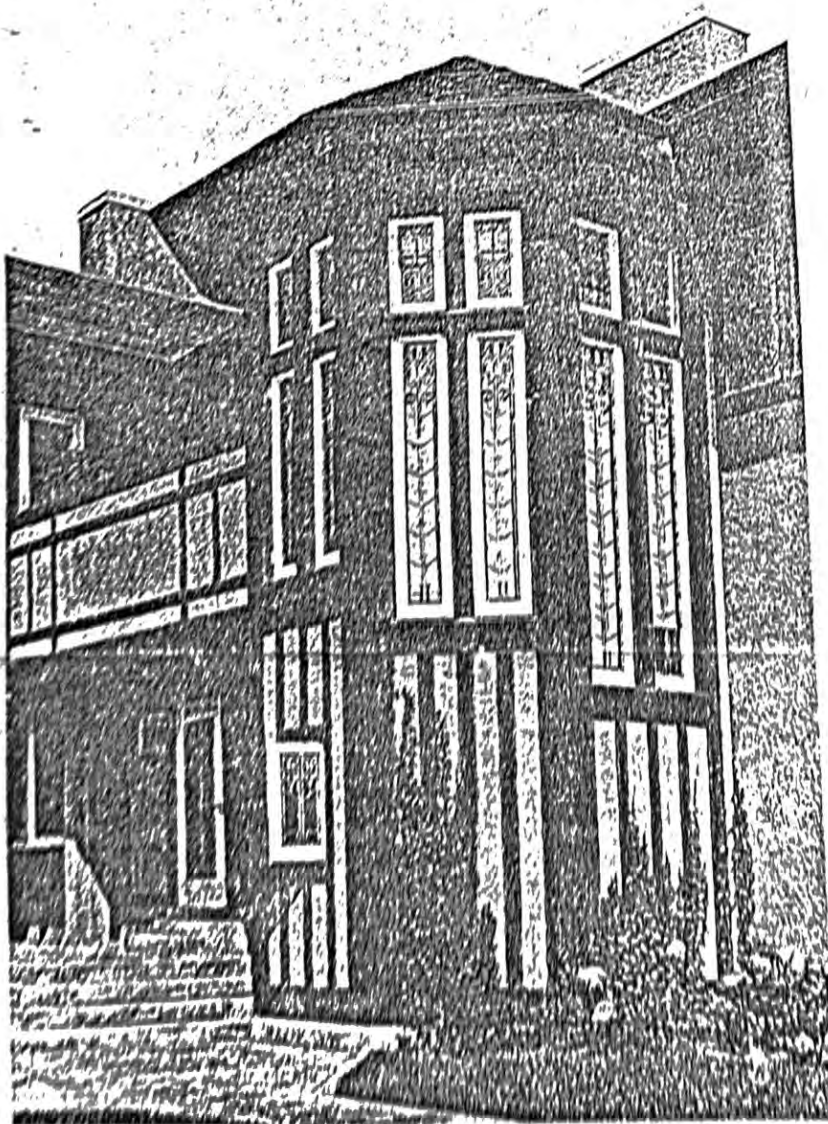
Robert Clossen Spencer, Jr (1865-1953) entered MIT the year after Perkins; he was already in possession of a Bachelor of Mechanical Engineering degree from the University of Wisconsin (1886). He left the Institute without completing his studies, worked for Wheelwright and Haven and then Shepley, Rutan and Coolidge in Boston before going to Europe on a Rotch Travelling Scholarship. Upon his return in 1893 he settled in Chicago, starting in the local office of Shepley, Rutan and Coolidge before entering private practice in 1895.⁸

Myron Hunt (1868-1952) was born in Sunderland, Massachusetts, and studied at Northwestern University (1888-90) before attending MIT (1890-2). He then worked in Boston and Chicago, and made an extensive European tour (1894-6), before opening his own office in Chicago. He remained, however, only until 1903 when he moved to Los Angeles and entered partnership with Elmer Grey who, like Spencer, was a native of Milwaukee.

Frank Lloyd Wright (1867-1959) had less formal education than the others. He had left high school before completing his senior year (April 1885), but later attended the University of Wisconsin as a Special Student in civil engineering - apparently for about two semesters - while working for A.D. Conover, who was the Dean of Engineering at the university and also a practicing architect.⁹ In the spring of 1887 Wright left Madison for Chicago where he found employment with Joseph Lyman Silsbee, a fashionable residential architect who had helped introduce the Shingle Style into the Middle West. It was at Silsbee's office that Wright met Cecil Corwin. After about five months Wright left Silsbee to work for Louis Sullivan, with whom he stayed until 1893.

Although four men founded the group at Steinway Hall, the situation

FIG. 36 Robert C. Spencer, Jr. August Magnus house. Stair tower. *Western Architect* 1914



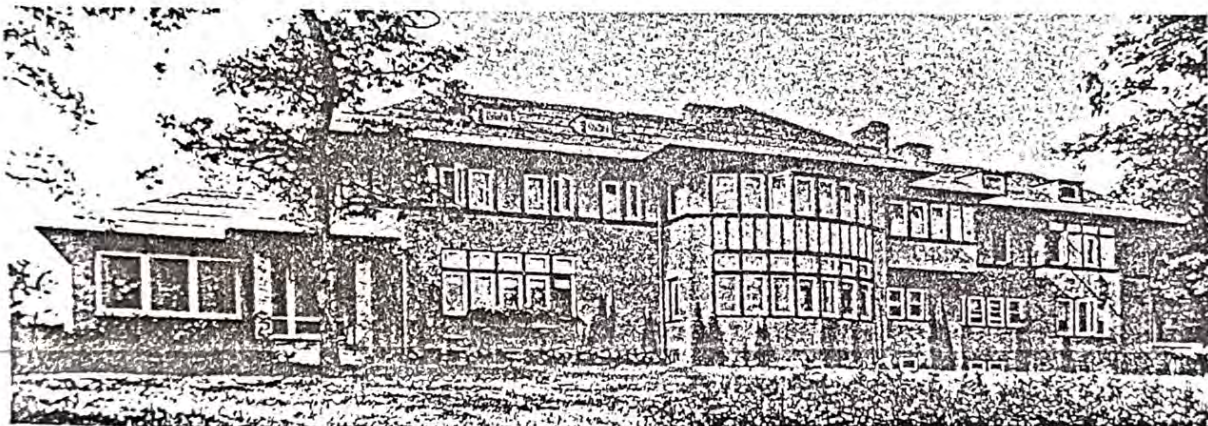
Irving K. Pond, 'German Arts and Crafts at St Louis,' *Architectural Record*, 17, 1905, 118-25; Gustav Stickley, 'The German Exhibit at the Louisiana Purchase Exposition,' *Craftsman*, 6, 1904, 489-506, which is also an excellent source for illustrations of the installations

³ Information from Barry Byrne in conversation, 12 November 1956

in the Midwest, and as commercial gateway to the West. Yet the vast neo-baroque exhibition lacked the magic of its Chicago predecessor and even the architectural profession showed little enthusiasm. Only the German pavilion, with its furnished rooms by Joseph Olbrich, Bruno Paul, and others, roused much interest among visiting architects. Irving Pond wrote an enthusiastic review of these interiors for the *Architectural Record*, while Stickley was ecstatic in the *Craftsman*.² Spencer, Maher, and Griffin visited the exhibition and Wright was so impressed by the German installation that he gave train fare to Byrne so that he too could see it. Byrne was particularly moved by the slickness and nicety of finish in these German interiors.³ Yet the fair had surprisingly little impact on the midwestern scene. The heavy baroque character typified in most of the pavilions was out of step with the times.

During the years immediately following the St Louis fair Spencer was producing some of his finest work. Certain of his projects from about 1900 had taken a course parallel to that of Wright, although he never became a true follower of his close friend. Rather he sought inspiration from English sources and especially from such contemporaries as Voysey and Baillie Scott, who likewise were reinterpreting and simplifying architecture from the medieval past. Spencer's largest commission at this time, actually 1905, was the August Magnus house and gatehouse, which were built on a splen-

FIG. 35 Robert C. Spencer, Jr. August Magnus house. Lake front. *Architectural Record* 1906



The Winnetka Historical Society

special number of the *Studio*, edited by Charles Holme and entitled *Modern British Domestic Architecture*, was published during the summer of 1901. It was readily available in the United States, and many designs by Voysey, Mackintosh, Baillie Scott, and others were illustrated therein. Plate 64, the hall at Dixcot, Streatham Park, by Walter C. Cave, is strikingly similar to the front hall of the Magnus house and was probably Spencer's source. His design, however, has greater breadth and sensitivity.

Numerous illustrations of the Magnus house were published in the *Western Architect*, 20, April 1914 (the entire issue was devoted to Spencer's work and included Jens Jensen's landscape layout for the Magnus grounds), in the *Architectural Record*, 20, October 1906, and in the *American Architect and Building News*, 97, June 1907.

did site overlooking Lake Michigan at 655 Sheridan Road, Winnetka, Illinois (figs. 34, 35, 36; old photographs are used because the house is now painted entirely white, thereby impairing its visual unity). A strong cornice line, low hipped roof, and horizontal massing give the house a characteristically midwestern air, but the curved bow window on the lake front is reminiscent of Voysey's work or that of Parker and Unwin in England. The dark trim, establishing a rigid, abstract pattern of verticals and horizontals, relates to English half-timbering, although here it functions as a device to unify the fenestration and accentuate the major elements in the design.

On approaching the Magnus house the most stunning feature is the octagonal tower, its window lengths being determined by the inside stairs (fig. 36). The paneling of the interior, laid horizontally, corresponds to the stair risers, while a simple, graceful handrail curves upward from the newel post (fig. 34). The adjoining rooms, however, are less striking in their finish.⁴

Jens Jensen (1859-1951) landscaped the Magnus estate by creating a

FIG. 37 Robert C. Spencer, Jr. Robert C. Spencer, Jr house, 926 Park Avenue, River Forest, Illinois, 1905. Photo by H.A. Brooks



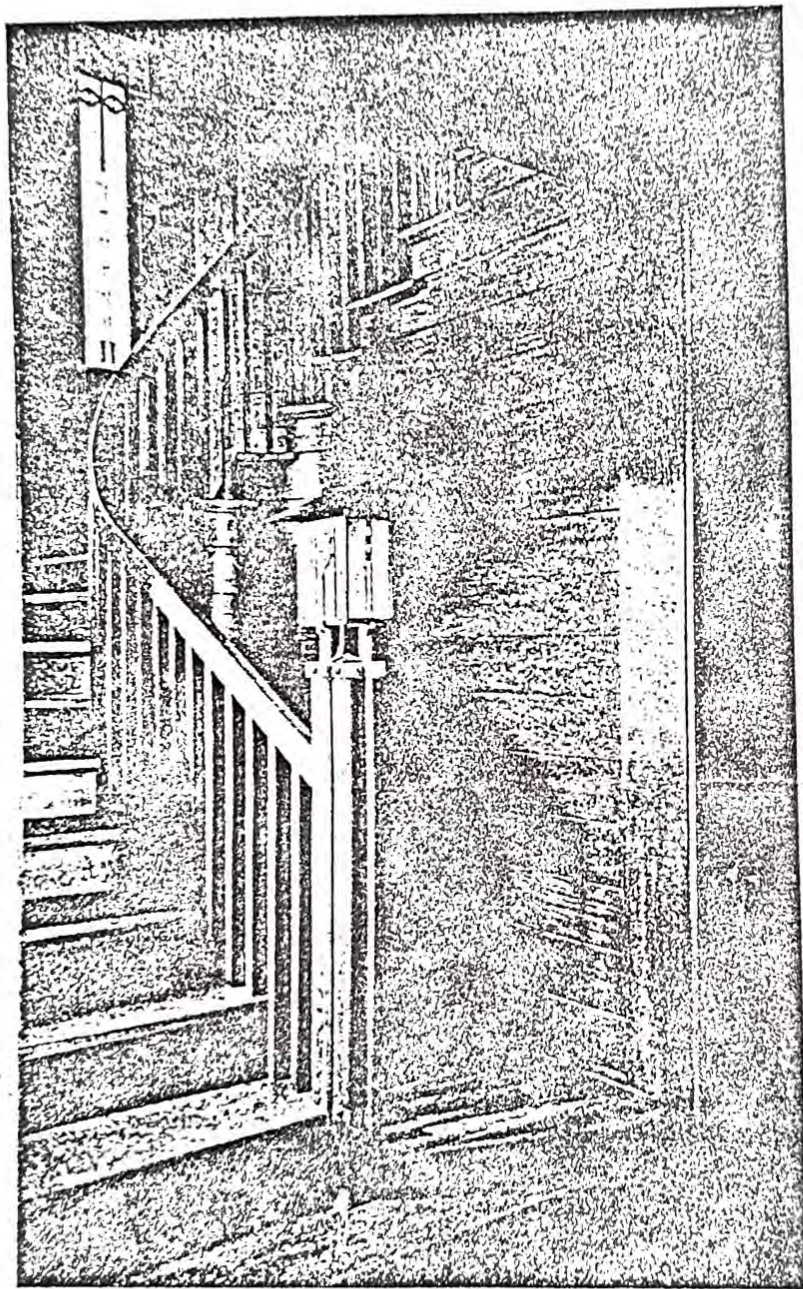
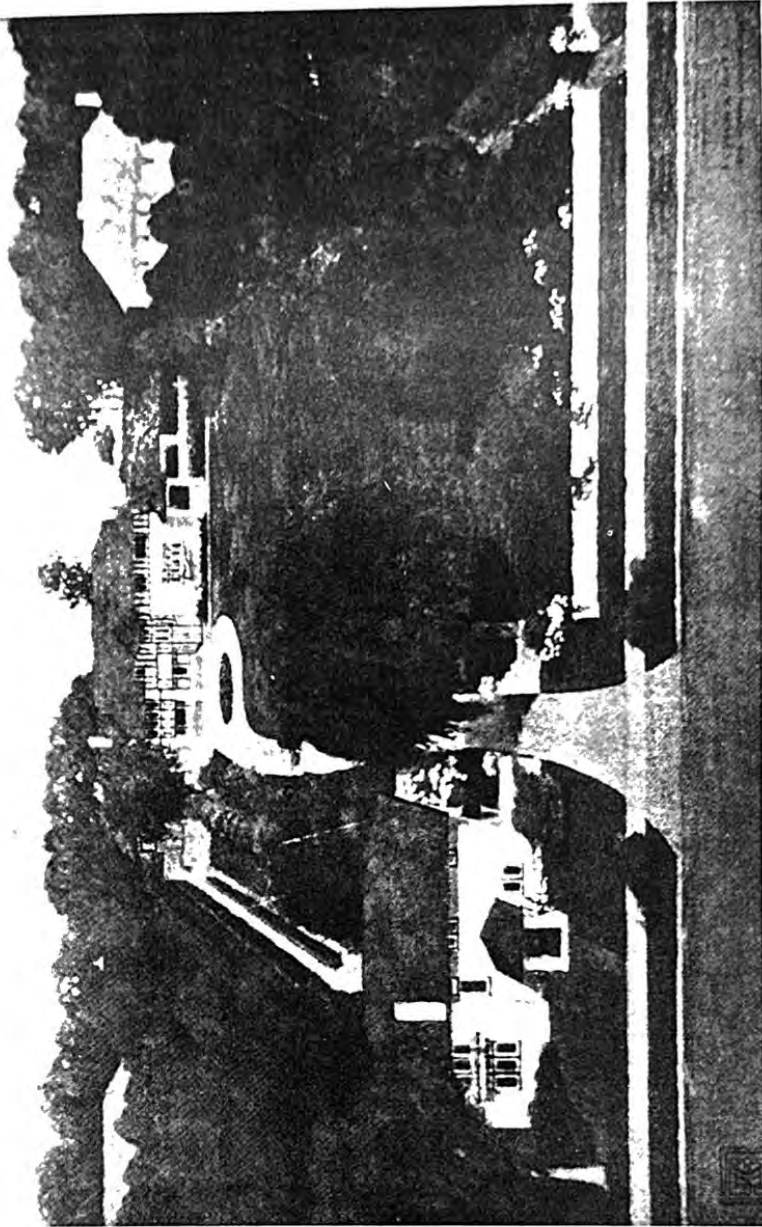


FIG. 34 Robert C. Spencer, Jr.
August Magnus house, 655 Sheridan
Road, Winnetka, Illinois, 1905.
Staircase. *Western Architect* 1914

BIRDS' EYE
VIEW OF
MAGNUS
PLACE OVER-
LOOKING
LAKE MICH-
IGAN AT WIN-
NETKA

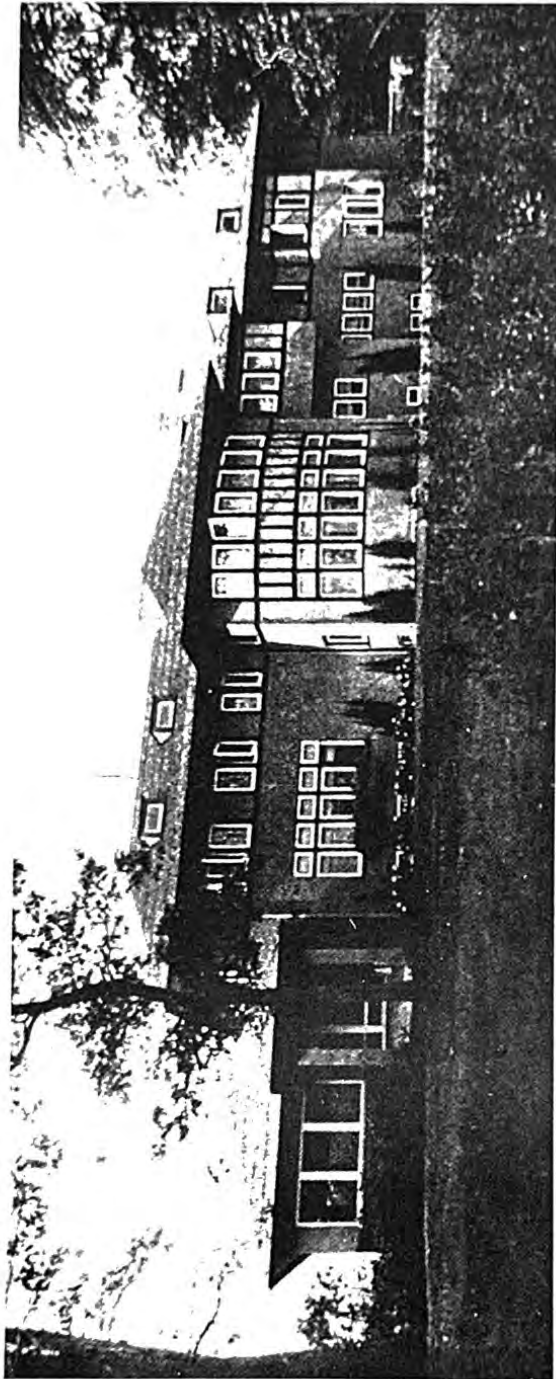
JENS JENSEN,
LANDSCAPE
ASSOCIATE

WATER
COLOR
BY M.R.
SPENCER

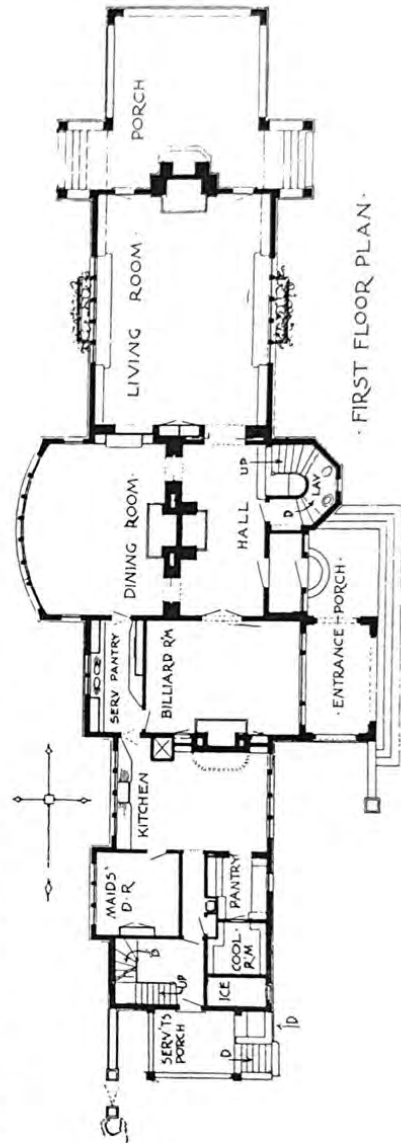


THE WESTERN ARCHITECT
APRIL 1914

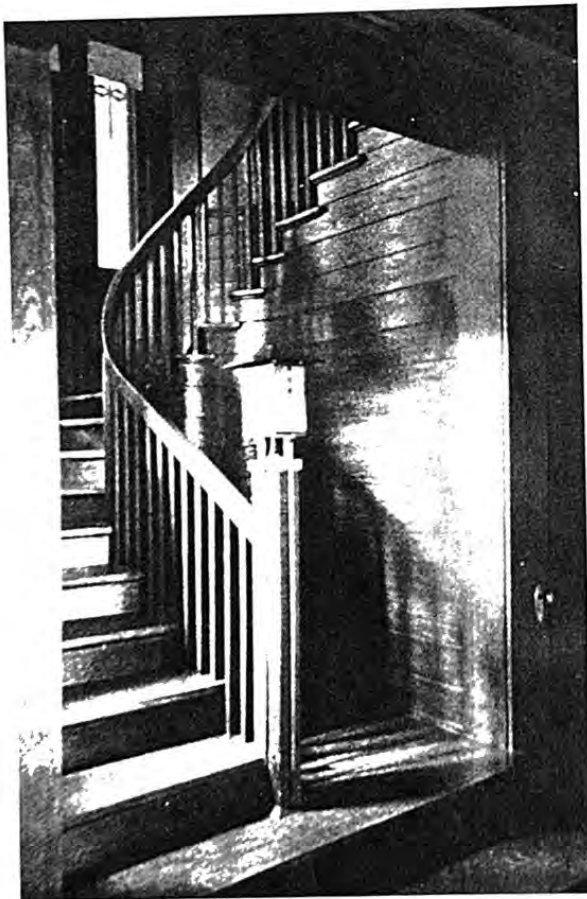
GROUNDS SUBDIVIDED
JENS JENSEN LANDSCAPE GONE



MAGNUS HOUSE ON THE LAKE SHORE AT WINNETKA, ILL. (1905)



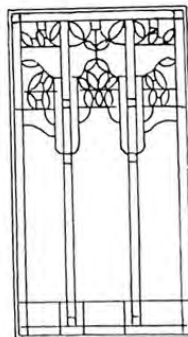
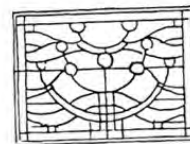
HOUSE PAINTED WHITE
POOL & TERRACE COVERING 60%
OF EAST FACADE



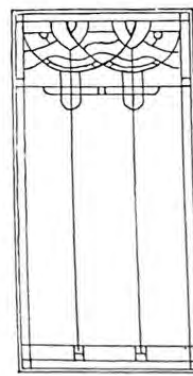
THE WEST FRONT AND
THE STAIRCASE :: ::

MAGNUS HOUSE. THE NATIVE
HAWTHORN CONVENTIONALIZED
IS THE DECORATIVE MOTIVE IN
ALL THE WINDOWS AND IN THE
LIVING ROOM CEILING. BEAUTI-
FUL SPREADING HAWTHORN ARE
A STRONG HORIZONTAL NOTE IN
THE PLANTING :: :: :: ::

TYPICAL
GLAZING

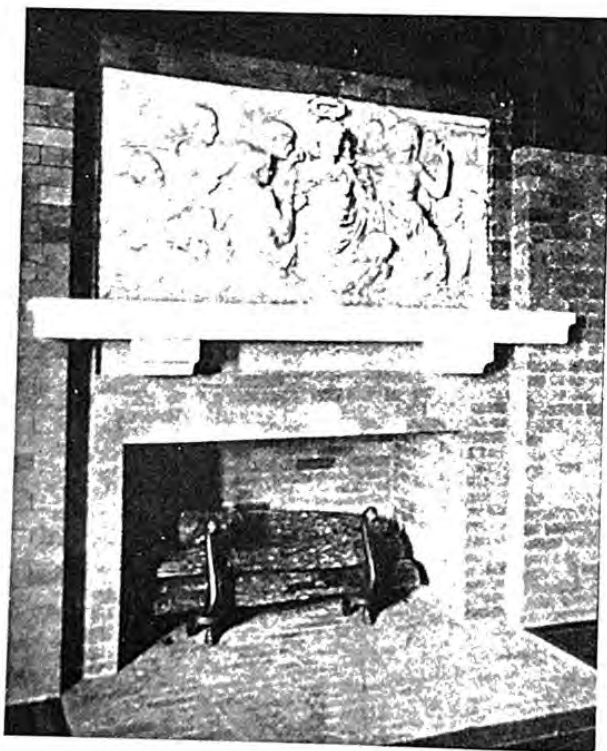


SECOND STORY
HAWTHORN
IN LEAF ::

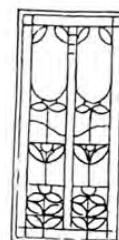


FIRST STORY
HAWTHORN
LEAFLESS ::

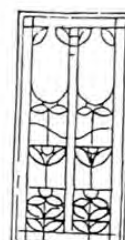
LAMP AT NEWELL POST GONE
STAINED GLASS WINDOWS GONE
BASEMENT GARAGE ADDED UNDER
LAMP ROOM WING



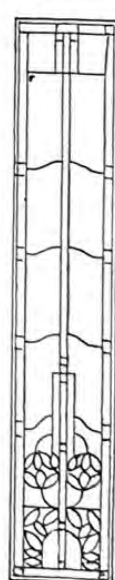
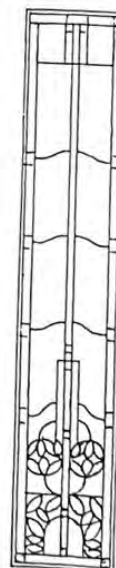
THE LIVING ROOM FIRE-PLACE WITH BASS-RELIEF
TYPIFYING LIFE BY A. L. VAN DEN BERGHEN ::



MAGNUS
STABLE
AND GATE
LODGE ::

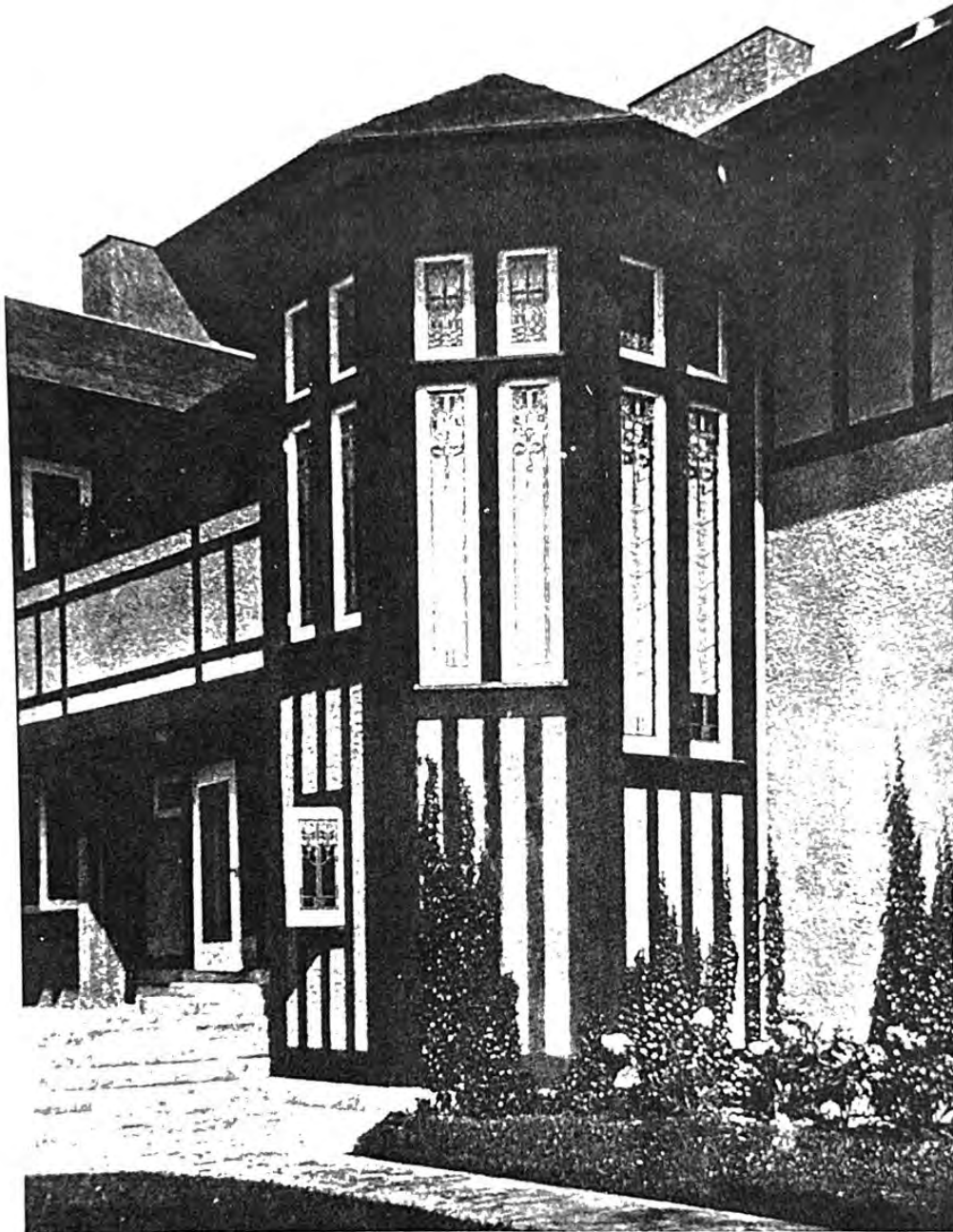


GLAZING
OF SHORT
OPENING
IN STAIR-
CASE BAY



STAINED GLASS GONE
BRICK FIRE PLACE & BASS RELIEF
GONE

THE WESTERN ARCHITECT
APRIL :: :: 1914



THE MAGNUS HOUSE, WINNETKA.
DETAIL OF STAIRCASE BAY :: ::

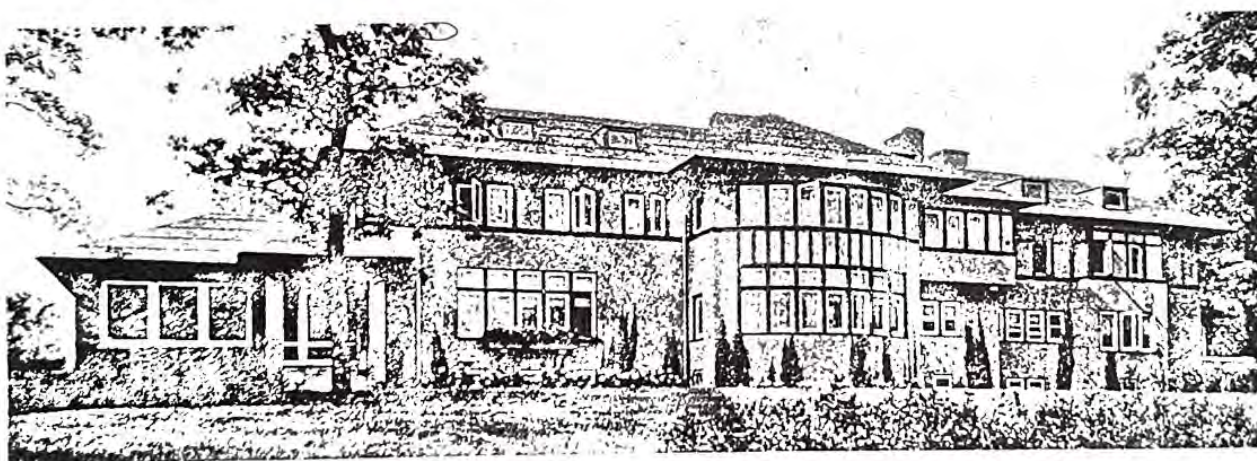
2 Irving K. Pond, 'German Arts and Crafts at St Louis,' *Architectural Record*, 17, 1905, 118-25; Gustav Stickley, 'The German Exhibit at the Louisiana Purchase Exposition,' *Craftsman*, 6, 1904, 489-506, which is also an excellent source for illustrations of the installations

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Jens Jensen (1859-1951) landscaped the Magnus estate by creating a

FIG. 37 Robert C. Spencer, Jr. Robert C. Spencer, Jr house, 926 Park Avenue, River Forest, Illinois, 1905. Photo by H.A. Brooks



naturalistic midwest setting; into this setting he introduced the native hawthorn, from which Spencer drew inspiration for his decorative glass designs. He stylized the thorny shrub in its leafless winter guise for the first floor windows and represented it in full leaf on the floor above. These splendid windows, possibly Spencer's finest, have unfortunately been destroyed, their loss altering entirely the character of the house.⁵

In the same year Spencer built his own modest home on Park Avenue in River Forest. It was closed, solid, and had an almost Palladian sense of

⁵ Drawings of these windows will be found in the *Western Architect*, 20, April 1914. A small window is still in place at the base of the stair tower, in which the original color scheme can be seen. Concerning Jensen see: Leonard K. Eaton, *Landscape Artist in America: The Life and Work of Jens Jensen*, Chicago, 1964.

FIG. 38 Spencer and Powers. Edward W. McCready house, 231 N. Euclid Avenue, Oak Park, Illinois, 1907. Historic American Building Survey photo by Richard Nickel



CASEMENT HARDWARE COMPANY

17 Van Buren Street
CHICAGO, ILL.

TELEPHONE, HARRISON 783

PRODUCTS. Manufacturers of "HOLD-FAST" CASEMENT ADJUSTER and "HOOK-FAST" CASEMENT FASTENER.

FACILITIES. Our factory is situated in Chicago, and we can fill all orders from standard patterns within two weeks in any style of finish.

Special designs to fit special cases, or to harmonize with other work, can be made to suit particular architects.

APPLICATION. Our standard patterns will fit casement windows of usual detail, not less than 2 1/8" between sash and screen—not over 1" between screen and face of apron.

INSTALLATION. Our Adjuster and Fastener can be applied to old or new buildings by any carpenter without removing the existing trim.



FIG. 1. HOUSE AT WINNETKA, ILL.
Fitted with "Hold-fast" Adjusters and "Hook-fasts"



FIG. 2. "HOOK-FAST" FASTENER
Oval Pattern

THE
"HOLD-FAST"
CASEMENT
ADJUSTER.

The "Hold-Fast" (Fig. 3) is the only practicable adjuster operating and holding casement sash (outside or inside swing) securely at any angle from the inside of the window screen. It is simply a bent lever pivoted at "A," with tubular arm "B," in which the solid rod "C" slides as the sash is swung. Knuckle "D" is screwed to the sash. The bushing plate on the stool receives the pivot. The extension lever "F" is a rod screwed into "H" below the stool with a sliding brass sleeve and with a knob handle. Push in, to lock. Pull out, to swing. Plate "E" with scalloped slot is counter-sunk flush in the apron.

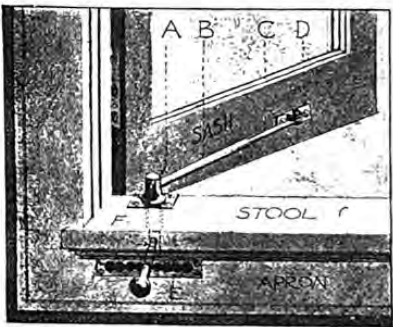
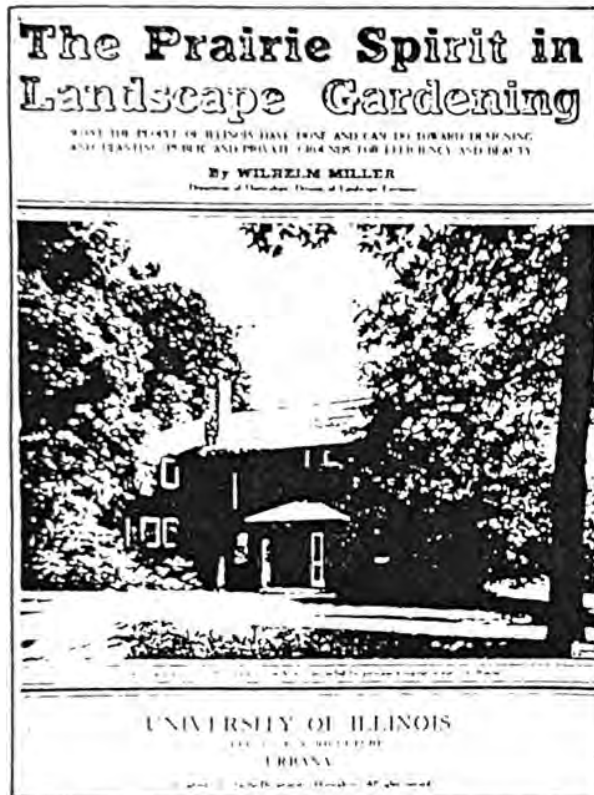


FIG. 3. "HOLD-FAST" ADJUSTER
Showing Sash, Half Open, Outside Swing, Left Hand

THE
"HOOK-FAST"
CASEMENT
WINDOW
FASTENER.

The "Hook-Fast" (Fig. 2) is the modern fastener for outside swinging casement sashes. It is simple, adjustable, easily handled, quickly locked, and won't work loose like a turn-buckle.



THE LANDSCAPE ARCHITECTURE HERITAGE OF ILLINOIS

Malcolm D. Cairns, Associate Professor,
Ball State University
Department of Landscape Architecture

Acknowledgements

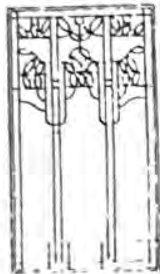
This project was developed with the support of the Department of Landscape Architecture at the University of Illinois. Project research by students: K. Himelick, P. Holt, C. Keenan, E. Kelly, J. Klatt, B. Merkel, T. Phillips, A. Tappe and S. Wydick is gratefully acknowledged. Graphic design and technical assistance was provided by Scott Mehaffey.

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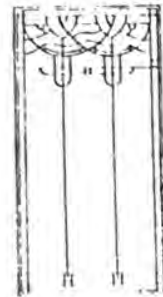
Magnus Place, Winnetka
Jens Jensen, Landscape Architect
Spencer & Powers, Architects

MAGNUS HOUSE. THE NATIVE
HAWTHORN. CONVENTIONALIZED
IS THE DECORATIVE MOTIVE IN
ALL THE WINDOWS AND IN THE
LIVING ROOM CEILING. BEAUTI-
FUL SPREADING HAWTHORN ARE
A STRONG HORIZONTAL NOTE IN
THE PLANTING.

TYPICAL
GLAZING



Two-pane window
HAWTHORN
IN LEAF

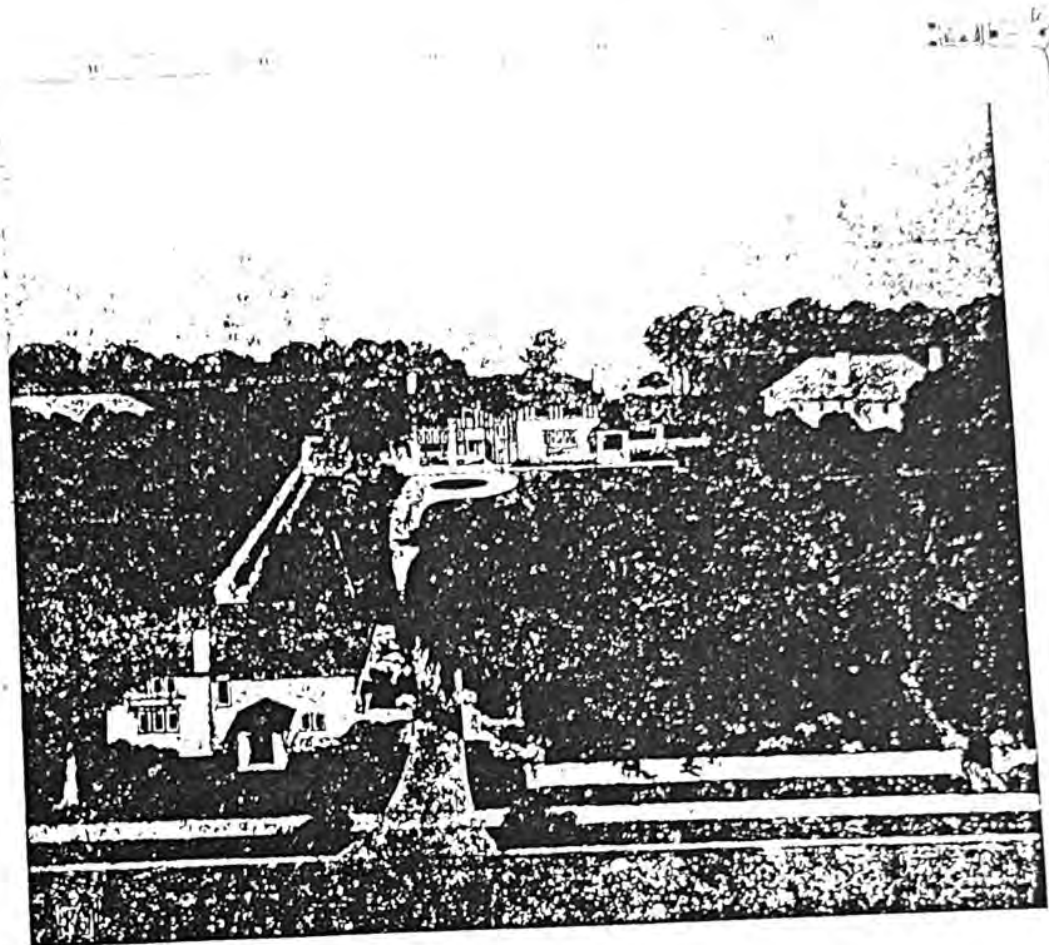


Three-pane
HAWTHORN
LEAFLESS

BIRD'S EYE
VIEW OF
MAGNUS
PLACE OVER
LOOKING
LAKE MICH-
IGAN AT WIN-
NETKA

JENS JENSEN
LANDSCAPE
ASSOCIATE

WATER
COLOR
BY MRS.
SENGER



THE VILLAGE OF WINNETKA

APPLICATION FOR DEMOLITION PERMIT

DATE OF APPLICATION 1 APRIL 1991

Application is hereby made for a permit to demolish _____
(type of building or
SINGLE FAMILY RESIDENCE
portion thereof such as single-family residence, detached garage, porch etc.)

ADDRESS 655 SHERIDAN RD, WINNETKA, ILLINOIS

REAL ESTATE INDEX NUMBER 05 - 16 - 106 - 055

LEGAL PROPERTY DESCRIPTION (attach plat of survey if description is lengthy)

DATE OF CONSTRUCTION (if application is for removal of principal building) 1911 (?)

OWNER RICHARD D HARZA PHONE NUMBER [REDACTED]

ADDRESS 655 SHERIDAN RD, WINNETKA ILLINOIS

DEMOLITION CONTRACTOR _____ PHONE NUMBER _____

ADDRESS _____

DATE OF NOTIFICATION OF SURROUNDING PROPERTY OWNERS (if applicable) _____

DATE OF REFERRAL TO HISTORICAL MUSEUM (if applicable) 4-2-91

DATE OF RESPONSE FROM HISTORICAL MUSEUM (if applicable) _____

DATE OF BUILDING REVIEW COMMITTEE MEETING (if applicable) _____

DATE OF CONFERENCE WITH APPLICANT (if applicable) _____

DATE OF ISSUANCE _____ BY _____

PERMIT NUMBER _____ C.B. NUMBER _____ Amount \$ _____

DATE OF DENIAL _____ BY _____

SIGNED (OWNER OR AGENT) [REDACTED] PHONE NUMBER 446 7390

ADDRESS 560 GREEN BAY ROAD, WINNETKA ILLINOIS

655 Sheridan Road

Water Connection: 1948
Sewer Connection: 1905

Building Permits

- . Original building permit not on file, however, recently completed historical survey indicates that the Prairie-style home was constructed in 1905, known as the Magnus House, designed by Spencer and Powers Architects and the grounds were designed by Jens Jensen.
- . April 1930 (Two-story addition to residence)
- . September 1948 (Two car garage addition)
- . April 1960 (Alterations to the residence, including an addition to the garage and a fallout shelter)
- . June 1964 (Alterations to the residence)
- . April 1968 (Addition to the residence)
- . May 1968 (Construction of a swimming pool)
- . June 1978 (Alterations to residence)

Owners noted in jacket file

C. Donald Dallas (1930)
Leone Barrett (1946)
Dr. W.A. Mann (1948)
Richard Harza (1960-present)

University of Illinois
at Urbana-Champaign

School of Architecture

106 Architecture Building
608 East Lorado Taft Drive
Champaign, IL 61820-6969
USA

217 333-1330
217 244-2900 fax

Carol Piper, Chair
Building Review Committee
Winnetka Village Hall
972 Elm Street
Winnetka, IL 60093

May 16, 1991

Dear Ms. Piper:

I am writing you regarding the house at 655 Sheridan Road, designed in 1904 by Robert C. Spencer, Jr., for August C. Magnus. It has come to my attention that a demolition permit for this property was applied for in April, and that a 90-day delay was granted that is currently scheduled to expire in July.

I urge you to do all that is in your power to prevent the destruction of this nationally significant landmark. The Magnus house was the first large-scale dwelling in Spencer's mature Prairie style. It was designed in the summer of 1904, during a significant period during which Spencer shed the various foreign influences in his work--just as he had shed the purely historical aspect to his design prior to that. The result was a variety of modern architecture that was to take its place alongside the innovative work of Frank Lloyd Wright, George Maher, Walter Burley Griffin, and the other masters of the Prairie School.

That the architect himself considered it significant is corroborated by the numerous times he had it published. A partial list includes Architectural Record, October 1906; American Architect and Building News, June 1907; Architectural Review, July 1907; House Beautiful, November 1907; the Chicago Architectural Club Catalog, 1910; and Western Architect, April 1914. The lasting significance of the Magnus house has been confirmed by the high praise accorded the building by such recent scholars as H. Allen Brooks in The Prairie School (1972).

Spencer also introduced one of his significant technical advances with this house: his special patented casement windows, manufactured by the Casement Hardware Company. This kind of window soon became the standard for Prairie School architects, including Wright and Griffin.

My own interest in the house stems from my scholarly research. I am presently writing a book about Robert Spencer and the firm of Spencer & Powers. I have been gathering information on Spencer for a dozen years; last year I was awarded a grant from the Graham Foundation in Chicago to complete my research, while this fall I will be on sabbatical leave from the University of Illinois in order to finish the project. Spencer's buildings are major contributions to the development of American

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USA

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217 244-2900 fax

architecture, and significant parts of the cultural patrimony of America's Midwest. The Magnus house ought to take its place among Winnetka's architectural landmarks--not its lost historic sites.

I am aware that the Magnus house has suffered numerous changes through the years; yet its basic form remains intact. I cannot believe that a sensitive and dedicated buyer could not return it to a reasonable facsimile of its former state. At the very time that Spencer's buildings become more well-known, and as owners of these buildings recognize the aesthetic significance of the houses in which they live, it would be a terrible shame to let one of his most important designs slip away so needlessly. I hope you will do everything possible to dissuade the present owners from following through with their unfortunate plans.

Yours sincerely,



Prof. Paul Kruty
Div. of History & Preservation

cc: Trish Early
Ann Swallow

University of Illinois
at Urbana-Champaign

School of Architecture

 Paul Kruty
Assistant Professor of
Architectural History

608 East Lorado Taft Drive
Champaign, IL 61820 217 244-8007

University of Illinois
at Urbana-Champaign

School of Architecture
106 Architecture Building
608 East Lorado Taft Drive
Champaign, IL 61820

217 333-1330

Owners
655 Sheridan Road
Winnetka, IL 60093

Dear Sir/Madame:

I am writing a book about the architect of your house, Robert C. Spencer, Jr. According to my records, Spencer designed your house in 1904 for August C. Magnus, president of A. Magnus Sons, a producer of brewing supplies. With landscaping by Jens Jensen and sculpture by Albert Van den Berghen, the Magnus house was one of Spencer's most important works.

I wish to know if the plans or other documents related to the building survive with the house. I am particularly interested in knowing the date and Series Number on the plans; but I would be happy to know of any material surviving from the construction of your house.

I also wish to know if it would be possible for me to visit your house, at your convenience. I am presently trying to locate and visit all the surviving Spencer buildings, and have been traveling to Chicago and its suburbs as my teaching load permits.

Thanks so much for your help.

Yours sincerely,


Paul Kruty)

Phone:
Work (217) 244-8007
Home (217) 337-5559

Sent Jan. 31, 1991.

(Building Outline Map)



Roll # 5 Photographer SB
Frame # 3 Date 8/1/89
Building facing W

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

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

ARCHITECTURAL INFORMATION

9. Architectural Style: Prairie
10. Noteworthy Features: Window config.
11. Architect: Spencer Powers 12. Builder: _____
Source of Information: SB
13. Date of Construction: 1905 Source: ISS
14. Comments on Significance: _____

CONTRIB BLDG IN HD

OTHER SURVEYS ISS

LOCAL CRITERIA 4, 6, 10

SURVEYOR SB

ADDRESS 661 S. 10th St.

COMMON NAME

HISTORIC NAME

COACH HOUSE & MAGNUS HOUSE

DATE

TARGET AREA

IT

PHYSICAL FEATURES

15. Overall Shape or Plan: Rect
16. Stories: 2 Approx. Dimensions(see Sanborns): _____
17. Foundation (Material and Color): _____
18. Walls (Material and Color): CREAM STUCCO
19. Roof: Type hip Material tile Original? Y
Pitch single Color red
WIDE OVERHANGS
20. Dormers? No., Location, Material: _____
21. Chimneys? No., Location, Material: 1- STUCCO- SIDE of front
22. Ornamental Trim (Material and Color): SIMPLE WOOD GEOMETRIC
MOLDINGS PAINTED CREAM
23. Entrance(s) (Location and Description): DOOR-CENTER-FLANKED
BY LOUVERED SHUTTERS
24. Porches: STUCCO-1-STORY front ^{entry} porch w/ hip tile roof
25. Window Treatment: CASEMENTS-SINGLE PANE
26. Other: _____

SITE INFORMATION

27. Landscape Description: Style
Ravine _____ Riparian _____ Other _____
- Noteworthy Features: _____
28. Landscape Architect: _____ Source of Info.: _____
29. Secondary Structures? _____ Type: Fence ☒ Wall _____ Coach House _____
Barn _____ Detached Garage _____ Greenhouse _____ Other _____
30. Relation to Streetscape: Wrought iron fence-back
SIDEWALK CLOSE to SHOCKENBERG PL.

BACKGROUND DATA

at Owner: _____ Address: 661 SHERIDAN Phone: _____

Occupant: _____ 33. Original Owner: _____

34. Historical Information on Ownership: _____

35. Permit Information: Exterior alterations were made 7-19-78
Per #9858 Owner John R. Modisett, Arch E. Stanton
Est. \$19,000. A 2 car detached garage was added
11-30-78 per #9909 Est. 10,000 Owner, Same

36. Legal Description: _____

(Location) _____

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

39. Listing on Existing Surveys (Give Date Listed):
National Register _____ Heritage Home _____ IHSS _____

IHLS _____ Other: NHL _____ IR _____ HABS _____ HAER _____

40. National Register Potential: Individual _____ Contrib. in District _____

Architectural Merit But Sided _____

HISTORICAL INFORMATION

41. Area of Significance: _____

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

Sources of Information: _____

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



Neighborhood Character
627 Sheridan Road, Winnetka

Address	Architectural Style	Architect	Date	No of stories	Exterior material	Rating
595 Sheridan Road	Neo-Traditional		2007	2 ½	brick; stone	NC
609 Sheridan Road	Mediterranean Revival	R. L. Huszagh	1922	2	stone	S
619 Sheridan Road	Neo-Dutch Colonial		2001	2	shingle	NC
621 Sheridan Road	Ranch/Dutch Colonial	J. R. Cerny	1955	1 ½	brick; frame	C
627 Sheridan Road	Colonial Revival	Frommann & Jebsen	1897	2 ½	brick	S/IHSS
633 Sheridan Road	Ranch/Contemporary	N. R. Rosen	1955	1	brick	C
645A Sheridan Road	Colonial Revival Coach House	Otis & Son	1920	2	frame	C
645 Sheridan Road	Colonial Revival	J. W. Foster	c.1897	2 ½	frame	S/IHSS
653 Sheridan Road	L-Form	Dewey & Pavlovich	1951	2	frame	C
655 Sheridan Road	Neo-Traditional	Heritage Builders	1998	3		NC
661 Sheridan Road	Prairie	Spencer & Powers	1905	2	stucco	S/IHSS/ WS

This list contains buildings on the east side of Sheridan Road along Lake Michigan, both north and south of the subject property. The meaning of the ratings are as follows:

IHSS = Illinois Historic Structures Survey. Building was included in the State Survey conducted in 1971-1975 which identified architecturally distinctive structures throughout the state of Illinois.

WS = Winnetka Survey. Building was included in the Winnetka survey conducted in 1989.

S = Significant as an individual structure. (Rating assigned by consultant). Is at least 50 years old and possesses architectural distinction in one of the following: embodies the distinguishing characteristics of an architectural style; is the work of a master architect or builder; has significant craftsmanship; is a fine example of a vernacular type with a high level of historic integrity.

C = Contributing to a historic district. (Rating assigned by consultant). Is a historic building at least 50 years old with the characteristic stylistic design and details of its period but is not particularly distinctive.

NC = Non-contributing to a historic district. (Rating assigned by consultant). Is less than 50 years old; or is a historic building more than 50 years old with such poor integrity that it is no longer recognizable as historic.

ATTACHMENT D:

TABLE WITH BUILDING PERMITS FOR THE
SURROUNDING NEIGHBORHOOD

Address	Date	Architect	Style	Owner
627 Sheridan Rd	2012	Leiderbach and Graham	Contemporary	--
630 Sheridan Rd	1972	Charles L. Page	Ranch (Colonial Revival)	Page Enterprises
645 Sheridan Rd	c. 1910	No permit	Classical Revival	No permit
650 Sheridan Rd	1968	William C. Tippens	Colonial Revival	Horsch Inc.
653 Sheridan Rd	1951	Dewey and Pavlovich	Remodeled, Contemporary	M.F. Barrett
655 Sheridan Rd	2011	Konstant Architects	Contemporary (Neo-Colonial)	Pete and Anne McNerney
656 Sheridan Rd	1925	S.N. Crowen	Georgian Revival	Ingo Esch
657 Sheridan Rd	1998	Chicago Workshop Architects	Contemporary	Leo Birov
658 Sheridan Rd	2007	Anastacio	Contemporary (Neo-Colonial)	Jack Filecki
660 Sheridan Rd	1922	--	Colonial Revival	--
661 Sheridan Rd	--	--	Coach House (Italian Renaissance)	--
667 Sheridan Rd	2002	OKW Architect	Contemporary	Christopher Brennan
670 Sheridan Rd	2001	Doug Reynolds	Contemporary	Mitch B. Goldstein/Baronger
671 Sheridan Rd	1952	M.B. Meyer	Ranch (Colonial Revival)	N.H. Seeforth
678 Sheridan Rd	c. 1955	--	Colonial Revival	Richard C. Lewis
691 Sheridan Rd	2005	Mayer Jeffers Gillespie	Contemporary	Dana and Mary Thorne
693 Sheridan Rd	2005	Healy M. Rice	Contemporary (Neo-Colonial)	Mr. and Mrs. Kipplykins
695 Sheridan Rd	1956	Ralph D. Huszagh	Cape Cod	Perry Pennington
697 Sheridan Rd	2003	H. Gary Frank	Contemporary (Neo-Shingle)	Stephen J. Livaditis
703 Sheridan Rd (formerly 701)	2010	Peter L. Gluck and Partners	Contemporary	Andrew Bluhm
711 Sheridan Rd	1925	Dean and Dean	Classical Revival	Sidney F. Bartlett

Code	Address	Size of Lot	Rooms - Bed	Baths	Porches	Price
	661 Sheridan, Winnetka	Above	4 - 3 1/2			42,500
Open House Date	Const. & Style	Roof	Built Arch.			
Listing Date	1st Floor	Cement				
2-11-55	2nd Floor	Attractive livingroom, lovely dining room with patio off, small kitchen-breakfast room or small maid's room, T&L plus/shower.				
Recheck Dates	3rd Floor	Storage with Bessler stairway				
	Basement	None				
	Heat	Oil	Cost	Hot Water		
	Garage. No. Cars	1	XXXX Att.	FSB		
	Poss.	Title Form		JT		
	Mortgage			JAP		
	Taxes	651.40		FW		
	Tenant	Lease Exp.		JCM		
	Restrictions, if any, and Remarks			EH		
				MW		
				JLW		
	Owner	Address		Bus. Ph.		
	Exclusive of Sales person	Listed by FMO Baumann-Cook 551 Lincoln Avenue		Res. Ph.		
				Phone		
				Home Phone		
				WI 6-5000		

Excl. Agents	Address of House	Size of Lot	Rooms	Baths	Porches	Price
	661 Sheridan Winnetka	1/2 acre	8-5	4		45,000
Continuance of Listing Confirmed	Easement to lake & 35 ft Riparian					
	Situating between Fronts ft. alley at					
	How house could be rec rm					
	Garage 1 att heated Living quarters					
	State exactly how we came to have this listing					
	Owner	Mrs. F. Barrett		Date 2/1/50 Listed by EH		
	Whom to notify regarding prospective purchaser	Address		Ph: Res. Winn 6-0677		
	Tenant	Address		Ofc.		
	Assessed valuation	Ph: Res.		Ofc.		
	Terms to be agreed upon	Lease expires		Taxes probably \$600		
	1st Mortgage clear	Rate		Abstract or Guaranty policy		
	Prepayment privileges	Rate		not billed separately yet		
	2nd Mortgage	Maturity		VERY ATTRACTIVE		
	Prepayment privileges	Maturity				
	Restrictions					
	Insurance { Fire Tornado					
	Construction stucco	Roof		Zoning Use		
	Heating radiant oil under floors	Lighting		Hardwood Floors		
	Remarks	extra 1/2 acre for sale also at 12M				
Sign Privileges	Basement no					
	1st floor L.D. elec kit maid's rm, bath utility rm-bath					
	2nd floor 4 bedrms, 3 baths					
	3rd floor					

Directions:

1 or 2 Year Unfurnished Rental

Rented by Continuity

Address: 661 SHERIDAN ROAD

City: Winnetka

6422

Constr: Stucco

Style: English Colonial

Roof: Tile

Built: Older

Faces:

Lot Size

1/2 Acre

Rms.

7

Bed.

3+

Baths

3 1/2

Heat HW Gas

Cost \$475. ±

Garage 1 car

Att. Det.

Elect: 220V-110V

\$950. Per Mo. -
Includes Carpeting, all window treatments, washer & dryer, refrigerator & air conditioner.
Contract:

Basmt: Small. Laundry room.

1st Entry; Charming living rm. w/door to garden; Dining rm. w/cabinets, door to walled patio; Fabulous new kitchen w/built ins; Powder rm.

2nd Large master bedrm. & stunning new bath; 2 twin bedrms. each w/bath;

3rd Den or 4th bedrm.

LR
DR
K
DEN
FR
BR's

Check:

School: Grade: Greeley

JHS: Skokie-Washburne

HS: New Trier East

Transp: RR. CNW - 4 blks

Bus: 4 blks

Other: Flood Hazard Insurance

Mortgage: Existing

Availability may be required by Lender

City water, Well, Sanitary Sewer, Storm Sewer, Septic Tank SECURITY DEPOSIT \$950. REQUIRED

Special Assessments \$ _____ for _____

Remarks and any special conditions: Unique and charming rental home available to discerning small family. Lessee has tennis court & beach privileges. Lessee shall pay cost of all minor repairs under \$30. & Lessor agrees to pay for repairs over that amount that are caused by ordinary wear & tear and not Lessee Negligence.

Possession:

Sept. 1, 1975

Titleholder:

Brokerage Fee: 7% 1st year; 2% thereafter
50/50

Reason for Sale:

This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the REALTOR® is liable for errors. The listing may be changed without notice.

Title

For office use only

082075

REALTOR® Office: CONTINENTAL REAL ESTATE-WINN Phone: 446-5010

Sales Person: John E. Townsend G.R.I.

Home Phone: 446-6031

446-5010

446-6031

Directions:

Address: 661 Sheridan Rd

City: Winnetka

1218

Constr:

Style:

Roof:

Built:

Faces:

Lot Size

Rms.

Bed.

Baths

Heat

Cost

Year — Taxes

Porches

Garage

Att-Det.

Elect: 220V-110V

\$ 48,750

Contract:

Basmt:

1st

2nd

3rd

LR
DR
K
DEN
FR
BR's

Check:

School: Grade:

JHS:

HS:

Transp: RR.

Bus:

Other:

Mortgage: Existing

Available:

City water, Well, Sanitary Sewer, Storm Sewer, Septic Tank

Special Assessments \$ _____ for _____

Remarks and any special conditions:

Possession:

Reason for Sale:

Title

Owner:

Bus. Phone:

Res. Phone:

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

For office use only

Realtor Office:

Sales Person:

Nash

Phone:

Home Phone:



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. DR2023-806Property InformationSite Address: 661 Sheridan Rd, Winnetka, ILParcel Identification Number(s) (PIN): 05-16-106-056-0000Description of all structures to be demolished: Entire house.Current Property Owner InformationLegal Name: BL Partners LLCPrimary Contact: Christopher T. ChildsAddress: [REDACTED]City, State, Zip: Lake Forest, IL 60045Phone: [REDACTED]Email: [REDACTED]Date owner acquired property: 12/4/2018Applicant InformationLegal Name: S.J. Bacik Construction Co.Primary Contact: Steve BacikAddress: 175 Olde Half Day Road, Suite 125City, State, Zip: Lincolnshire, IL 60069Phone No. 847-826-2100Email: sjb@sjbacik.comApplicant's relationship to current property owner: General Contractor

(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: J2 Concrete, Inc.Address: 1401 Horizon DriveCity, State, ZIP: Johnsburg, IL 60051Phone No: 815-363-9893Email: Office@J2-Concrete.com

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 fees and payment of all reimbursable expenses associated with the processing of [REDACTED]

Signature of Applicant: [REDACTED] Date Aug 8th 2023

Print Name & Title: STEVEN BACIK PATRIOTIS

Signatures of Property Owner(s): [REDACTED] Owner to sign Date 8/8/2023

Print Name & Title: Christopher T. Childs, Manager Property Address: [REDACTED]

**If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form. Winnetka, IL 60093



General Contractors

175 Olde Half Day Road ▪ Suite 125
Lincolnshire, IL 60069
847-955-9711 ▪ fax 847-955-9640
sjb@sjbacik.com
www.sjbacik.com

August 8, 2023

Village of Winnetka
510 Greenbay Road
Winnetka, IL 60093

RE: Proposed Demolition Schedule at:
661 Sheridan Road
Winnetka, IL

We propose to demolish and haul away the existing structure in its entirety located at 661 Sheridan Road, Winnetka. We anticipate the work to begin on September 25, 2023 and to be completed on October 3, 2023, pending weather and permitting.

S.J. BACIK CONSTRUCTION CO.



Steve Bacik
SJB/dab



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: SEPTEMBER 14, 2023
SUBJECT: 466 CHESTNUT STREET - DEMOLITION PERMIT (CASE NO. 23-18-LPC)

INTRODUCTION	
Meeting Date	September 18, 2023
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay.
Property Address	466 Chestnut Street (See Attachment A – Aerial Map)
Property Owner	GSB Development, LLC – 466 Chestnut, LLC
Application Submitted by	Robert Milkowski
Mail Notice Sent to Property Owners within 250 feet	Completed
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.
PROPERTY DESCRIPTION	
Size	0.17 acres
Location	West side of Chestnut Street between Cherry and Oak Streets
Improvements	Single-family home and detached garage
Zoning	R-5 Single Family Residential
Surrounding Zoning	R-5 Single Family Residential to the north, south, and west, C-2 General Retail Commercial and B-1 Multi-family Residential to the east, across Chestnut Street
PROPERTY HISTORY	See Attachment B, Preliminary Property History Study See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	Approximately 1920, according to WHS Research
Additional Construction Activity	1963 - Construct one story accessory building
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	WHS research indicates that the property does not have historical or architectural significance. See attached report from the WHS provided in Attachment C 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	No building permit has been submitted at this time.

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.

Should the LPC request an HAIS for the subject property at the September 18 Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the structure is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from September 18, 2023.

COMMISSION REVIEW

The Commission may consider one of the following motions (1) Historical Architectural Impact Study Required or (2) Building and/or Property is Not Historic or Architecturally Significant.

Historical Architectural Impact Study Required

The Commission finds that based upon (1) the preliminary property history study, (2) the Winnetka Historical Society comments, and (3) other information, comments, or evidence received by the LPC during its preliminary review **that the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit.** The Commission reached its conclusion based upon the property meeting the following criteria: **[The Commission must note which of the following criteria is met]**

- 1. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit;**
- ~~The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;~~ **(Subject Property is not a landmark)**
- ~~The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation; and~~ **(Subject Property is not on the state survey)**
- ~~The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places.~~ **(Subject Property is not on National Register)**

Building and/or Property Lacks Historic or Architectural Significance

The Commission has determined that in accordance with Section 15.52.040 of the Village Code that the building and/or property is not of sufficient historic or architectural merit to warrant a Historical Architectural Impact Study, and the demolition of the structure may proceed without delay.

ATTACHMENTS

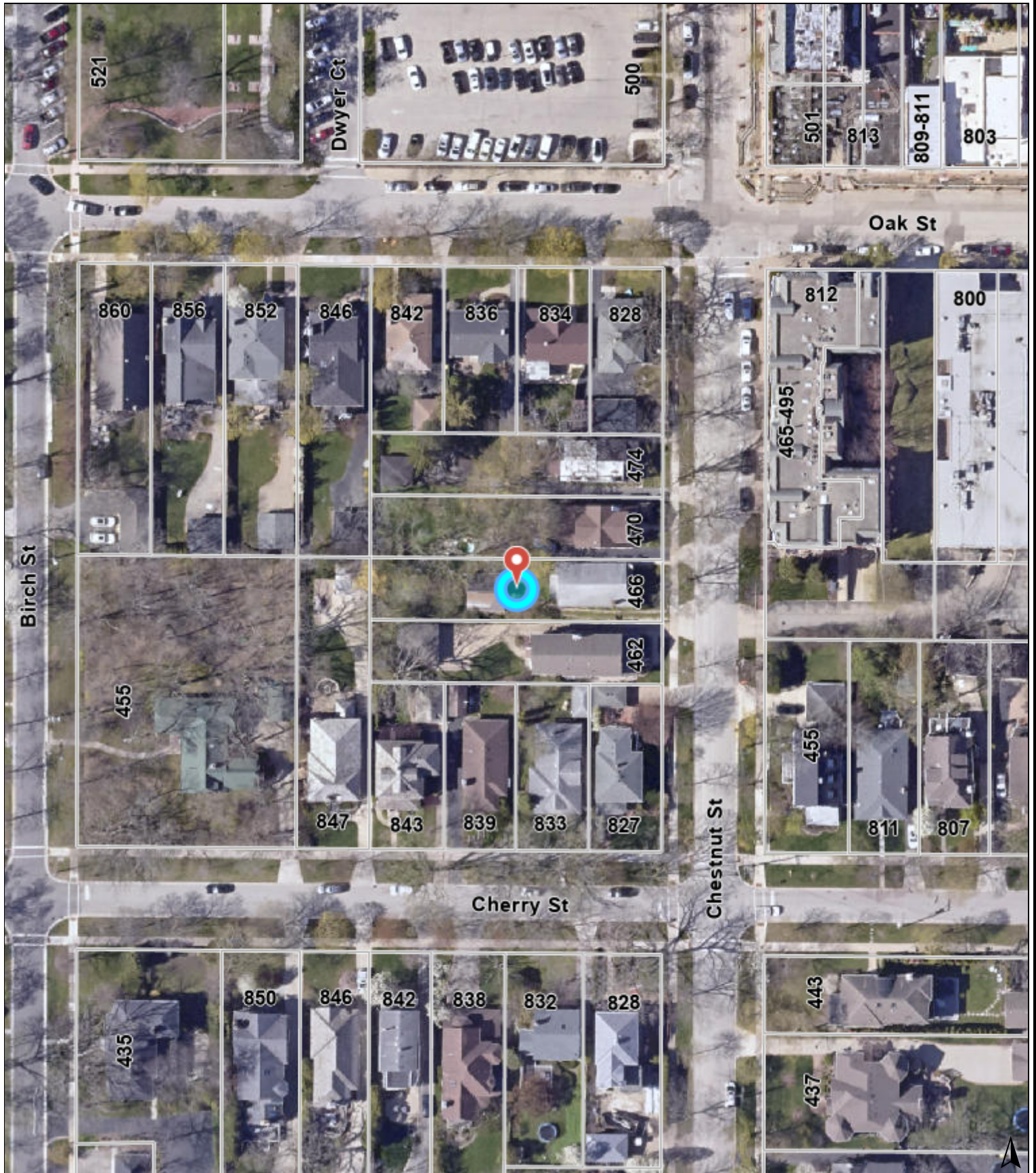
Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A



0 100 200
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: AUGUST 24, 2023
SUBJECT: CASE NO. 23-18: 466 CHESTNUT STREET

INTRODUCTION

On September 18th, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence at 466 Chestnut 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 Monday, September 11, 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>
4-18-1963	Construct one story accessory building	Runnfeldt and Belmont	Not listed

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
PROFESSIONAL DESIGN FIRM NO. 184-003023

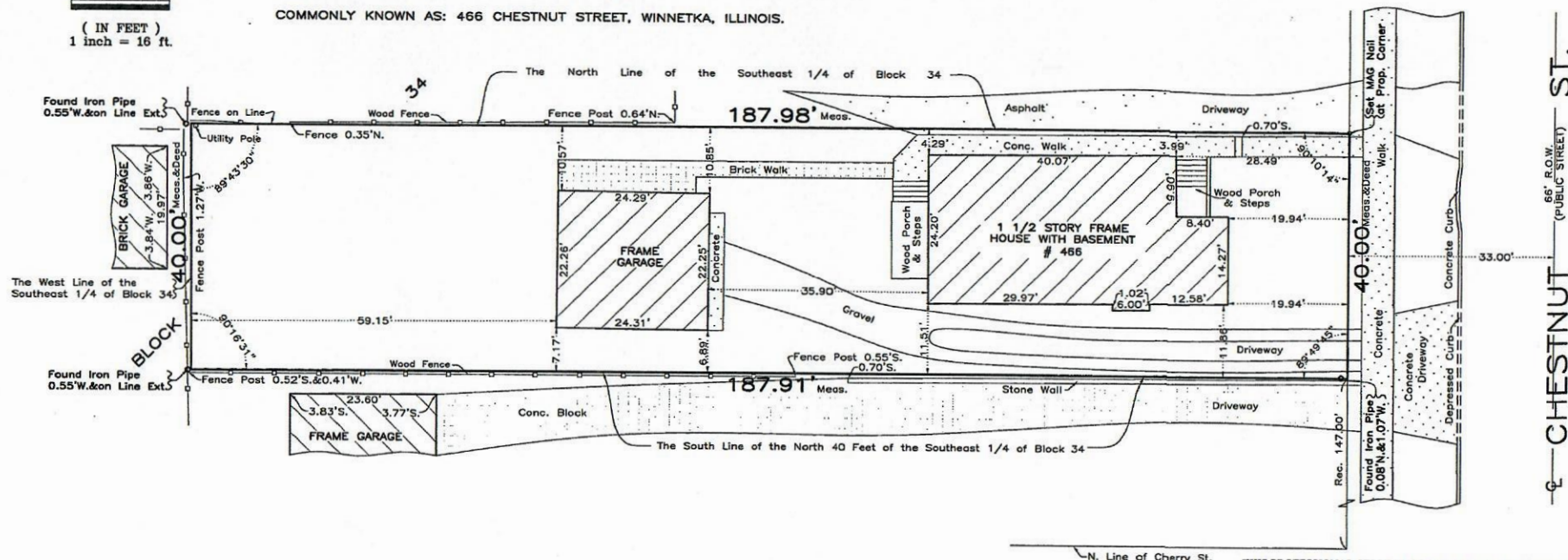
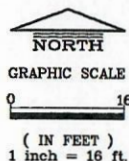
MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

PLAT OF SURVEY OF

THE NORTH 40 FEET OF THE SOUTHEAST 1/4 OF BLOCK 34 IN WINNETKA, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND FRACTIONAL NORTH 1/2 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 7,518 SQ.FT. = 0.173 ACRE.

COMMONLY KNOWN AS: 466 CHESTNUT STREET, WINNETKA, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

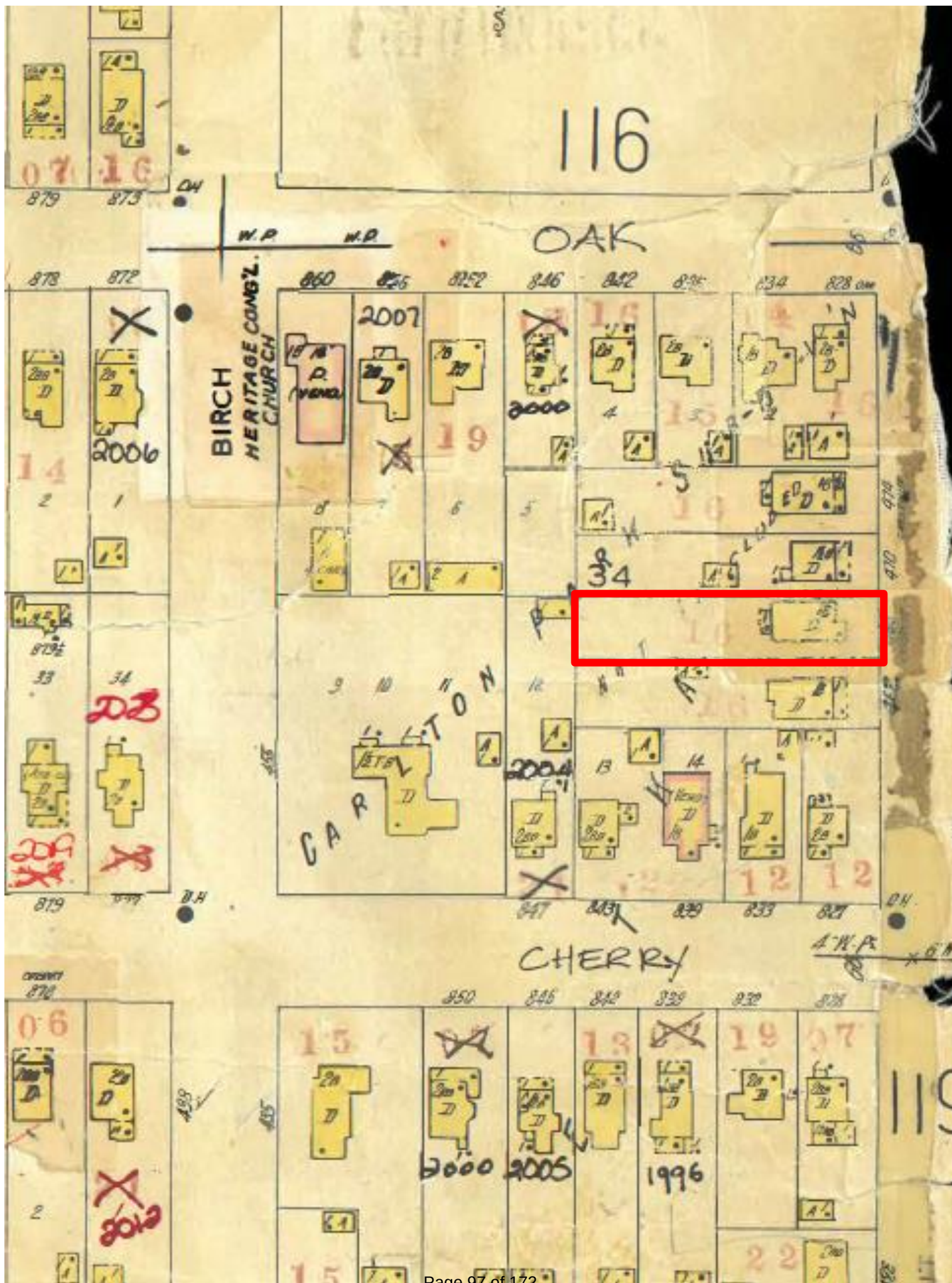
Order No. 23-101418
Scale: 1 inch = 16 feet.
Date of Field Work: June 6, 2023.
Ordered by: PADGITT, PADGITT & PEPPEY LTD
Attorneys at Law



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook
We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.
Date: June 13, 2023.
Hilton E. Donaldson
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024.
Drawn by: JR







PROPERTY RESEARCH COVERSHEET



Address: 466 Chestnut

Construction Details:

Original construction date: c. 1920

Construction type: Frame

Style: Bungalow

OWNERSHIP HISTORY:

OWNER/RESIDENT NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Sidney G. L. and Esther Wellbeloved	1920	1920 directory, <i>Winnetka Talk</i> articles	Sydney Wellbeloved was president of the Winnetka Park District board 1929-1930 and commissioner from 1925-1937.
Violet K. Altschul	1923 – at least 1929	1923 directory, 1925 directory, <i>Winnetka Talk</i> obituary	
Rev. John C. Bengston	1933	1933 directory	
Rev. Melvin F. Seguire	1935	1935 directory	
Carl F. Bishop	By 1937 – at least 1939	1937 directory, 1939 directory	
Robert and Grace Armstrong	1939 – at least 1944	1939 directory, 1944 directory, <i>Winnetka Talk</i> obituary	
Celia Campbell	By 1954 – at least 1961	1954 directory, 1961 directory	
Runnfeldt and Belmont	1963	Building permit application, <i>Gazette</i> article	Long-running gas station in Winnetka.
William C. Lewis	By 1966 – 1971	1966 directory, real estate listing	
Fred S. and Ruth Reagel	By 1986 – 2019	Cook County Recorder records, Cook County Assessor records, Ancestry.com records	

ARCHITECTS: No information found.

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 does not indicate that this property maintains historical or architectural significance. We were not able to find any information about the original architect and were not able to confirm the exact build date. In addition, we did not find any information about the previous owners and residents that warrants additional research.

Date of Research: 9/11/2023

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, April 18, 1963

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct a 1 story
and XXXXXX Accessory Building (2-car Garage)
(Type of Building Such as Residence, Garage, Etc.).

PROPERTY DESCRIPTION—LOT _____, Block _____
North 40' of the SE $\frac{1}{4}$ of block 34 in Winnetka, a sub.
Subdivision of the NE $\frac{1}{4}$ of Section 20 and the fractional N $\frac{1}{2}$ of
Sec. 21- T42N- R13E of the 3rd P.M. in Cook County, Illinois.

REAL ESTATE INDEX NUMBER			
05	20	216	011
Vol. 103	Item 198		

STREET and NUMBER 466 Chestnut Street

DIMENSIONS of BUILDING—Front 22 feet. Depth 24 feet. Height _____ feet.

NUMBER of ROOMS 2-car frame garage

KIND of MATERIAL Frame

OWNER Runnfeldt and Belmont Address 475 Chestnut St, Winnetka

TOTAL COST \$ 1,000.00

ARCHITECT Owner Address 475 Chestnut

BUILDER Frank Kristof Address Winnetka

CARPENTER " Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

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.

Permit Issued April 18, 19 63

By-

Building Permit Number 7649 ✓

SIGN

Occupancy Permit Number _____

ADDRESS 475 Chestnut Street - Winnetka

CB # 10532



Directions:

Address: 466 CHESTNUT
City: WINNETKA, ILLINOIS
Constr: Frame
Style: Bungalow
Roof: Asphalt shingle
Built: Older

29,500
F-9587

Lot Size

40 x 185

\$ 29,500.00

Rms. 6	Bed. 2	Baths 1	Heat HW Oil
Year — Taxes 1970	Porches Sun room	Garage 2	Cost
\$556.46		Ext.-Det.	Elect: 220V-110V

Contract: **FILE COPY**

Basmt: Yes

1st Sun room, living room w/fireplace, dining room, 2 bedrooms, bath, kitchen, pantry
2nd Stairway to unfinished attic

3rd

IR 13.9 x 12.7
DR 13 x 12
K 12 x 10
~~BR~~ Sun room:
~~BR~~ 13 x 8.3
BR's 11.6 x 9.10
10.10 x 9.10

Check: School: Grade: Crow Island IHS: Skokie HS: New Trier East
Transp: RR. CNW Bus: Carleton Washburne Other: Faith, Hope
Mortgage: Existing Available:

City water, ~~sanitary~~ Sanitary Sewer Storm Sewer, ~~sanitary~~
Special Assessments \$ for

Remarks and any special conditions. Most convenient location, walk to shopping or transportation. Tenant for 1/2 garage @ \$12/month. Both kitchen and bath needs modernizing.

KEYS AT BAIRD & WARNER, WINN. & GOELZER & WILDE

Titleholder: Call broker

Phone:

Possession: Immediate upon closing
Reason for Sale:

This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the Realtor is liable for errors. The listing may be changed without notice.

For office use only Realtor Office: HOKANSON AND JENKS, INC.

061871

Sales Person: Roderick Fox

Phone: Greenleaf 5-1617

Home Phone:

1920 directory

Weissenberg E C coal 813 Elm tel 12 r 817 Elm
 Wellbeloved S G L (Esther) ins r 466 Chestnut tel 1483
 Welsh V N r 791 Foxdale av tel 1248
 Wente W L sheet metal work Railroad av

1923 directory

Alton Jesse B r 577 Cherry.....Evanston-4031
 Altpeter Hat Shop 506 Main.....Winnetka-702
 Altschul Chas D Mrs r 466 Chestnut.....Evanston-1797
 Alverson M C r 927 Forest av...Winnetka-1753
 Alwardt Lee F r 510 Ash...Evanston-3892-W
 Alwardt Lee F r 510 Ash...Waukegan-1127-M

1925 directory

Alschuler Alfred S r 795 Lincoln av....Winnetka-1058
 Alsdorf Anthony J r 650 Lincoln av....Winnetka-1199
 Alton Jesse B r 577 Cherry.....Winnetka-702
 Altschul Chas D Mrs r 466 Chestnut...Winnetka-1753
 Amendola A r 1096 Ash.....Winnetka-579
 Amendola Wm C r 704 Elm...Winnetka-1058

1933 directory

Cherry intersects
 462 Smith Wallace N
 466 Bengtson John C Rev
 467 Gunsteens Gunsten M
 470 Brown Emmet L

1935 directory

455 Hilpert Willis S
 Meyer Max K
 462 Sargent Henry
 466 Seguire Melvin F Rev
 467 Nilsson A Sidhoff
 470 Scott John M

1937 directory

Meyer Max K
 462ΔWagner Richd ©
 466ΔBishop Carl F
 467ΔNilsson A Sidhoff
 470ΔPeterson Tessa

1939 directory 1

Cherry intersects
 455ΔHilpert Willis S ©
 462ΔWagner Richd ©
 466ΔBishop Carl F
 467ΔNilsson A Sidhoff
 landscape gdnr

1939 directory 2

coin av
 Armstrong Grace H Mrs sten Win Tr
 & Sav Bk h466 Chestnut
 " Horace W (Jean) h365 Sheridan rd
 " Jack clk r888 Ash
 " Jean r365 Sheridan rd
 " Paul L (Gladys) h1240 Hill rd
 " Robt L (Grace H) firemn Village
 of Winnetka h466 Chestnut
 " Russell slsmn Frank H Poulosos r
 567 Provident av

1944 directory

Armstrong Robt r 466 Chestnut Winnetka-2929
 Armstrong Wm H r 1221 Ridge rd Winnetka-5140
 Armstrong Wm R r 807 Malrose av Kenilworth-2475
 Andri C A r 888 Lincoln st

1954 directory

443 Hurley H M	WI6-0810
455 Bradford W S	WI6-3087
462 Wagner R	WI6-3613
466 Campbell C	WI6-2919
467 Wertheimer A	WI6-1865
470 Daeschner H	WI6-1449

1961 directory

Campbell Appliance Co R 3
 1943 Centrl Evnstn-DAvis 8-5
 Campbell Camille M 7435 Davis Mortn Grv-YO 5-4
 Campbell Cecil R 1004 Bartn Glenvw-----PA 4-1
 Campbell Celia Mrs 466Chestnut Winetka-HI lcrst 6-2
 Campbell Chas F 1708 Orchard DesPl-VAndrblt 7-3
 Campbell Chas F 108 North Av Lk Bluf-----CE 4-2

1966 directory

Lewis Walter M 436 Highcrst Wilmet--AL 6-1803
 Lewis Willard C
 456 King Ln DesPl-ElkGrv# 437-9070
 Lewis Wm 435 N 6 Av DesPl-----824-2674
 Lewis Wm C 466 Chestnut Winetka----446-1469
 Lewis Wm&Son
 Mus Instrs 7390 Lincln Lincnwd----677-1800
 Lewis Wm W 2705 Hartzell Evnstn----DA 8-4659
 Lewis Z...

Ancestry.com records

Detail	Source
Name	Ruth B Reagel
Birth Date	Jan 1932
Residence Date	1986-2020
Address	466 Chestnut St
Residence	Winnetka, Illinois, USA
Postal Code	60093

Detail	Source
---------------	--------

Name	Fred S Reagel
------	---------------

Birth Date	24 Nov 1923
------------	-------------

Residence Date	1992
----------------	------

Phone Number	4465497
--------------	---------

Address	466 Chestnut St
---------	-----------------

Residence	Winnetka, IL
-----------	--------------

Postal Code	60093-2439
-------------	------------

Second Phone Number	446-5497
---------------------	----------

Detail	Source
---------------	--------

Name	Fred S Reagel
------	---------------

Residence Years	1993-1996
-----------------	-----------

Address	466 Chestnut St
---------	-----------------

Residence Place	Winnetka, Illinois, USA
-----------------	-------------------------

Zip Code	60093-2439
----------	------------

Phone Number	708-446-5497
--------------	--------------

View Neighbors	View Neighbors
----------------	--------------------------------

Cook County Assessor

2019 Assessment Appeal Information

PREVIOUS BOARD CERTIFIED

\$40,929

STATUS

Appeal Review Complete

ASSESSOR VALUATION

\$57,792

ASSESSOR POST-APPEAL

VALUATION

\$54,041

APPEAL NUMBER

6010638

ATTORNEY/TAX REPRESENTATIVE

FRED S REAGEL

APPLICANT

FRED S REAGEL

RESULT

Assessed Value Adjusted

REASON

The result of a market analysis of your property as well as an analysis of comparable properties.

2016 Assessment Appeal Information

PREVIOUS BOARD CERTIFIED

\$36,442

STATUS

Appeal Review Complete

ASSESSOR VALUATION

\$44,917

ASSESSOR POST-APPEAL

VALUATION

\$40,929

APPEAL NUMBER

3338

ATTORNEY/TAX REPRESENTATIVE

FRED S REAGEL

APPLICANT

FRED S REAGEL

RESULT

Assessed Value Adjusted

REASON

This result is based on consideration of submitted appraisal and also an analysis of comparable properties.

Winnetka Talk, August 2, 1934

INVITE SWIM ENTHUSIASTS TO CARNIVAL

Twelfth Annual Contest at
Lake Front Beach Scheduled
for Sunday, August 5

The twelfth annual water carnival will be held at the Lake Front park beach Sunday afternoon, August 5, at 2:38 o'clock. There will be a program of twenty events, participation in which will be restricted to Winnetka residents. First, second and third prizes will be awarded in each race.

These carnivals are sponsored by the Winnetka Park board. The following will officiate at the races:

Sydney Wellbeloved, president of the Park board and Edwin H. Clark, chairman of small parks committee, directors; Tom Robinson, starter and announcer; Life Guards Ives Waldo, Jr., William Covington and Mahlon Sharp, assistants; Forest R. Lowrey, Paul O. Macqueene, Fred Loco, O. E. Seiler and Charles Eastman, judges; Frank A. Windes, custodian of prizes.

Winnetka Talk, June 8, 1950

WESSA, Alice. Principal of Kenilworth school 1918-1924.

WELLBELOVED, Sidney G. L. President, Winnetka park board, 1929-1930 (commissioner, 1925-1937).

WESTERFIELD, Charles Pomeroy. Township clerk, 1875-1878; Wilmette village clerk 1876-1878.

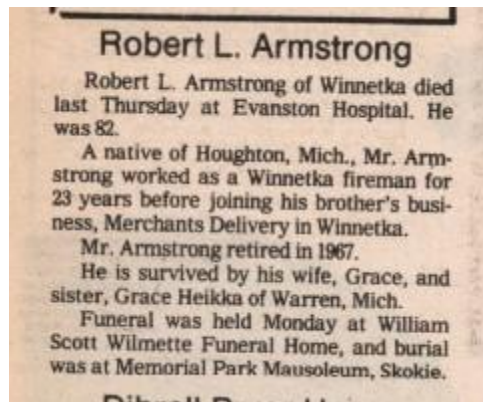
Winnetka Talk, April 8, 1965

April 8, 1965

Obituaries

Violet K. Altschul

Violet K. Altschul, 86, of Chicago, formerly of Winnetka, died Saturday in Michael Reese Hospital. She is survived by a daughter, Mrs. Alice Harriman of the same address. Funeral services were held Tuesday in Weinstein Brothers Funeral Home in Chicago. Burial was in Rosehill Cemetery.



Runnfeldt and Belmont

Gazette Article by Jane Lord, Summer 1996

It was 1933, the middle of the Great Depression, when Gene Belmont graduated from New Trier and began working full time for Braun Brothers Service Station at 475 Chestnut Street. The gas he pumped into customer's Duesenbergs, Stutz Bearcats and Packards was 12 cents a gallon, and he learned the workings of cars by observing the station's mechanics. Eighty-hour weeks earned him \$12, ten of which he contributed to his family's 12-person household for room and board. Sixty-three years later Gene Belmont still comes to work at the station every day.

In 1936 the business became Runnfeldt and Belmont, when two inseparable Spruce Street friends, Gene's older brother Frank "Sheik" Belmont and Mim Runnfeldt, bought the station – one of eleven in Winnetka. Frank Belmont died about 20 years ago, and in 1992 Runnfeldt sold his interest in the station to Jake Seabury, a Belmont in-law.

When Runnfeldt and Belmont closes this summer, the village will have only three service stations. A lifelong resident, Gene will look back on working for the same local business for more than 60 years – a record in Winnetka.

"In earlier days I did a little bit of everything, but cars weren't so complicated then," he recalls. "I learned about cars by working with the station's mechanics. Tune-up work was required every 10,000 miles, whereas today you can go 100,000 miles. Tires didn't last as long as they do today, and we had three men who just did tire repairs. We had two greasing men and two who picked up and delivered cars for service calls all day long." Car owners, Belmont believes, know less than ever about what's under their hoods. "You can't work on a car today unless you've had a lot of schooling. Computers and electronics make it too complicated."

Gene Belmont could barely peer through the steering wheel when he learned to drive a Model-T Ford at the age of eight. It was 1947, after five years in the Army Quartermaster Corps during World War II, before he could afford his first car.

Looking back on six decades at the station, Belmont recalls the day a boiler blew up in the building next door, where Lakeside Coffee House is today. The site was a dairy's distribution point in the 1930s, and when one of the dairy's owners tried to refill a boiler, it blew up, killing him and blowing out the wall of the adjoining office.

The 1973 gas shortage was a memorable episode, too. Runnfeldt and Belmont was one of the few stations in town allotted gas, and at times lines of gas-thirsty cars stretched three blocks south awaiting meager five-gallon allotments.

“The best part of the business,” Belmont said, “is meeting interesting people all day long. Ninety-nine percent are really nice.” “Full-service stations have gone the way of horses,” he added.

In the late 1970s he retired, but changed his mind and returned to the station several years later. In his second retirement he plans to give full attention to his favorite hobby, gardening. His accomplishments include a 30-by-50 foot vegetable garden and 300 feet of flower beds that are full of plants he starts from seeds under lights in his basement and moves to cold frames.

Editor’s Note: When Runnfeldt and Belmont closed, condominiums were built on the site. Names of Mim Runnfeldt and Frank Belmont corrected, 1/3/2019.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property InformationSite Address: 466 CHESTNUT STParcel Identification Number(s) (PIN): 05202160110000Description of all structures to be demolished: HOUSE & GARAGECurrent Property Owner InformationLegal Name: G&B DEVELOPMENT, LLC -
466 CHESTNUT, LLC.Primary Contact: ROBERT MILKOWSKI

Address: _____

City, State, Zip: PARK RIDGE, IL 60068

Phone: _____

Email: _____

Date owner acquired property: 8/9/2023Applicant InformationLegal Name: ROBERT MILKOWSKIPrimary Contact: ROBERT MILKOWSKI

Address: _____

City, State, Zip: PARK RIDGE, IL 60068

Phone: _____

Email: _____

Applicant's relationship to current property owner: BUSINESS OFFICER
(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 [REDACTED]

Signature of Applicant: [REDACTED] _____ Date _____

Print Name & Title: ROBERT MILKOWSKI

Signatures of Property Owner(s): [REDACTED] _____ Date _____

Print Name & Title: ROBERT MILKOWSKI Property Address: 466 CHESTNUT ST

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

DEMOLITION SCHEDULE FOR 466 CHESTNUT ST

10/30-11/03/2023 Erect construction fence, disconnect all utilities, schedule inspection for 11/03.

11/06-11/17/2023 Deliver equipment, demolish and haul away main house and garage, prep for new foundation excavation.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: SEPTEMBER 14, 2023
SUBJECT: 915-917 WILLOW ROAD - DEMOLITION PERMIT (CASE NO. 23-19-LPC)

INTRODUCTION	
Meeting Date	September 18, 2023
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay.
Property Address	915-917 Willow Road (See Attachment A – Aerial Map)
Property Owner	David J. Hook and Nancy L. Herdrich-Hook, Edwards Florists Inc.
Application Submitted by	Generations, LLC
Mail Notice Sent to Property Owners within 250 feet	Completed
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 E.
PROPERTY DESCRIPTION	
Size	0.43 acres
Location	North side of Willow Road between Provident Avenue and Birch Street
Improvements	Commercial business with attached residential dwelling
Zoning	R-5 Single Family Residential
Surrounding Zoning	R-5 Single Family Residential to the north, east, and west, R-2 Single Family Residential to the south across Willow Road
PROPERTY HISTORY	See Attachment B, Preliminary Property History Study See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	Approximately 1893, according to WHS records
Additional Construction Activity	1926 - Rebuild foundation for greenhouse, 1933 - Build one-story accessory building, two-car garage, 1935 - Construct one-story addition to commercial building (lean-to addition to greenhouse), 1939 - Alter one-story greenhouse and erect work room, 1946 - Alter and add a one-story greenhouse, 1969 - Addition to single-family residence, 1977 - Addition to residence portion of commercial building
Illinois Historic Structure Survey Listing	No

Winnetka Historical Society (WHS)	WHS research indicates that the property does not have historical or architectural significance. See attached report from the WHS provided in Attachment C 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	No plans have been submitted at this time.

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.

Should the LPC request an HAIS for the subject property at the September 18 Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the structure is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from September 18, 2023.

COMMISSION REVIEW

The Commission may consider one of the following motions (1) Historical Architectural Impact Study Required or (2) Building and/or Property is Not Historic or Architecturally Significant.

Historical Architectural Impact Study Required

The Commission finds that based upon (1) the preliminary property history study, (2) the Winnetka Historical Society comments, and (3) other information, comments, or evidence received by the LPC during its preliminary review **that the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit.** The Commission reached its conclusion based upon the property meeting the following criteria: **[The Commission must note which of the following criteria is met]**

- 1. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit;**
- 2. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code; (Subject Property is not a landmark)**
- 3. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation; and (Subject Property is not on the state survey)**
- 4. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places. (Subject Property is not on National Register)**

Building and/or Property Lacks Historic or Architectural Significance

The Commission has determined that in accordance with Section 15.52.040 of the Village Code that the building and/or property is not of sufficient historic or architectural merit to warrant a

Historical Architectural Impact Study, and the demolition of the structure may proceed without delay.

ATTACHMENTS

Attachment A: GIS Aerial Map

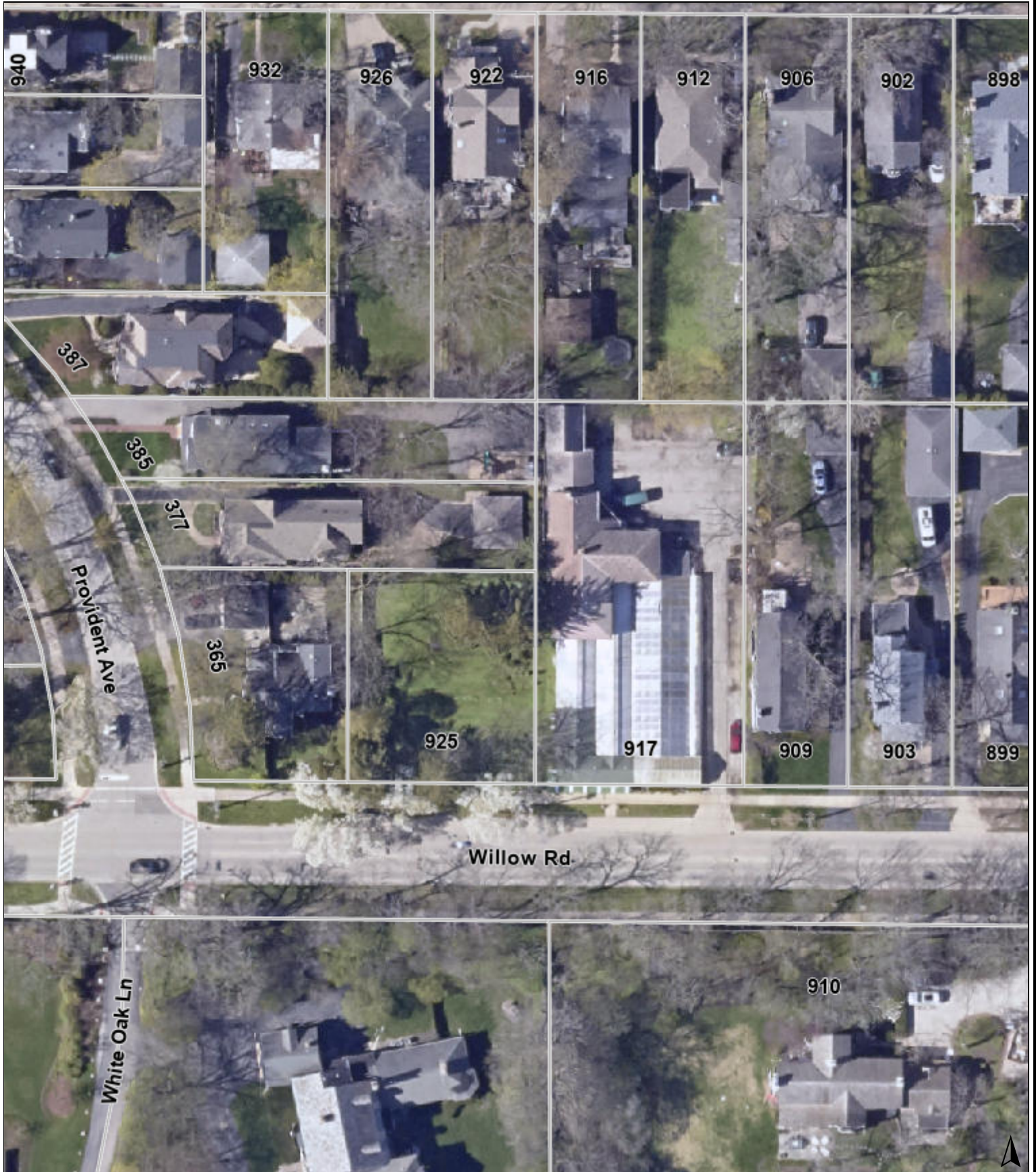
Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

Attachment E: Public Correspondence

ATTACHMENT A





MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: AUGUST 28, 2023
SUBJECT: CASE NO. 23-19: 915-917, 925 WILLOW ROAD

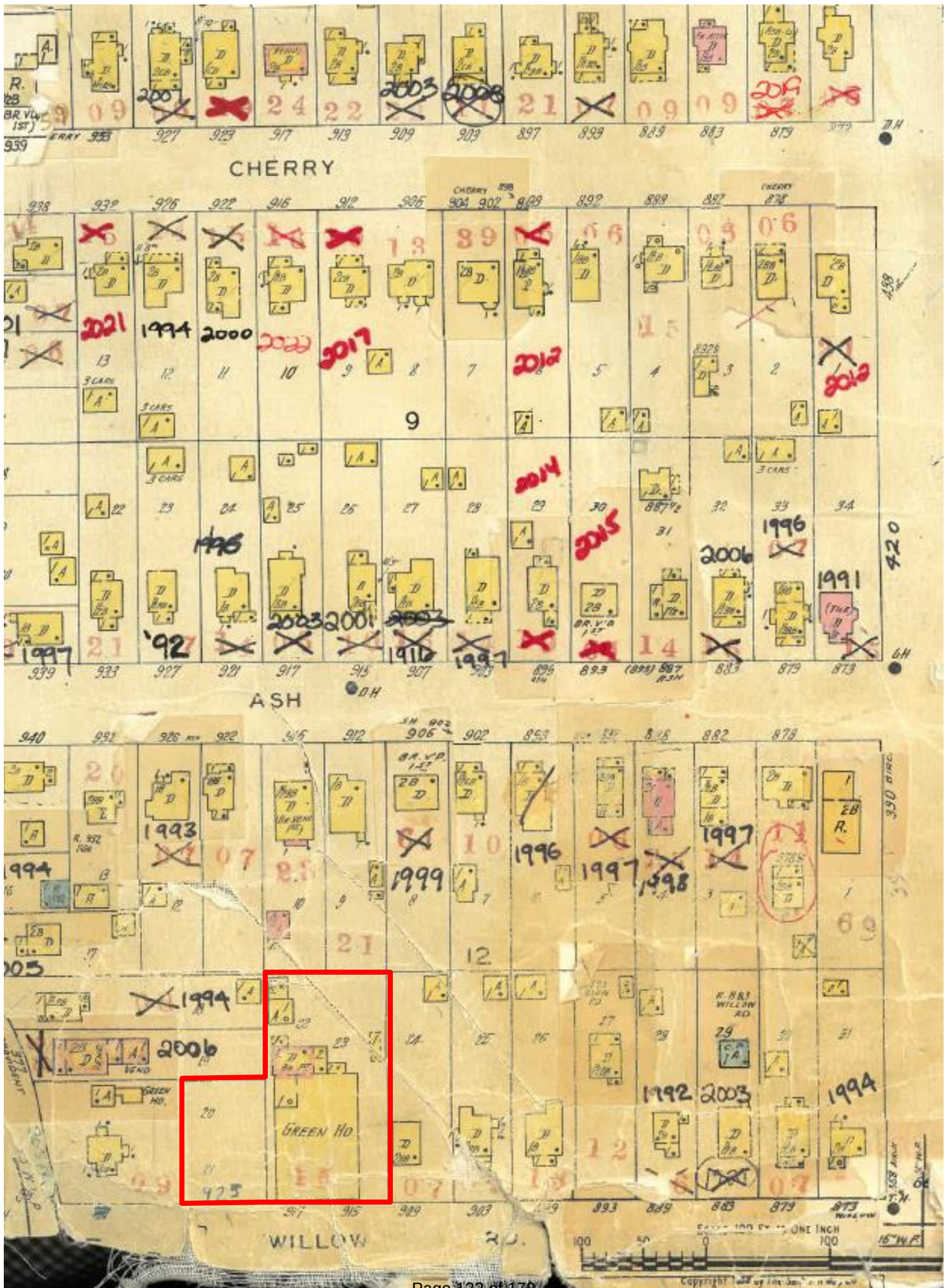
INTRODUCTION

On September 18th, the Landmark Preservation Commission (LPC) will consider a request to demolish the commercial building at 915, 917, and 925 Willow Road. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Monday, September 11, 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>
6-16-1926	Rebuild foundation for greenhouse	G.H. Edwards	Not listed
8-16-1933	Build one-story accessory building, two-car garage	G.H. Edwards	Not listed
7-26-1935	Construct one-story addition to commercial building (lean-to addition to greenhouse)	Geo H. Edwards	Lord & Burnham Co.
8-15-1939	Alter one-story greenhouse and erect work room	George H. Edwards	Lord & Burnham Co.
9-10-1946	Alter and add a one-story greenhouse	Richard Edwards	Not listed
4-22-1969	Addition to single-family residence	G.F. Hook	Not listed
5-26-1977	Addition to residence portion of commercial building	George Hook	Arch Associates







PROPERTY RESEARCH COVERSHEET



Address: 915, 917, and 925 Willow

Construction Details:

Original construction date: c. 1893

Construction type: mixed

Style: N/A

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Frank Otto	1893 – 1914	Examination of Title, 1900 directory, 1914 Sanborn map, <i>Winnetka Talk</i> obituary	Likely Winnetka's first florist
Alexander Clifford	1915 – at least 1917	Building permit applications, 1917 directory	
J. L. and Stella Woolsey	1920	1920 directory	
George H. Edwards, Richard Edwards	1923 – at least 1946	Building permit application, 1923 directory, <i>Winnetka Talk</i> obituary	George Edwards was the namesake for and founder of the Edwards Florist business
Bezdek and Wenk Joseph J. Bezdek; Edith, Violet L., and Herman H. Wenk, Jr.	By 1952 – 1960	Articles of Incorporation for Edward's Florist, <i>Winnetka Talk</i> obituary, Edward's Florist, Inc. Board of Directors Meeting Notes	
Bezdek and Hook Joseph J. and Susan M. Bezdek; George F. and Anna C. Hook	1960 – 1991	Building permit application, Edward's Florist, Inc. Board of Directors Meeting Notes, <i>Chicago Tribune</i> article	
David and Nancy Hook	1991 – present	<i>Chicago Tribune</i> article, <i>Record North Shore</i> article	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Lord & Burnham Co.	1935 – construct one-story addition to commercial building (lean-to addition to greenhouse); 1939 – alter one-story greenhouse and erect work room	Lord & Burnham “Our History” webpage
Arch Associates	1977 – addition to residence portion of commercial building	Arch Associates 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 does not indicate that the structure at 915-917 Willow maintains historical or architectural significance. We were not able to find any information on the original architect and while the original owner is notable, we did not find any information that suggests the need for additional research.

It is important to note, however, that Winnetka’s first florist business was founded on the site in 1893 by Frank Otto, the village’s first florist.¹ Otto sold the business in 1914 and after changing hands a few times, it was purchased by George Edwards in 1923. Since then, Edward’s Florist has operated continuously at the same site (though with a few different owners), making it one of Winnetka’s oldest businesses. While the business itself is certainly historically significant locally, permit records and historic images suggest that very little (if any) of the original 1893 structure still remains. The historic significance, then, likely lies primarily in the business and at the site, and not necessarily in the structure itself.

Date of Research: 9/11/2023

¹ Several sources, including the *Chicago Tribune* and the *Record North Shore*, have indicated that the Winnetka Historical Society’s records suggest that a floral business was founded on the site at 917 Willow as early as 1847. We have not found any records to support this and are not aware of any WHS records that suggest that the village had a professional florist prior to 1893. A review of the Examination of Title for the property reveals that prior to Frank Otto’s purchase of the property in 1893, ownership was as follows: Erastus Bowen (1841), Wendell Ellis and his children, Peter Yoe, John O’Leary, and Provident Mutual Land Association, who all owned this parcel and several others in entirety. Once the land was subdivided, the owners of these particular parcels (915-917, 925 Willow) were James H. Crawford (1888) and Anna Bergquist (1891). Our research does not indicate that Crawford lived in Winnetka or worked as a florist. We were not able to find any conclusive information about Anna Bergquist. Thus, while it is possible that plants may have been sold on or near this site prior to 1893, we have not been able to find any concrete evidence of this.

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,

6-12-26

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to ^{rebuild} build a _____ Story
and ~~Basement~~ foundation for greenhouses

PROPERTY DESCRIPTION — Lot 22, 23, Block 12
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

Subdivision P. M. L. A.

STREET and NUMBER 917 Willow

DIMENSIONS of BUILDING — Front 66' 0" feet. Depth 100' 0" feet. Height _____ feet

NUMBER of ROOMS _____

KIND of MATERIAL concrete block

OWNER E. N. Edwards Address Winnetka

TOTAL COST 5000.00

ARCHITECT _____ Address _____

BUILDER John C. Mouninger Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____

REMARKS _____

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 6-16 19 26

Permit Number 2835

Fee none

SIGNED _____

ADDRESS _____

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois,

July 18

1933

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 1 Story

and ~~Basement~~ accessory building - 2-car garage
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION - LOT 22 & 23, Block 12

Subdivision P. M. L. A. Sub.

STREET and NUMBER 917 Willow

DIMENSIONS of BUILDING - Front 16'-6" feet. Depth 20 feet. Height 10 feet

NUMBER of ROOMS _____

KIND of MATERIAL Frame

OWNER G. H. Edwards

Address _____

TOTAL COST 200

ARCHITECT owner

Address _____

BUILDER "

Address _____

CARPENTER "

Address _____

MASON "

Address _____

SEWER BUILDER _____

Address _____

PLUMBER none

Address _____

ELECTRICIAN _____

REMARKS Permit denied - additional bldg on non-conforming premises.

Issued by Council resolution 8-15-33 - see file 3 BA Case #489

7-18-33

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

I (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 Aug 16 1933

Permit Number 4080

1922

SIGNED [Signature]

ADDRESS [Address]

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

Winnetka, Illinois, JULY 26, 1935

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to CONSTRUCT a 1 story
and ~~Basement~~ ADDITION TO COMMERCIAL BLDG. (LEAN-TO ADDITION TO GREEN HOUSE)

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

PROPERTY DESCRIPTION—LOT 22, Block 12

Subdivision P.M.L.A.

STREET and NUMBER 917 WILLOW RD.

DIMENSIONS of BUILDING—Front 5-0 feet. Depth 99'-10" feet. Height 5-8 feet

NUMBER of ROOMS _____

KIND of MATERIAL FRAME + GLASS

OWNER GEO. H. EDWARDS Address 917 WILLOW RD.

TOTAL COST 150⁰⁰

ARCHITECT LORD + BURNHAM CO. Address DES PLAINES, ILL.

BUILDER OWNER Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

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

I 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.
(OR WE)

Permit Issued JULY 26, 1935

Building Permit Number 4210

Occupancy Permit Number —

SIGNED

ADDRESS

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

Winnetka, Illinois, JUNE 27, 1939

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to ALTER a ONE story
and ~~Basement~~ GREENHOUSE + ERECT WORK ROOM

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

PROPERTY DESCRIPTION—LOT 5 22 + 23, Block 12

Subdivision P.M.L.A.

STREET and NUMBER 917 WILLOW

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

NUMBER of ROOMS _____

KIND of MATERIAL GLASS + WOOD + PIPE FRAME

OWNER GEORGE H. EDWARDS Address 917 WILLOW RD.

TOTAL COST \$2000-

ARCHITECT FORD + BURNHAM Address DES PLAINES, ILL

BUILDER " M. WINANDY + CO. Address 6063 N. Ridge Ave CHICAGO

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS ALTERATION OF NON-CONFORMING USE

Z.B.A. CASE 607

ALLOWED AT PUBLIC HEARING AUGUST 14, 1939

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

I 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 AUGUST 15, 1939

Building Permit Number 4752

Occupancy Permit Number _____

SIGNED _____

ADDRESS _____

917 Willow Rd.

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

Winnetka, Illinois, Sept 10 1945

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to Alter & Add a 1 story
and Basement Green house

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

PROPERTY DESCRIPTION—LOT _____, Block _____
Subdivision _____

STREET and NUMBER 917 Willow Rd

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

NUMBER of ROOMS _____

KIND of MATERIAL _____

OWNER Richard Edwards Address 917 Willow Rd

TOTAL COST 300.00

ARCHITECT _____ Address _____

BUILDER Arnold Busscher Address _____

CARPENTER " " Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

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

I 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.
(I OR WE)

Permit Issued Sept 10 1946

Building Permit Number 5362

SIGNE

Occupancy Permit Number _____

ADDRESS 917 Willow Rd

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, April 11, 1969

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Addition to single family residence.
(work to be performed)

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER

05 20 225 022

Vol. 103 ITEM 808

STREET and NUMBER 917 Willow Rd.

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

NUMBER of ROOMS 3EST. CONST. COST 20,000KIND of MATERIAL framePHONE NO. 446-8220OWNER G. F. Hook Address 917 Willow

ARCHITECT _____ Address _____

BUILDER A. J. Busscher Address 1476 Scott Ave., WinnCARPENTER Same Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER Killian Plumbing Address _____ELECTRICIAN Reidinger Electric Address 149 St. Armand Lne., Wheel.

REMARKS

Z.B.A. Case No. 1010-9a Addition & alteration on a non-conforming building.

Date Job Completed _____

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

I hereby certify that I am 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.
(I or We) (I am or We are)I 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 I hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.
(I or We) George F. HookPermit Issued April 22, 1969 by PG

SIGNED

Building Permit Number 8622

ADDRESS

917 Willow Rd.

Occupancy Permit Number _____

Winnetka, Ill.C. B. No. 25075PHONE NO. 446-8220

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, May 26, 1977

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Addition to residence portion
of commercial building. (work to be performed)

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	20	225	002
Vol.		ITEM	

STREET and NUMBER 917 Willow Rd.

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

NUMBER of ROOMS 1

EST. CONST. COST \$30,000 KIND of MATERIAL Frame PHONE NO. _____

OWNER George Hook Address 917 Willow, Winnetka

ARCHITECT Arch Associates Address 874 Green Bay, Winn.

BUILDER Raphael Henben Address 281 Waukegan, Northfield

CARPENTER same Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN Hollins Electric Serv. Address _____

REMARKS Sprinkler work to be done in flower shop per plan submitted to
department for approval.

Date Job Completed _____

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

We (I or We) hereby certify that we are (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 (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, and we (I or We) hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued May 26, 1977 by HWB SIGNED _____

Building Permit Number 8690 ADDRESS 917 Willow Rd.

Occupancy Permit Number _____ Winnetka, Ill.

C. B. No. 62445 PHONE NO. _____

1900 directory

271	Norris Dr. H. C. R.	Residence	Prouty Block
7	Osgood & Prouty		Willow
271	Otto Frank	Florist	Oak & Maple
	Prouty Carlton	Residence	

1917 directory

ALEXANDER CLIFFORD

Florist Landscape Gardener Shrubs

Telephone Winnetka 315 917 Willow St., Winnetka, Ill.

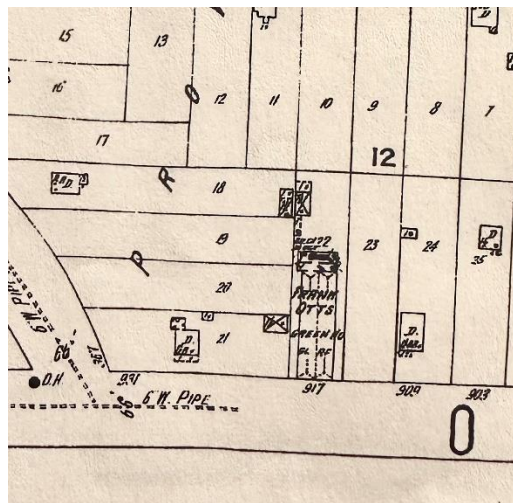
1920 directory

WOOLHISER H L (Alice J) village mngr res
tel 787
Woolsey J L (Stella) florist r 917 Willow tel 885
Workman F L (Neveve) salesmngr r 1064 Spruce
Wortley E W Mrs r 565 Lincoln av tel 1119

1923 directory

1015 Central Evanston-866
Edwards Fredk W r
378 Hawthorn lane.....Winnetka-1187
Edwards Geo H florist 917 Willow...Winnetka-885
Edwards H C r Quarters 34 East.Great Lakes-1734
Edwards Hannah Mrs r 510NCounty Waukegan 2722

1914 Sanborn map



No. 405

APPLICATION FOR BUILDING PERMIT

Winnetka, Ill., Sept 7

To the Superintendent of Public Works:

I hereby apply for a permit to build a one story and basement Green House

100 feet Front, 28 feet Deep, 12 feet from ground to peak, and agree to faithfully comply with the rules and regulations established, or that may hereafter be established, concerning the construction, heating, lighting, ventilation, drainage and water service of buildings.

The same to be located and built in strict accordance with description and plans, herewith submitted for your approval, on Lot No. 228 23 Block No. 12

Provident Trust
Known as No. 917 Willow St

Owner Alexander A. Loepfer

Architect

Mason

Builder

Permit granted

Amount, \$ 200

Sept 7 - 15

No 613

965⁰⁰

APPLICATION FOR BUILDING PERMIT

Winnetka, Ill., Oct 25-16

To the Superintendent of Public Works:

I hereby apply for a permit to build a one
story and ~~basement~~ above greenhouse
20 feet Front, 38 feet Deep, 16 feet from ground
to peak, and agree to faithfully comply with the rules and
regulations established, or that may hereafter be estab-
lished, concerning the construction, heating, lighting,
ventilation, drainage and water service of buildings.

The same to be located and built in strict accordance
with description and plans, herewith submitted for your
approval, on Lot No. _____ Block No. _____

Known as No. 917 Willow St

Owner Alexander Klueffer

Architect _____

Mason _____

Builder Geo Jones

Permit granted

Amount, \$ 200

Superintendent of Public Works.

N. R. 13. E. of the 3rd. T. M. in Cook County,
Illinois.

Last Examination made by Haddock,
Vallette & Richcords Company Dated Aug-
ust 14. 1893.

1. 22/ Anna Bergquist a spinster and Katie Stanton a spinster to Frank Otto Dec. 1982.832.	}	Warranty Deed, dated July 29. 1893 and re- corded January 17. 1894 in Book 4390 Page 229. Consid. \$250.00 Convey and Warrant Lot 22 in Block 12
---	---	--

October 9, 1926

Funeral Services in Evanston Today for Frank Otto

Frank Otto, 67 years old, the first florist in Winnetka, died at his home at Willow road and Provident avenue, Wednesday, October 6, following a severe illness of a week. He had been in ill health for several months.

Mr. Otto never married, and lived alone at his florist shop located at 917 Willow road. He loved dogs and always kept two or three. The last of his dogs, an old fellow eighteen years old, is now mourning his death, and cannot be consoled.

Mr. Otto was born in Germany, and moved to Winnetka about 1890. When Winnetka was but a small village he built his florist shop and supplied the village with flowers. He finally sold the shop to Sandy Clifford, who in turn sold it. Mr. Otto has done garden work for many residents in Winnetka, and at one time he worked for the village.

Funeral services will be held at the Hebblethwaite chapel in Evanston, Saturday, October 9, at 1:30 o'clock. Rev. J. W. F. Davies will conduct the services. Burial will be at Memorial Park cemetery. Mr. Otto is survived by a nephew, Mr. Berger, of Evanston.

Obituaries

Edwin Charles Austin

Edwin Charles Austin died Feb. 10 in Evanston Hospital. He was 80.

He had been a partner from the law firm of Sidley & Austin. He was born in Barrington and lived in Winnetka 15 years. He was a member of the Winnetka Congregational Church.

Mr. Austin was the husband of the late Marion Roberts Austin. Survivors are three daughters; Mrs. Barbara A. Foot, Mrs. Patricia A. Sherer and Mrs. Elizabeth A. Lindsay; 12 grandchildren and 15 great-grandchildren.

A memorial service was held Feb. 14 at Winnetka Congregational Church. Internment was private.

Margaret C. Hurlbutt

Margaret C. Hurlbutt died Feb. 8 in Whitehall North Nursing Home, Deerfield. She was 90.

Mrs. Hurlbutt was born in Boston, and had lived in Winnetka for 15 years. She was a member of Christ Church, Winnetka, and the Indian Hill Country Club.

Mrs. Hurlbutt was the wife of the late Frederick L. Hurlbutt. Survivors are two daughters; Mrs. George Wolf (Margaret) of Wilmette and Barbara Hurlbutt of Washington, D.C.; a son, Daniel C. Hurlbutt of Winnetka; five grandsons, five great-grandsons and a great-granddaughter.

Graveside services were held at Memorial Park Cemetery. Burial was at Memorial Park Cemetery.

Herman H. Wenk

Herman H. Wenk of Olney, Ill., formerly of Northbrook, died Feb. 14 in Olney. He was 61.

Mr. Wenk was a retired florist. He had been a member of the Rotary Clubs of Winnetka and Northbrook.

He is survived by his wife, Geneva.

Services were held Feb. 16 in Summers Funeral Home in Olney, with the Rev. Keith Sproat presiding. Burial was in Haven Hill Cemetery, Olney.

Michael W. Weber

Michael W. Weber of Northfield died Feb. 21 in Glenbrook Hospital. He was 68.

Mr. Weber had lived in Glenview for many years. He was employed by the Wanzer Dairy Co. before retiring. He was a member of Our Lady of Perpetual Help Church.

He is survived by his wife, Lavergne; two daughters, Mrs. Margaret Dorava of Glenview and Mrs. Arlene Bresler of Vernon Hills; a son, Robert Weber of Duncanville, Tex.; five grandchildren; a sister, Mrs. Eva Foss of Michigan; and a brother, John P. Weber of Scotsdale.

Mass will be said at 10 a.m. today at Our Lady of Perpetual Help Church. Burial will be at All Saints Cemetery.

Arthur W. Nelson Sr.

Arthur W. Nelson Sr., 81, died Feb. 7 at Evanston Hospital.

He was a resident of Winnetka for 50 years and retired proprietor of the Nelson Paint Store, a long-established Winnetka business. Mr. Nelson was born in Danville, Ill.

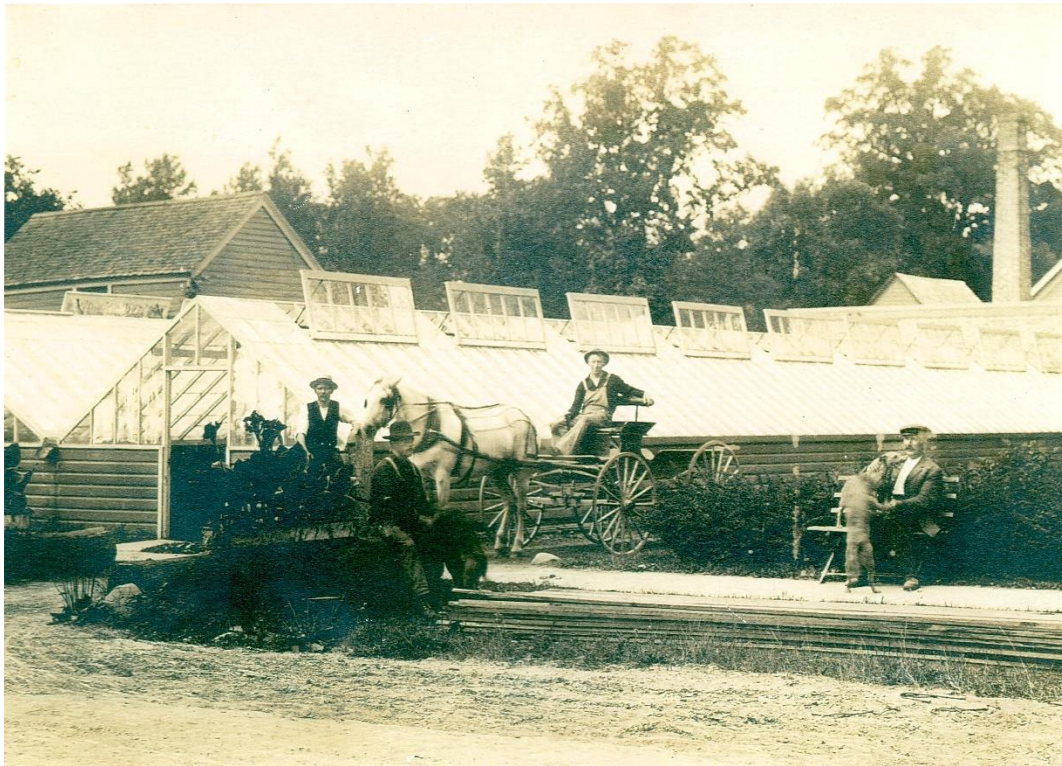
He is survived by his wife, Florence Hanson Nelson; a son, Arthur, (Barbara) of Winnetka; and a brother, Gus, of Santa Paula, Cal.

Services were held at the Wm. H. Scott Funeral Home, Wilmette. Burial was at Memorial Park Cemetery.

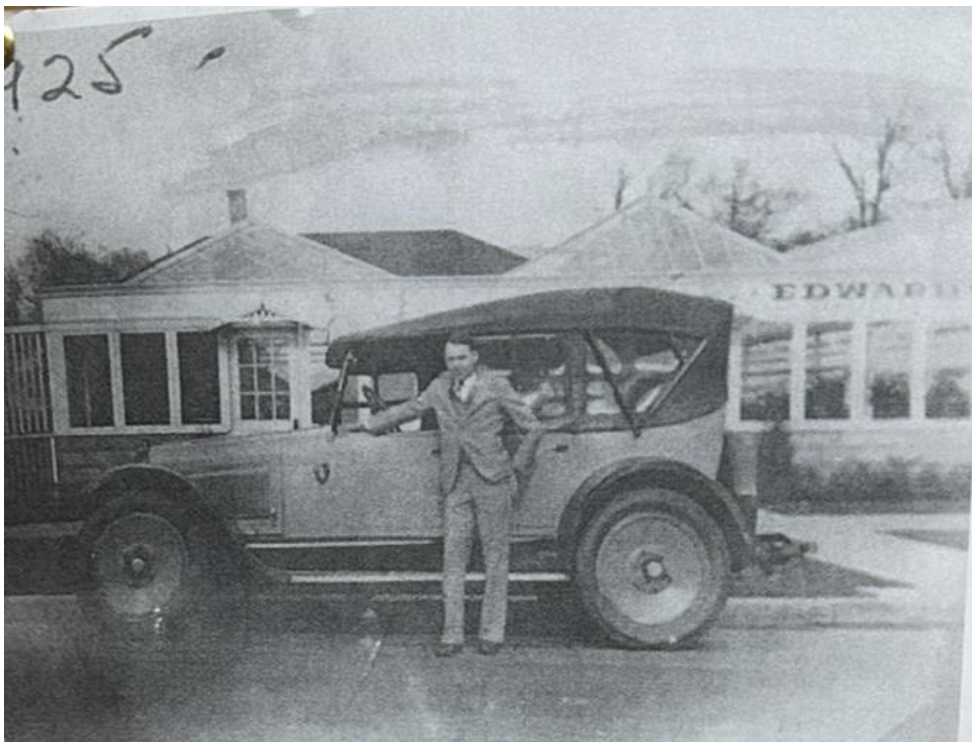
Marion Roberts Austin

Marion Roberts Austin, 90, died Jan. 24

Frank Otto's Florist Shop, c. 1900



Edward's Florist, 1925



Edward's Florist ad, 1930



*Put Out Your
Bedding Plants and Annuals
End of This Month!*

We have them in many varieties, all true to name—
among them are some newer ones—

*Verbena Venosa, Upright Verbenas, Periwinkle,
Verbena Beauty of Oxford in Salmon and Cerise,
Browallia (blue), Torenia, Ageratum Wilsonii.*

*Urns, Hanging Baskets and Window Boxes planted.
Trained Ivies and Boxwood.*

EDWARDS FLORIST

CUT FLOWERS — FUNERAL WREATHS
POTTED PLANTS

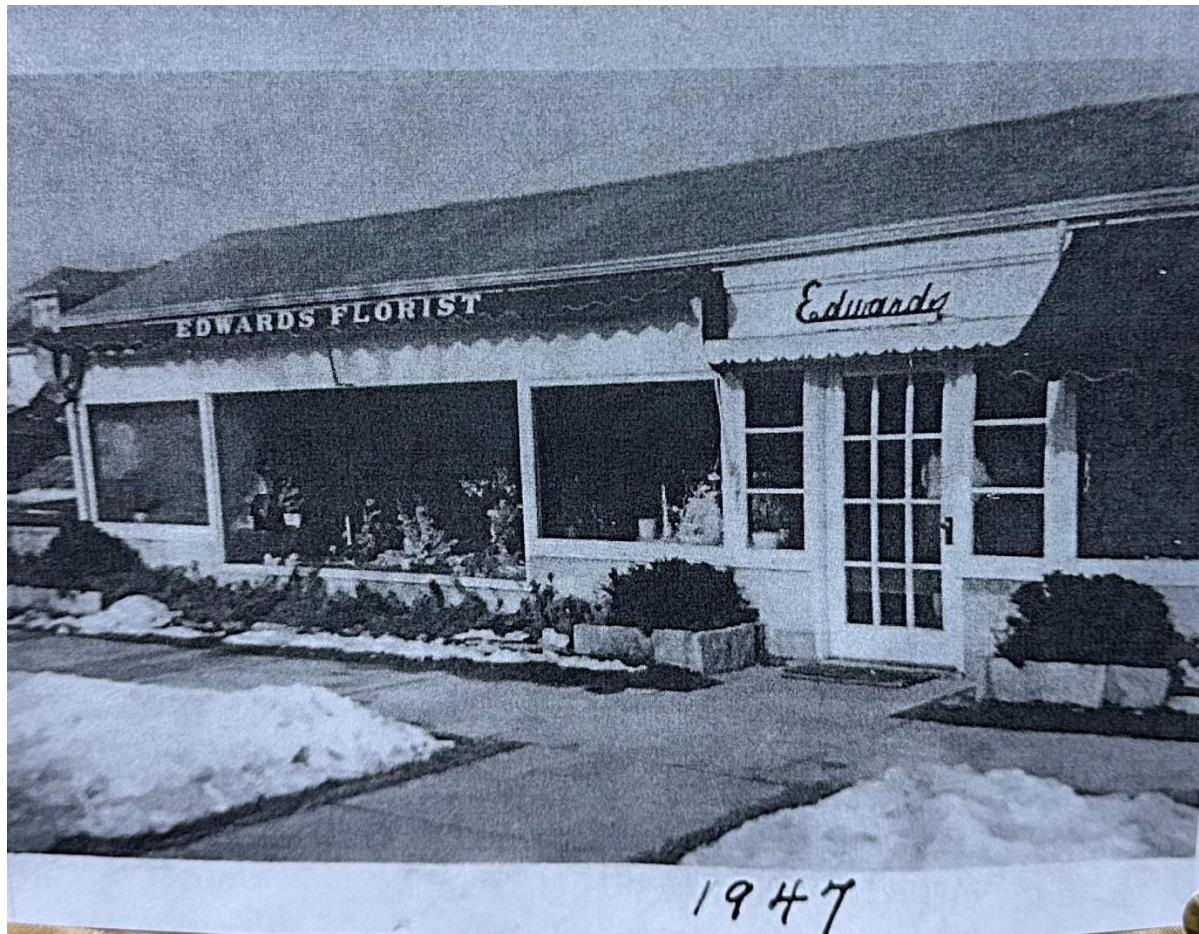
Flowers by Wire Anywhere

917 WILLOW ROAD

Edward's Florist, 1941



Edward's Florist, 1947



Obituaries of The Week

CYNTHIA ANNA BAKER

Mrs. Cynthia Anna Baker, 95, who made her home for the past five years with her son-in-law and daughter, Mr. and Mrs. Harry Pifer, died December 7 at their home, 622 Melrose Avenue, Kenilworth.

Mrs. Baker, who was the wife of the late Samuel G. Baker, formerly lived in Mendota and Ottawa, Ill.

Services were held December 9 in Rutland, Ill., with interment in the cemetery there.

She is also survived by two sons, Dr. J. W. Baker of Bradenton, Fla. and S. A. Baker of Seattle, Wash.; five grandchildren; four great-grandchildren; and a sister, Mrs. Ann Richardson, of Bradenton, Fla., who is 101 years old.

JOSEPH CAREY BEAVEN

Joseph Carey Beaven, 55, a resident of Kenilworth for 13 years, died December 8 at his home, 234 Warwick Road. Dr. William R. Hodgson, minister of the Kenilworth Union Church, conducted services there Tuesday afternoon. Burial was private.

Mr. Beaven, who was president of the Standard Milling Company, Chicago, was a former president of the Board of Trustees of the Kenilworth Union Church and currently had been serving as a member of the board. He was on the Board of Governors of both the Kenilworth Community Chest and Indian Hill Club and he was a trustee of the University of Chicago, of the Baptist Theological Union, and of the Baptist Training Union.

He leaves his wife, Marjorie W.; two daughters, Mrs. David A. Spoehr of Northbrook and Mrs. E. G. Strassenburgh of Rochester, N.Y.; a son, Bruce W., at home; a grandson, Douglas Beaven Spoehr; and a brother, Dr. Paul W. Beaven of Rochester, N.Y.

JESSIE STEVENS BLAUL

Mrs. Charles (Jessie Stevens) Blaul of 715 Sheridan Road, Winnetka, passed away on December 7 in Pasadena, Calif. She has been a resident of Winnetka for many years, but had spent considerable time in California in recent years. Interment will take place Friday, December 14, in Burlington, Iowa, with graveside services in Aspen Grove Cemetery. She is survived by her daughter, Mrs. Nathaniel Lamson Howard, of Winnetka.

GEORGE HENRY EDWARDS

George Henry Edwards, 82, of 912 Ash Street, Winnetka, former owner of the Edwards Florist at 917 Willow Road, Winnetka, for about a quarter century, died Tuesday at the Evanston Hospital.

Mr. Edwards formerly owned the Laurel Avenue Florist in Lake Forest, which he sold when he bought the florist shop on Willow Road in 1923, and renamed the Edwards

Florist. During the following years he developed the business until his retirement about five years ago. After he retired, the concern was carried on by his son, Richard, who later sold it.

He leaves his widow, Emma K.; two sons, Richard L. of Northfield and Thomas of Silver Lake, Wis.; two grandchildren; and one great-grandchild.

Services held Thursday, December 13, at Bruecks-Wilson Chapel in Hubbard Woods were followed by burial in Memorial Park Cemetery.

JOHN KOMEN JR.

John Komen Jr., 31, of 1507 Walnut Avenue, Wilmette, who was born and reared in Winnetka, died Sunday at St. Francis Hospital, Evanston. The Rev. J. H. Gockel of St. John's Lutheran Church, Wilmette, conducted services Wednesday afternoon at Scott's Wilmette Chapel. Interment was in Memorial Park Cemetery.

Mr. Komen, a World War II veteran, was employed by the Village of Glencoe in its water filtration plant.

He leaves his wife, Meta H.; a daughter, Margaret Meta, 22

months old; his parents, who live in Winnetka; four sisters, Mrs. Katherine Wall of Crystal Lake, Wis., Mrs. Ann Baker of St. Petersburg, Fla., Mrs. Agnes Van Treuren of Geneva, Ill., and Mrs. Marie Crowley of Winnetka; and a brother, George, of Winnetka.

MARTIN KALMES

Martin Kalmes, 76, of 602 Ridge Road, Wilmette, former captain in the Wilmette Fire Department who served as a village fireman for 35 years, died December 5 in St. Francis Hospital, Evanston.

When Mr. Kalmes was appointed a regular fireman in December, 1915, he had previously served for 10 years as a volunteer fire-fighter. He was promoted to captain in 1936 and upon his retirement in June, 1940, became the first Wilmette fireman to be retired on pension. Previous to becoming a regular fireman, Mr. Kalmes was employed by the former J. A.



Martin Kalmes



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Hoth Ice Company in Wilmette. Born in Niles Center (now Skokie), he had lived in the village since 1903.

Services were held December 7 from the Alten-Nelson Chapel in Wilmette to St. Joseph's Church. Burial was in St. Patrick's Cemetery in West Lake Forest.

Survivors include three sons, Nicholas M. at home, and John T. and Frank A., both of Phoenix, Ariz.; four daughters, Kathleen A. at home, Mrs. Margaret Jacobson of Oakland, Calif., Mrs. Helen

Wagner of Phoenix, and Mrs. Elizabeth Dye of Chicago; 14 grandchildren; and two great-grandchildren.

ANTON REINHOLTZEN

Services for Anton Reinholtzen, (Continued on page 88)

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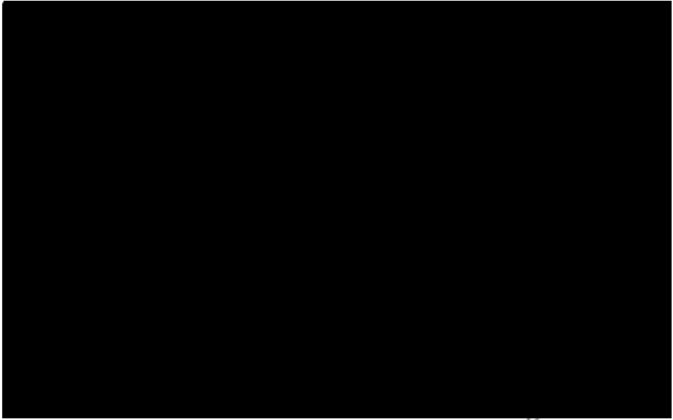
Flowers
FOR CONSOLING HOURS

AUTHENTICATION OF RECORD BOOK AND RECORDS OF
EDWARDS FLORIST, INC.

We, the undersigned, being and constituting the
first Board of Directors of

EDWARDS FLORIST, INC.

a corporation duly organized and existing under and by
virtue of the laws of the State of Illinois and by
virtue of a Certificate of Incorporation issued by the
Secretary of State of the State of Illinois, under the
Great Seal of the State of Illinois, on the 22nd day of
September, A. D. 1952, for the purpose of the adoption
and of the identification of this book, together with
the records therein contained, as the Book of Records
of the said corporation and as the original Record of
the organization thereof, have hereunto subscribed our
respective names in the Village of Winnetka, in the
County of Cook, in the State of Illinois, on this 1st
day of October, A. D. 1952.





To all to whom these Presents Shall Come, Greeting:

Whereas, *Articles of Incorporation duly signed and verified of*
EDWARDS FLORIST, INC.

have been filed in the Office of the Secretary of State, on the 22nd
day of September *A.D. 19*52, *as provided by "THE BUSINESS*
CORPORATION ACT" of Illinois, in force July 13, A.D. 1933.

Now Therefore, I, EDWARD J. BARRETT, Secretary of State of the State of Illinois,
by virtue of the powers vested in me by law, do hereby issue this certificate of
incorporation and attach thereto a copy of the Articles of Incorporation
of the aforesaid corporation.

In Testimony Whereof, *I hereto set my hand and cause to*
be affixed the Great Seal of the State of Illinois,

Done at the City of Springfield this 22nd
day of September *A.D. 19*52 *and*
of the Independence of the United States
the one hundred and 77th



Edward J. Barrett
Secretary of State

COPY OF ARTICLES OF INCORPORATION

STATE OF ILLINOIS,
Cook COUNTY. } ss.

To EDWARD J. BARRETT, Secretary of State:

We, the undersigned,

Name	Number	Street	Address City	State
Joseph J. Bezdek			Wilmette,	Illinois
Edith Wenk			Glenview,	Illinois
Violet L. Wenk			Glenview,	Illinois
Herman H. Wenk, Jr.			Glenview,	Illinois

being natural persons of the age of twenty-one years or more and subscribers to the shares of the corporation to be organized pursuant hereto, for the purpose of forming a corporation under "The Business Corporation Act" of the State of Illinois, do hereby adopt the following Articles of Incorporation:

ARTICLE ONE

The name of the corporation is: Edwards Florist, Inc.

ARTICLE TWO

The address of its initial registered office in the State of Illinois is: 526 Green Bay Road

~~Street~~ in the Village of Winnetka () County of Cook and
(Zone)

the name of its initial Registered Agent at said address is: Clifford S. Carpenter

ARTICLE THREE

The duration of the corporation is: Perpetual

ARTICLE FIVE

PARAGRAPH 1: The aggregate number of shares which the corporation is authorized to issue is 500, divided into one classes. The designation of each class, the number of shares of each class, and the par value, if any, of the shares of each class, or a statement that the shares of any class are without par value, are as follows:

Class	Series (If any)	Number of Shares	Par value per share or statement that shares are without par value
common	none	500	\$100.00

PARAGRAPH 2: The preferences, qualifications, limitations, restrictions and the special or relative rights in respect of the shares of each class are:

The stockholders agree, in accepting the stock of said corporation, not to sell all or any part of the stock so held at any time, until it has first been offered for sale to the corporation or to the other stockholders in writing at the book value of such stock, giving sixty (60) days time to such buyer in which to accept or refuse the purchase of such stock, hereby binding the heirs, executors and administrators of such stockholders.

ARTICLE SIX

The class and number of shares which the corporation proposes to issue without further report to the Secretary of State, and the consideration (expressed in dollars) to be received by the corporation therefor, are:

Class of shares	Number of shares	Total consideration to be received therefor:
common	400	\$ 40,000.00
		\$
		\$

ARTICLE SEVEN

The corporation will not commence business until at least one thousand dollars has been received as consideration for the issuance of shares.

ARTICLE EIGHT

The number of directors to be elected at the first meeting of the shareholders is: four

MINUTES OF FIRST MEETING OF
SHAREHOLDERS OF
EDWARDS FLORIST, INC.

The first meeting of the shareholders of
EDWARDS FLORIST, INC.,
an Illinois corporation, was held at 917 Willow Road,
in the Village of Winnetka, Illinois, on the 1st day of
October, 1952, at the hour of 4:00 o'clock P. M. pursuant
to waiver of notice by all the shareholders.

Upon motion duly made, seconded and unanimously
carried Joseph J. Bezdek was chosen as chairman of the
meeting and Violet L. Wenk was chosen as secretary of
the meeting.

The following shareholders were present in person:

<u>Name</u>	<u>Number of shares</u>
Joseph J. Bezdek and	
Susan M. Bezdek, jointly	200
Edith Wenk	166
Violet L. Wenk	17
Herman H. Wenk	17

The secretary reported that all the shareholders
of the corporation were present in person.

The chairman reported that the Secretary of State
of Illinois had filed the Articles of Incorporation of
the corporation in his office on September 22nd, 1952,

and had issued a Certificate of Incorporation on said date.

The subscription agreement covering all existing subscriptions to the shares of the corporation, and the Articles of Incorporation as filed in the Office of the Secretary of State were presented and read to the meeting. On motion duly made, seconded and unanimously carried, it was

RESOLVED that the subscription agreement covering all existing subscriptions to shares of this corporation be and the same is hereby approved;

FURTHER RESOLVED that the articles of incorporation of this corporation as filed in the Office of the Secretary of State be and the same are hereby approved;

FURTHER RESOLVED that the Articles of Incorporation of this corporation, together with the Certificate of Incorporation as filed in the Office of the Recorder of Deeds of Cook County, Illinois, be and the same are hereby approved.

The Chairman of the meeting then stated that the Articles of Incorporation provided for the election of four directors of the corporation at the first meeting of shareholders, to hold office until the first annual meeting of shareholders or until their respective successors shall be elected and shall have qualified. The chairman called for the nomination of directors.

Thereupon the following persons were nominated for directors of the corporation, to serve until the first annual meeting of shareholders or until their respective successors are elected and shall have qualified:

Joseph J. Bezdek

Edith Wenk

Violet L. Wenk

Herman H. Wenk, Jr.

No further nominations being made the nominations were closed and the shareholders proceeded to vote on the nominees. The vote having been taken and counted, the nominees were found to have received the number of votes set opposite their respective names:

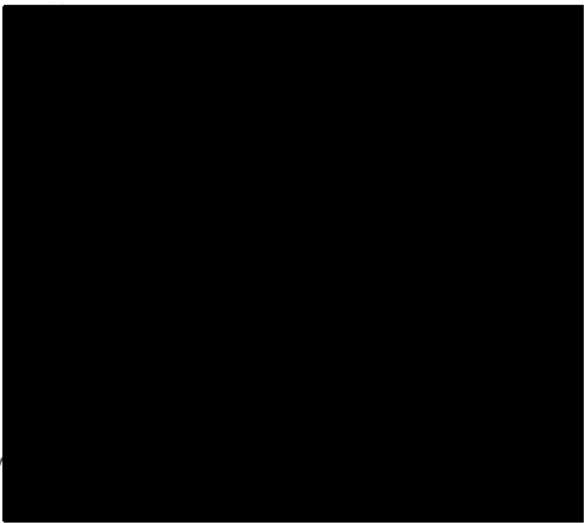
Name	Number of Votes
Joseph J. Bezdek	400
Edith Wenk	400
Violet L. Wenk	400
Herman H. Wenk, Jr.	400

Joseph J. Bezdel, Edith Wenk, Violet L. Wenk and Herman H. Wenk, Jr. having received the highest number of votes, were declared by the chairman to be the duly elected directors of the corporation, to serve until the first annual meeting of shareholders or until their respective successors are elected and shall have qualified.

There being no further or other business to come before the meeting, on motion duly made, seconded and carried, the meeting adjourned.

APPROVED:


Secretary of the meeting



MINUTES OF SPECIAL MEETING OF
BOARD OF DIRECTORS OF
EDWARDS FLORIST, INC.

A special meeting of the Board of Directors of
EDWARDS FLORIST, INC.,
an Illinois corporation, was held at 917 Willow Road in the
Village of Winnetka, Illinois, on the 15th day of February,
1960, at the hour of 3:00 o'clock P. M. pursuant to waiver
of notice of all the Directors they also being all the
shareholders.

All of the said Directors were present being:

Herman H. Wenk, Jr.,
Geneva Wenk,
Violet L. Wenk and
Edith Wenk,

Upon motion duly made, seconded and carried, Herman
H. Wenk, Jr. was chosen to act as Chairman of the meeting,
and Violet L. Wenk was chosen to act as Secretary of the
meeting.

The Chairman stated that the next order of business
was the matter of taking action on the offer of Mr. Joseph
Bezdek to purchase the assets and business of the Winnetka
Store. On motion duly made and seconded the following
resolution was unanimously adopted:

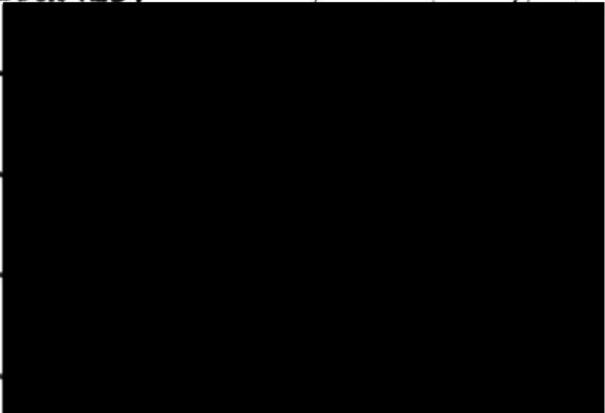
WHEREAS that Joseph Bezdek and George F. Hook
have offered to buy the assets and business of
the Winnetka Store of the corporation for the
total price of \$65,000.00.

NOW, THEREFORE, BE IT RESOLVED that the President
and Secretary of this corporation, be, and they are

hereby authorized and directed to proceed to enter into a contract with Joseph Bezdek and George F. Hook for a sale to them of all the assets including all furniture, fixtures, equipment, buildings and real estate located at 917 Willow Road, Winnetka, Illinois, of the Edwards Florist, Inc. together with a transfer of all outstanding stock of the corporation to the said Buyers for the total price of \$65,000.00 said amount to be paid as follows: \$35,000.00 by cash upon closing of the sale and the remainder of \$30,000.00 to be by mortgage to be held by the holders of the outstanding shares of stock bearing interest at the rate of 5% per annum and payable in installments of \$1,000.00 every six months beginning March 21st 1961. All bills payable and obligations of the corporation shall be fully satisfied except for the unpaid balance due on a 1959 Volkswagon at the time of the closing of the sale. The president and Secretary of this corporation shall execute all instruments and papers necessary to transfer said property and complete the sale thereof to the Buyers.

There being no further or other business to come before the meeting, on motion duly made, seconded and acrried, the meeting adjourned.


Secretary of the meeting

APPROVED:


WAIVER OF NOTICE OF
SPECIAL MEETING OF SHAREHOLDERS OF
EDWARDS FLORIST, INC.

We, the undersigned, being all the shareholders of
EDWARDS FLORIST, INC.,
an Illinois corporation, hereby waive all notice of the the
special meeting of the shareholders of said corporation,
whether provided by Statute or otherwise , and consent and
agree that such special meeting of the shareholders shall be
held at 917 Willow Road, in the Village of Winnetka, Illinois,
on the 21st day of March 1960 at the hour of 10:00 o'clock
A. M. for the purpose of electing a Board of Directors and
transacting such other business as may come before the meeting.

Dated March 21st 1960.

[REDACTED]
George F. Hook

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

Susan M. Bezdek
being all the shareholders
of said corporation.

MINUTES OF SPECIAL MEETING
OF SHAREHOLDERS OF
EDWARDS FLORIST, INC.

A special meeting of the shareholders of Edwards Florist, Inc., an Illinois corporation, was held at 917 Willow Road, in the Village of Winnetka, Illinois, on the 21st day of March, ¹⁹⁶⁰ at the hour of 10:00 o'clock A. M. pursuant to waiver of notice by the shareholders.

Upon motion duly made and seconded it was unanimously adopted that George F. Hook act as Chairman of the meeting and Susan M. Bezdek act as Secretary of the meeting.

The Secretary reported that all of the shareholders of the outstanding stock were present in person as follows:

<u>Name</u>	<u>Number of shares</u>
Joseph Bezdek and Susan Bezdek, in joint tenancy	155
George F. and Anna C. Hook, in joint tenancy	160

The Chairman reported that all the Directors of the corporation had resigned upon the purchase of the outstanding stock by the present shareholders. Upon motion made and seconded the following names were placed in nomination for Directors:

George F. Hook,
Anna C. Hook,
Joseph J. Bezdek and
~~Joseph~~ Susan M. Bezdek

There being no further or other nominations, upon motion, made and unanimously carried, the nominations were closed and the

<https://www.chicagotribune.com/suburbs/winnetka/ct-wtk-edwards-florist-tl-1027-20221025-yhwpelbfgrev7audnxeytns5vi-story.html>

WINNETKA

Edwards Florist in Winnetka set to close after over 100 years in business

By Daniel I. Dorfman

Pioneer Press

Last Updated: Oct 25, 2022 at 4:14 pm

As the hours tick toward a final closing of Winnetka's Edwards Florist, David and Nancy Hook are looking back with fondness on what their business has meant for families.

"We've had a bride's wedding and now we are doing the daughter's," Nancy Hook said. "That's kind of cool."

The recollections are blooming now with the Hooks set to shut down the store and accompanying greenhouse on Oct. 31.



Nancy Hook, co-owner of Edwards Florist, readies a store closing sale sign. (Daniel I. Dorfman / Chicago Tribune)

The Hooks have seen many gardenias, tulips and roses in their time, establishing friendships with many customers along the way.

"I've known families for a long time, the second and third generation," David said.

The current business dates back to 1847, according to the Hooks, but question remains about the ownership back then, the type of operation it was beyond selling vegetables and when it became exclusively a florist.

What David Hook does say is that in 1905, Mr. Edwards — he did not know his first name — purchased the business. He ran it until 1950 when it was sold to another family.

10 years later, George Hook bought the store and by 1975, David Hook was working full time at the store and the entire family lived in an accompanying second floor apartment.

“I did everything, I helped process the flowers and helped with the wrapping of the arrangements,” he recalled.

In 1993, David married Nancy, who had worked at a Wilmette flower store and since then the two of them have run the operation.



David and Nancy Hook prepare an arrangement in the last few days of Edwards Florist. (Daniel I. Dorfman / Chicago Tribune)

For these nearly 30 years, the couple who live in Northbrook have created many arrangements for parties, wedding and funerals.

“The different flowers each season and the creativity you get with each party and whatever they are going to choose to do,” Nancy said. “It is very creative and it is very artistic.”

The couple spoke of a business that has changed with flowers becoming more readily available at large retail outlets, forcing them to adjust and come up with creative ideas to entice customers.

“Someone would want something more unusual than that,” Nancy said.

Their association with the community was evident in early September when the Winnetka Historical Society created a Facebook tribute to Edwards with many people providing anecdotes about important family events.

Yet flowers don’t last forever and neither do businesses. Thus, the Hooks are moving on.

They say the greenhouse requires extensive maintenance and like so many other businesses, they are feeling the frustration of inflation, supply chain issues and the labor shortage.

“It’s hard to find labor right now. It is hard to find designers, good experienced ones,” said Nancy, noting how they employed 20 people in 2008. Today, the staff is down to 12.

After so many years of preparing flowers, now the couple wants the proverbial opportunity to smell them with plans to an end of the perpetual seven day workweeks, their first vacation in 15 years, a knee replacement for Nancy and greater opportunities to see friends and relatives.

“We haven’t been to a lot of weddings because we had weddings we had to work,” she said.

They are looking to sell the building, which exists in a residential area on Willow Road. The possibility exists the property could be converted to houses.

“The business is grandfathered under the zoning code and could continue to operate in the residential zoning district,” explained Winnetka Community Development Director David Schoon. “Under the current zoning, the property could not be used for other business uses.”

As they prepare to say goodbye, David Hook hopes the customers look back with smiles.

“I hope people remember the happy times,” he said. “Such as weddings, anniversaries and birthdays and our contribution to the community.”

Daniel I. Dorfman is a freelance reporter with Pioneer Press.

Originally Published: Oct 25, 2022 at 4:00 pm

<https://www.therecordnorthshore.org/2022/09/12/resilient-edwards-florist-to-go-out-on-own-terms/>



Edwards Florist, which has stood on Willow Street in Winnetka since the 1800s, will close after October. | PHOTOS BY JOE COUGHLIN/THE RECORD NORTH SHORE

Resilient Edwards Florist to go out on own terms

Longtime Winnetka shop will close after 174 years at the end of October

By **Joe Coughlin** | 3:38 p.m. September 12, 2022

As long as Winnetka has existed, so too has Edwards Florist.

That soon will change as the 174-year-old floral shop at 917 Willow Road will close for good at the end of October.

“It’s time,” said Nancy Hook, who has owned and operated the beloved shop with her husband, David, for more than 30 years.

Edwards Florist sells fresh flowers and produce, as well as seasonal decor, out of the store, while also providing floral service for special events, such as weddings, funerals, banquets and more.



David and Nancy Hook have owned and operated Edwards Florist for 30 years.

A closing sale, starting at a storewide 30 percent, is on at Edwards through Oct. 31. To announce the pending store closure and ongoing sale, the Hooks sent a mailer to their customers. Nancy said the response ranged from surprise to tears to a loss for words.

“We have great customers,” she said. “We should thank every one of them. A lot of them really believe in shopping local.”

The Winnetka Historical Society dates Edwards Florist back to 1848. Nancy said she has historical records that show the store's land was once measured in ladders and chains. It began mostly sourcing and selling vegetables.

In 1910, George Edwards and his family purchased and renamed the business. They sold it in 1950.



A photograph of the floral shop at 917 Willow Road estimated to be from 1905.

Ten years later, George Hook — a Round Lake farmer who wanted to keep working with plants — bought Edwards Florist. David Hook said he has helped out his father at the store since he was 5 years old and began working full-time there in 1975.

While purchasing inventory for Edwards, David Hook often encountered a saleswoman named Nancy. David and Nancy, who married in 1993, began operating the store after George Hook's death in 1991.

As the two prepare to retire, they say members of their family do not wish to continue operation of Edwards.

Through the years, David has seen three generations come through the doors, and Edwards has worked weddings for couples and years later, their children.

A lot has changed between then and now. Nancy Hook said while business is doing just fine, it has not gotten any easier, as like most the old-school store pivoted to compete in the digital age. "It's bittersweet," she said of the closing. "Small brick-and-mortars have struggled. But we made it through all the wars and 9/11 and even COVID, which changed people's buying habits."

That was just one piece of evidence that informed the Hooks' decision to close their shop.



George Hook, who bought Edwards in 1960. | Photo Submitted

Edwards' aging infrastructure — such as its roof and driveway — need costly improvements, and Nancy estimates that David has worked seven days per week for the last five years. Before David's mother, Ann Hook, died in 2020, she told David she wanted him to give up the store.

"It just got to a point that if we didn't call it quits now, then when," he said.

There is plenty to do before Edwards is completely gone, but David and Nancy Hook, both in their 60s, are already daydreaming about their first vacation in 14 years.

And after the first one, maybe another.

"Maybe Australia or New Zealand," Nancy said.

"Yeah, definitely there, and just seeing more of the United States — traveling around," David said.



The Lord & Burnham company was founded in 1850 and quickly became the leading greenhouse manufacturer in North America. Most of America's large public gardens and conservatories built in the 1920s through 1960's were Lord & Burnham models and many still exist.

The original Lord & Burnham greenhouses were made of cypress wood, iron, steel and float glass. Today, our iconic greenhouses are made of strong, extruded aluminum frames, tempered glass, and energy-efficient technology so you can enjoy year-round gardening in a temperature-controlled greenhouse.

Our History

Frederick A. Lord and his son-in-law, William A. Burnham formed a partnership and incorporated as Lord's Horticulture Manufacturing Company. In 1890 the name was changed to Lord & Burnham.

The use of aluminum in greenhouse engineering began in 1932 when the US Botanical Gardens in Washington, D.C. were built. However, it was not until 1955 that aluminum greenhouse framing began to replace the wooden structures. The popular Orlyt® line of American hobby greenhouses was introduced in 1939 and redesigned in 1954 with aluminum. Lord & Burnham continues to manufacture this line of classic residential greenhouses today.

[Arcadia GlassHouse LLC](#), a greenhouse manufacturing company in Madison, Ohio, acquired the assets, engineering plans, tooling, copyrights and trademarks for all Lord & Burnham residential greenhouses in 2018. We are manufacturing the original designs with some engineering upgrades for strength and energy efficiency. Lord & Burnham, a true American company lives on!

<https://lordandburnham.com/our-greenhouse-company/>

Arch Associates interiors Marcia Guerrant, ASID

Originally established in Winnetka, Illinois in 1972 as Arch Associates architects, our firm is currently located in Scottsdale, Arizona as Arch Associates interiors. As members of both AIA and ASID, we have provided architecture and interior design services throughout the country, and our specialty has always been the highest quality residential design that is personalized to each client's needs and lifestyle.

Now in 2017, after 45 rewarding years in this practice, Steve and Marcia have retired and are no longer accepting commissions from new clients. For our past clients, our doors will remain open and we will continue to be available for any assistance and advice that may be requested. We hope that those friends and clients will feel free to call on us for help at any time it is needed.

Thank you all for those 45 years of opportunity to create for you the very best environments for living possible.

Steve and Marcia

Guerrant

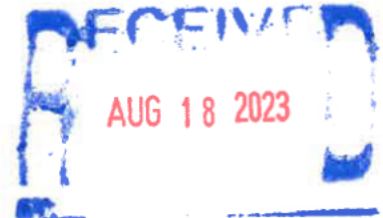
Steve@Guerrantdesign.com

Marcia@Guerrantdesign.com

Leave Message: 480.559.9410

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. DR 2023-853Property InformationSite Address: 915, 917 and 925 Willow RoadParcel Identification Number(s) (PIN): 05-20-225-034-0000/05-20-225-034-0000Description of all structures to be demolished: Commercial Building 012Current Property Owner InformationLegal Name: David J. Hook and Nancy L. Herdrich-Hook,
Edwards Florists Inc.Primary Contact: David J. HookAddress: [REDACTED]City, State, Zip: Northbrook, ILL 60062Phone: [REDACTED]Email: [REDACTED]Date owner acquired property: 12/29/2011Applicant InformationLegal Name: Generations, LLCPrimary Contact: Keith JacobsAddress: [REDACTED]City, State, Zip: Highland Park, IL 60035Phone No. [REDACTED]Email: [REDACTED]Applicant's relationship to current property owner: Contract Purchaser*(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 timeAddress: [REDACTED]City, State, ZIP: [REDACTED]Phone No: [REDACTED]Email: [REDACTED]

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 fees for the permit and the Village's share of all reimbursable expenses associated with the processing of [REDACTED]

Signature of Applicant: [REDACTED] Date 08/15/2023

Print Name & Title: Keith Jacobs, Manager

Signatures of Property Owner(s): [REDACTED] Date 08/15/2023

Print Name & Title: David J. Hook/Edwards Florists Inc. Property Address: 915, 917 and 925 Willow Road, Winnetka, IL

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

Demolition and Construction Schedule
915, 917 and 925 Willow Road, Winnetka, Illinois

I. Demolition

- a. Utility Disconnects – October 2023
- b. Cook County Demo Permit – October, 2023
- c. Demolition to begin – October, 2023
- d. Demolition Completed – October-November, 2023
- e. Building Permit will be acquired during this time.

- II. Construction Schedule – Construction will commence immediately upon completion of demolition, October-November, 2023 and we anticipate 8-14 months of construction prior to construction completion.

ATTACHMENT E

From: [REDACTED]
To: [Planning](#)
Subject: Case No. 23-19-LPC 915-917 Willow Rd
Date: Sunday, September 10, 2023 7:50:57 AM

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.

Dear Village of Winnetka,

I'm writing regarding the removal of the commercial building at 915-917 Willow Road. My name is Barbara Plain, and I own the property adjacent to this on the east side at 909 Willow Rd. The driveway at 915 Willow is located about fourteen feet from my house. I do not have any issue with the removal of the commercial building, but I want to be sure that all measures will be taken to avoid damage to the foundation of my home and my property in general. My house was built in 1912 on a brick foundation and any ground shifting or excessive vibration could result in structural damage to my home. Hopefully there will not be any issues, but if there is damage, please confirm that expenses will be covered by the current owner of the property at 915-917 Willow and please provide that contact information as I'm not sure if this property was recently sold.

Thank you so much and I will miss Edward's Florist!

Barb Plain
909 Willow Rd.
Winnetka, IL
[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: RE: Case No. 23-19-LPC 915-917 Willow Rd
Date: Sunday, September 10, 2023 2:12:08 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.

Further to my email below and after seeking advice, I expect the Village of Winnetka will review and approve all plans for the demolition of the commercial building at 915-917 Willow Rd. and consider the effects on adjacent properties. I expect the Village will accept accountability if any immediate or future damage occurs to my property due to this demolition, since it will have given approval.

If this is not correct, please email me at this address at least fourteen days prior to demolition so that I may seek further legal advice.

Thank you,

Barb Plain
909 Willow Rd.
Winnetka, IL
[REDACTED]

From: Barb Plain
Sent: Sunday, September 10, 2023 7:51 AM
To: planning@winnetka.org
Subject: Case No. 23-19-LPC 915-917 Willow Rd

Dear Village of Winnetka,

I'm writing regarding the removal of the commercial building at 915-917 Willow Road. My name is Barbara Plain, and I own the property adjacent to this on the east side at 909 Willow Rd. The driveway at 915 Willow is located about fourteen feet from my house. I do not have any issue with the removal of the commercial building, but I want to be sure that all measures will be taken to avoid damage to the foundation of my home and my property in general. My house was built in 1912 on a brick foundation and any ground shifting or excessive vibration could result in structural damage to my home. Hopefully there will not be any issues, but if there is damage, please confirm that expenses will be covered by the current owner of the property at 915-917 Willow and please provide that contact information as I'm not sure if this property was recently sold.

Thank you so much and I will miss Edward's Florist!

Barb Plain

I volunteered to write a draft memo for the commission to request a name change for the LPC. See below.

This is in response to a memo (see excerpt in italics below) from the village staff liaison to the LPC.

At the May 1 LPC meeting, the Commission will want to determine if it has sufficient information on which to make a recommendation to the Village Council regarding a name change for the Commission or if there is additional information it would like to gather. If the Commission is ready to make a recommendation, the Commission will need to identify the major reasons for supporting the name change.

However, it seems inadequate to send the memo until we have the new commission name. For the purposes of completing the memo, I used the new commission name “Winnetka Preservation Commission” but am open to any suggestions. What do you think? Please let me know any comments you have on the memo and/or new name. Unfortunately, I will be out of town for the June meeting and would like to complete this draft (and send it to Jack) in the next several days. I am soliciting feedback from Laura, Chris, Bob and Jack. Thanks

- - - - -

To: Winnetka Village Council

From: Landmark Preservation Commission

Date: May 4, 2023

Subject: Commission Name Change / Scope of Mission Update (**DRAFT**)

Introduction

The Winnetka Landmark Preservation Commission (LPC) would like to change its title and update its mission to better reflect its current duties and future objectives of preserving the history and architecture of Winnetka.

The LPC believes its current name does not effectively communicate its current role and responsibilities in the community and conveys a very limited scope of the commission. Rather, the commission seeks to promote preservation, education, and protection of Winnetka’s history.

The commission would like its new title to be the “Winnetka Preservation Commission”.

Next Steps

The Commission would like to review and update its powers and duties in the municipal code to reflect its current operation and future goals which will place greater emphasis on communication and education. The attached document provides the current powers and duties.

The commission would like to solicit feedback from the Lakota group to provide benchmarks from other communities for boards similar to Winnetka’s LPC.

From: [REDACTED]
To: [Christopher Marx](#)
Subject: Draft Write-up for Commission
Date: Wednesday, May 17, 2023 11:36:02 AM

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.

Hi Chris,

Following up on the last meeting, one of my tasks was to write up a brief description about what deconstruction is. Here is a first take at this in case you want to include in the packet or bring to the meeting for the others to take a look at. This might be too long, so we can certainly cut it way down if needed!

Deconstruction - A Greener Alternative to Demolition

When a house is demolished in the Village, neighbors might notice a fence going up, equipment being delivered and then on the demolition day, the crew gets to work, the house is knocked down and the debris pile is trucked off, usually all in the same day. The Village Code requires recycling of a percentage of materials; however more residents and builders are opting for a greener approach to demolition.

What is deconstruction?

- While the Winnetka Landmarks Preservation Commission encourages the reuse of our historic buildings, deconstruction is a more sustainable approach to demolition. Rather than knocking down a house and crushing the materials for removal from the site, deconstruction essentially takes apart the house in the reverse order that it was built. Each layer is removed and the materials are sorted for reuse. Everything from the wood studs to the flooring to the windows and doors can be repurposed for new construction and remodeling projects. The items are often available for less cost than new and the quality of old materials is often superior to what is available today.

Who does a deconstruction?

- Some companies will come in and remove items with architectural interest or resale value before a demolition occurs, but a true deconstruction takes the process much farther and diverts more materials from the landfill. Several companies in the area provide this service and most are set up as a nonprofit, sometimes with a workforce training component.

What are the benefits to deconstruction?

- Construction waste makes up a large percentage of solid waste in the United States. Diverting building waste from the landfill conserves natural resources and raw materials. The nonprofit structure of many deconstruction companies can often allow for a significant tax benefit to the owner or builder.

Want to learn more?

- Contact the Village of Winnetka Planning Department to learn more about recent projects in the Village and resources. Since the process often takes longer than traditional demolition, make sure to discuss early in the process.

Thanks!
Chris