Village of
WINNETKA, IL

510 Green Bay Road • Winnetka, IL 60093 • 847.501.6000
contactus@villageofwinnetka.org • villageofwinnetka.org

LANDMARK PRESERVATION COMMISSION MEETING

MONDAY, AUGUST 2, 2021 - 7:00 PM

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA ITEMS

1. Call to Order & Roll Call.

2. Public Comment.

3. **Case No. 21-23-LPC – 848 Tower:** Review of the demolition permit application submitted for the single-family residence at 848 Tower Road.

4. **Case No. 21-24-LPC – 425 Sunset:** Review of the demolition permit application submitted for the single-family residence at 425 Sunset Road.

5. **Case No. 21-10-LPC – 695 Prospect:** Review of the Historical Architectural Impact Study (HAIS) for the single-family residence at 695 Prospect Avenue.

6. **2021 Preservation Awards:** Review of Landmark Preservation Commission Preservation Award nomination submissions and selection of award recipients.

7. Other Business.
   a. Wednesday, August 4, 2021, Special Meeting **(*tentative*)** - Reminder
   b. Monday, September 20, 2021, Meeting - Quorum check
      (Note meeting rescheduled due to Labor Day weekend).

8. Adjournment

Note: Public comment is permitted on all agenda items at that 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 (2) by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

NOTICE

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

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: JULY 29, 2021

SUBJECT: 848 TOWER ROAD - DEMOLITION PERMIT (CASE NO. 21-23-LPC)

INTRODUCTION	
Meeting Date	August 2, 2021
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	848 Tower Road (See Attachment A – Aerial Map)
Property Owner	Barry Levenstam and Elizabeth M. Landes
Application Submitted by	Barry Levenstam and Elizabeth M. Landes
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 comment from the public regarding this application. (See Attachment E – Public Correspondence)
PROPERTY DESCRIPTION	
Size	0.55 acres
Location	Southeast corner of intersection of Tower Road and Prospect Avenue
Improvements	Single-family residence with attached garage
Zoning	R-3 Single Family Residential
Surrounding Zoning	R-3 Single Family Residential to the east, west, and south; R-2 Single Family Residential to the north
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Research
Constructed	1908, according to Winnetka Historical Society (WHS) research. No Village records indicate original date of construction.
Additional Construction Activity	1940 - Construct a one and one-half story addition to stucco single family dwelling, 1994 - Remodeling of kitchen, master bath, laundry residence
Illinois Historic Structure Survey Listing	No

Winnetka Historical Society (WHS)	The WHS research indicates that the property "maintains historical and architectural significance". See attached report from the WHS provided in Attachment C for details.
NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes on Same Block (either side of the right-of-way block face and/or along the alley)	None.
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	None

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

On March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant homes. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant home for a longer period of time as follows:

1. For a demolition permit submitted **prior to March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date a complete application was submitted.
2. For a demolition permit submitted **after March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the home the applicant wishes to demolish.

This application was submitted and considered complete on July 1, 2021. Should the LPC request an HAIS for the subject property at the August 2nd Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the home 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 August 2, 2021.

The adopted amendments also provide a 20% maximum building size bonus to any single-family home that the Commission finds to be historic or architecturally significant provided the home is not demolished or altered in a manner that destroys the home's significance.

COMMISSION REVIEW

The Commission may consider one of the following two 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)**

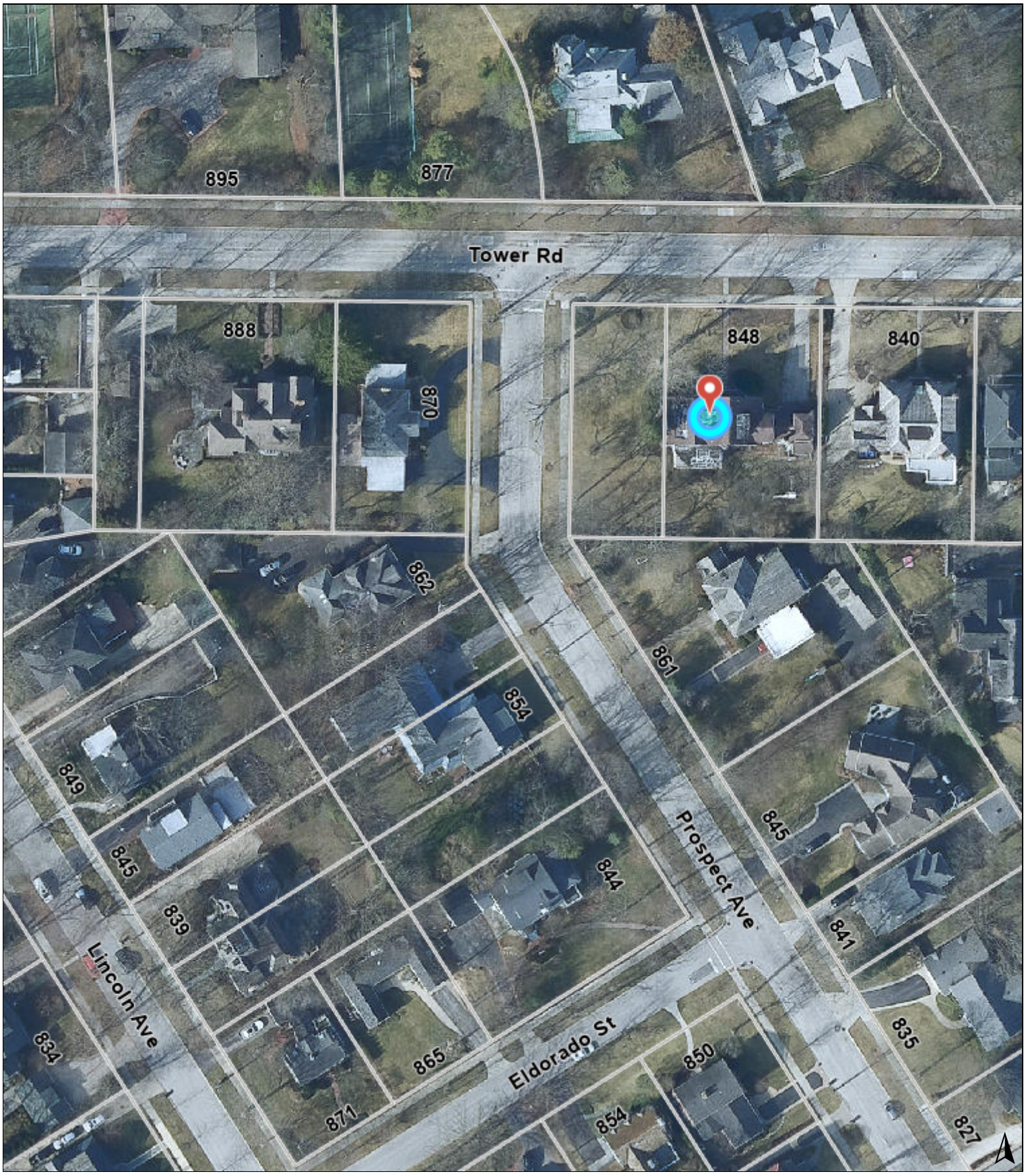
Building and/or Property Lacks Historic or Architectural Significance

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



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: JULY 9, 2021

SUBJECT: CASE NO. 21-23: 848 TOWER ROAD

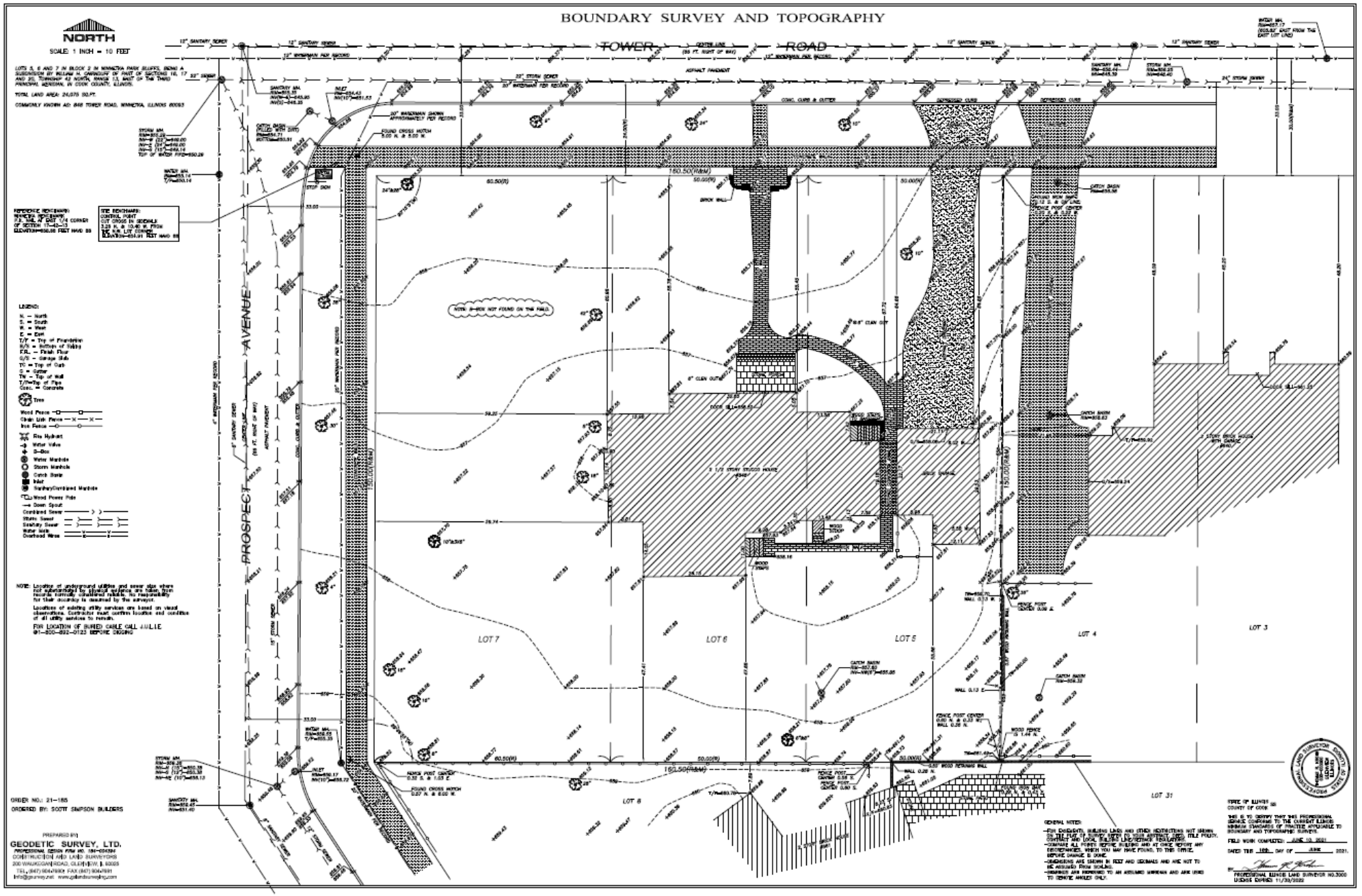
INTRODUCTION

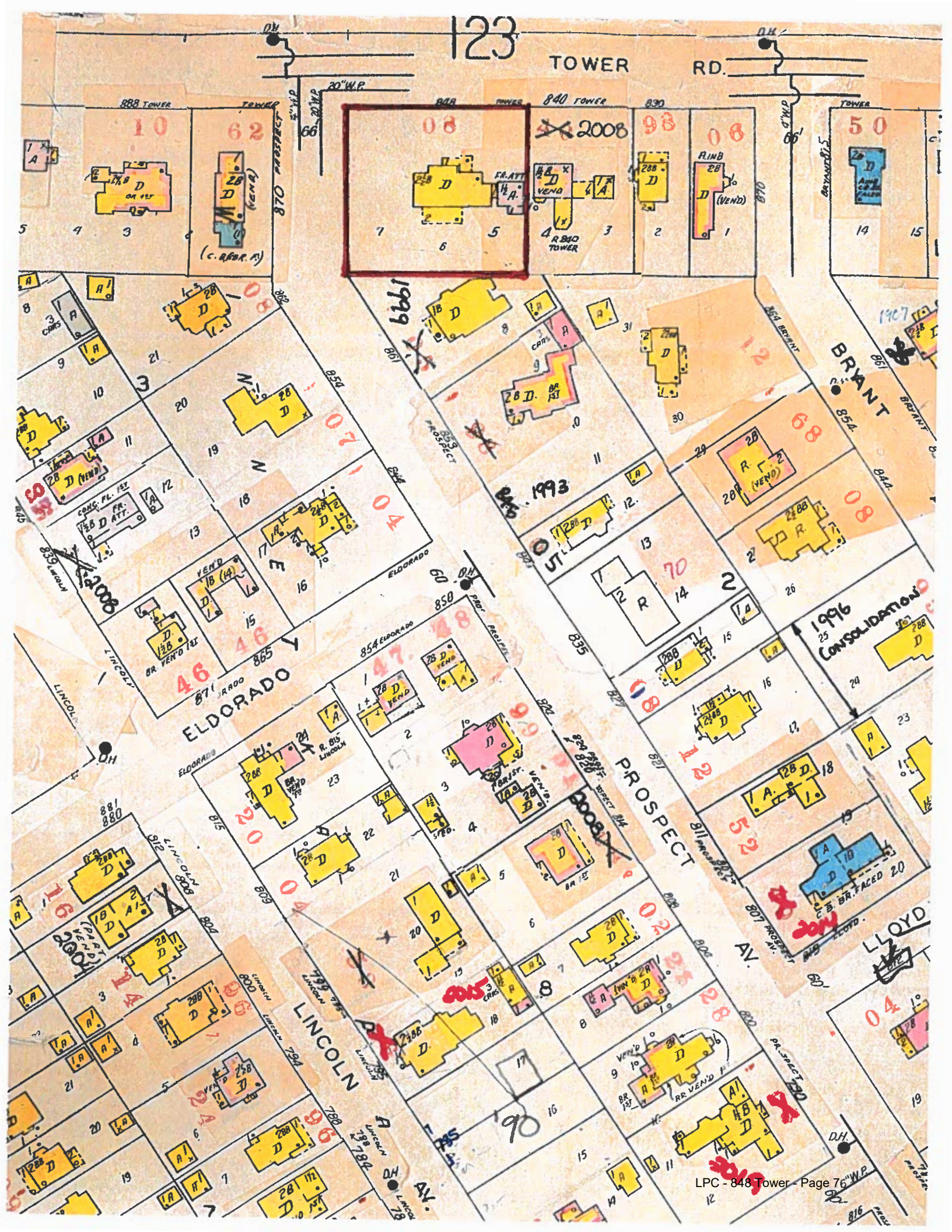
On August 2, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage at 848 Tower Road. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Friday, July 23, 2021. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

Date	Type	Owner	Architect
6-17-1940	Construct a 1½ story addition to stucco single family dwelling	Mr. and Mrs. L. Thos. Wallace	Mr. and Mrs. L. Thos. Wallace
2-10-1994	Remodeling of kitchen, master bath, laundry residence	Douglas Park and Associates	Barry Levenstam and Betsy Landes


BOUNDARY SURVEY AND TOPOGRAPHY
NORTH
SCALE: 1 INCH = 10 FEET
TOWER ROAD
PROSPECT AVENUE
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 8
LOT 31
ORDER NO.: 21-185
ORDERED BY: SCOTT SIMPSON BUILDERS
PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION AND LAND SURVEYORS
200 WAUKEGAN ROAD, GLENVIEW, IL 60025
TEL (847) 904-7600 FAX (847) 904-7601
info@gpssurvey.net www.geodeticsurvey.com


123
TOWER RD.
848 TOWER
840 TOWER
888 TOWER
870 PROSPECT
BRYANT
ELDORADO
LINCOLN
PROSPECT
LLOYD AV.
1996 CONSOLIDATION
1993
1991
2008
2006
2004
2002
2000
1998
1994
1992
1990
1988
1986
1984
1982
1980
LPC - 848 Tower - Page 76

848 Tower – Photos June 2021

PROPERTY RESEARCH COVERSHEET

Address: 848 Tower

Construction Details:

Original construction date: 1908
Construction type: Stucco
Style: English Country/Arts and Crafts

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
John T. Boddie	1908 – 1924	*Suburbanite Economist* article, note in WHS files, 1912 phone book, *Chicago Tribune* obituary, *Inter-Ocean* article	John was a successful real estate professional at John T. Boddie & Co. in Chicago and was a volunteer firefighter in Winnetka.
Leo and Arna T. Perron	1924 – 1935	WHS files, 1927 phone book, 1935 phone book, *Chicago Tribune* article; *Winnetka Talk* obituary	Leo Perron was a realtor in Chicago.
Mr. and Mrs. Luther T. Wallace	1935 – 1952	Real estate listing; 1937 phone book, *Winnetka Talk* obituary	Luther was the president of the Wallace, Ferry, and Handley Co. advertising firm.
Walter and Virginia Cherry	1952 – 1993	WHS files, 1954 phone book, 1991 phone book, *Chicago Tribune* article and obituary	Walter was the founder of the Cherry Corporation, an electrical and electronics manufacturer in Waukegan, and was the president of the Winnetka Park District Board.
Barry Levenstam and Betsy Landes	1993 – present	Cook County Recorder records	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Arthur S. Coffin	1908 – construct 2-story stucco residence	*Suburbanite Economist* article, *Chicago Tribune* obituary; Granacki Historic Consultants entry on Coffin

Mr. and Mrs. Luther Thomas Wallace (owners)	1940 – construct a 1.5 story addition to stucco single family dwelling	
Douglas Farr and Associates	1994 – remodel kitchen, master bath, and laundry	See: https://www.farrside.com/dougfarr

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

Findings:

Our research indicates that this property maintains historical and architectural significance as a notable design by local architect Arthur S. Coffin. Coffin, an early Winnetka resident, designed several recognizable local buildings, including the Winnetka Congregational Church, the Winnetka Community House, and the Skokie Country Club. Beyond the North Shore, Coffin designed a number of notable industrial buildings, including the Sullivan Machinery Company Building in Claremont, New Hampshire, which is listed on the National Register of Historic Places.

In addition, several notable Winnetkans have lived in the house, including John T. Boddie and Leo Perron, both successful Chicagoland real estate professionals, and Luther T. Wallace, president of a Chicago-based advertising agency. Perhaps the most significant resident was Walter Cherry, whose garden at 848 Tower was covered in the news on multiple occasions (see attached).

Date of Research: 7/13/2021

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, JUNE 17, 1940

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to CONSTRUCT a 1½ story and ~~Basement~~ BRICK ADDITION TO STUCCO SINGLE FAMILY DWELLING
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.) (TWO CAR PRIVATE GARAGE ADDITION)

PROPERTY DESCRIPTION LOTS 5, 6 & 7, Block 2

Subdivision WINNETKA PARK BLUFFS.

STREET and NUMBER 848 TOWER RD.

DIMENSIONS of BUILDING—Front 20-0 feet. Depth 20-0 feet. Height _____ feet

NUMBER of ROOMS _____

KIND of MATERIAL BRICK

OWNER MR+MRS J. THOS. WALLACE Address _____

TOTAL COST $1800-

ARCHITECT OWNER Address _____

BUILDER JAMES C. BERRY Address 1209 MONROE ST, EVANSTON.

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER NONE 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 (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 JUNE 17, 1940

Building Permit Number 4861

Occupancy Permit Number — (Plan)

SIGNED James C Berry

ADDRESS 1204 Monroe St. Evans

(55) B.P. = 1208
AIRCOND = 25

THE VILLAGE OF WINNETKA

Department of Public Works CB#12402

APPLICATION FOR BUILDING PERMIT $ 1227

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 2/10/94

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to REMODELING OF KITCHEN, MASTER BATH, LAUNDRY, ET
(work to be performed)

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

PROPERTY DESCRIPTION— _____

REAL ESTATE INDEX NUMBER			
05	17	403	002
Vol.		ITEM	8004

STREET and NUMBER 848 Tower

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

NUMBER of ROOMS _____

			PHONE NO.
EST. CONST. COST $160,000	KIND of MATERIAL		
OWNER Barry Levenstam/Betsy Landes	Address	440 N. Wabash Chicago 60611	312 222 9350
ARCHITECT DOUGLAS FARR & ASSOCIATES	Address	53 W. JACKSON #1456 CHICAGO 60604	312·408·129
BUILDER _____	Address		
CARPENTER Chicago Capital Construction	Address	400 Central , Northfield IL	708-446-290
MASON _____	Address		
SEWER BUILDER _____	Address		
PLUMBER Wayne Plumbing	Address	6S730 Vandustrial, Westmont	968-4151
ELECTRICIAN Ludwik Electric	Address	7128 W Highland, Chicago	312-631-9416

REMARKS _____

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 _____ by _____

Building Permit Number 13496

Occupancy Permit Number _____

C. B. No. _____

SIGNED Elizabeth M Landes
Barry Levenstam

ADDRESS 848 TOWER ROAD
WINNETKA, IL 60093

PHONE NO. (312) 222-9350 (office)

ADDRESS 848 Tower Rd.

OTHER SURVEYS

HISTORIC NAME

COMMON NAME

LOCAL CRITERIA 4 CHERRY (PRESENT OWNER)

TARGET AREA T

DATE 6/6/87

SURVEYOR SB

(Building Outline Map)

Roll # 1 Photographer SB
Frame # 31 Date 6/6/87
Building facing N

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

1. Classification: Building ✓ Site _____ Structure _____ Object _____
   Other (describe) _____
2. Original Use: RESID 3. Current Use: RESID
4. Status: Occupied ✓ Unoccupied _____ 5. Public or Private? PRIV.
6. Open to Public? N 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: ATTACHED GARAGE PROBABLY ADDED

ARCHITECTURAL INFORMATION

9. Architectural Style: LARGE ENGLISH COUNTRY HOUSE - ARTS + CRAFTS
10. Noteworthy Features: MASSING OF MULIPLE GABLES
11. Architect: _____ 12. Builder: _____
    Source of Information: _____
13. Date of Construction: 1910 Source: OWNER
14. Comments on Significance: CONTRIB. BLDG. IN H.D. - ARTS+CRAFTS MULTIPLE GABLES PLACE IT IN ENGLISH COUNTRY HOUSE TRADITION

PHYSICAL FEATURES

15. Overall Shape or Plan: IRREG

16. Stories: 3 Approx. Dimensions(see Sanborns):

17. Foundation (Material and Color): RED BRICK(?)

18. Walls (Material and Color): WHITE STUCCO

19. Roof: Type GABLE Material ASPHALT Original? N
Pitch MED Color BLACK

20. Dormers? No., Location, Material: SPLIT DORMER FLANKING CHIMNEY ON E
DORMERS SET BEHIND CHIMNEY ON W.

21. Chimneys? No., Location, Material: 2 RECTANGULAR STUCCO CHIMNEY ON W E

22. Ornamental Trim (Material and Color): RECTANGULAR SUPPORTS, PAINTED WHITE. VINYL SIDES SUGGEST TIES TO CRAFTS TRADITION

23. Entrance(s) (Location and Description): CLASSICAL ORNAMENT SURROUNDS FRONT DOOR FLUTED PILASTERS AND BROKEN PEDIMENT IN SHALLOW RELIEF SURROUND IT

24. Porches: 1st + 2nd STORY REAR PORCHES ON S

25. Window Treatment: 1/1 SIMPLE WOOD MOLDINGS MANY IN GROUPS of TWO - SHUTTERED

26. Other:

SITE INFORMATION

27. Landscape Description: Style
Ravine Riparian Other
Noteworthy Features: BEAUTIFUL GARDEN IN FRONT - ½ FACES HOUSE, ½ FACES ST

28. Landscape Architect: Source of Info.:

29. Secondary Structures? Type: Fence ✓ Wall Coach House
Barn Detached Garage Greenhouse Other LOW BRICK PIERS FLANK BRICK SIDEWALK

30. Relation to Streetscape: FACES TOWER RD

BACKGROUND DATA

31. Current Owner: CHERRY Address: 848 TOWER Rd Phone: _____

32. Occupant: _____ 33. Original Owner: BODY (OTHER OWNERS PERRIN, WALLACE,

34. Historical Information on Ownership: _____

35. Permit Information: _____

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

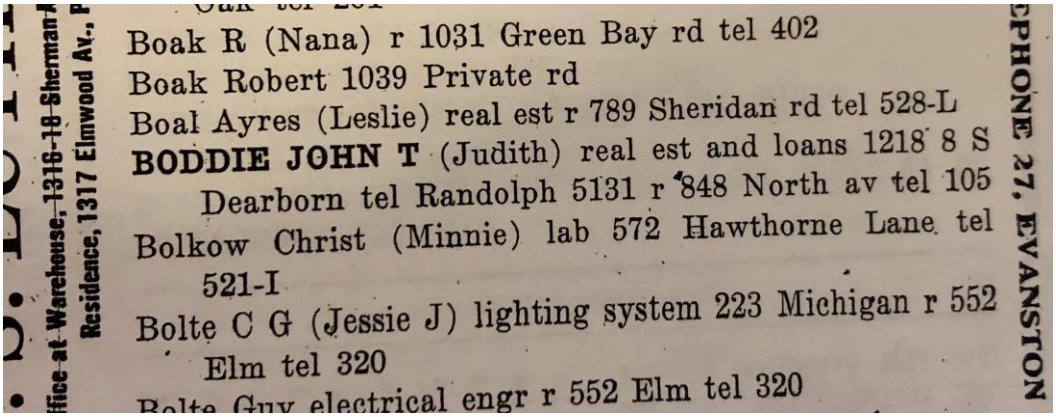
41. Area of Significance: _____

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

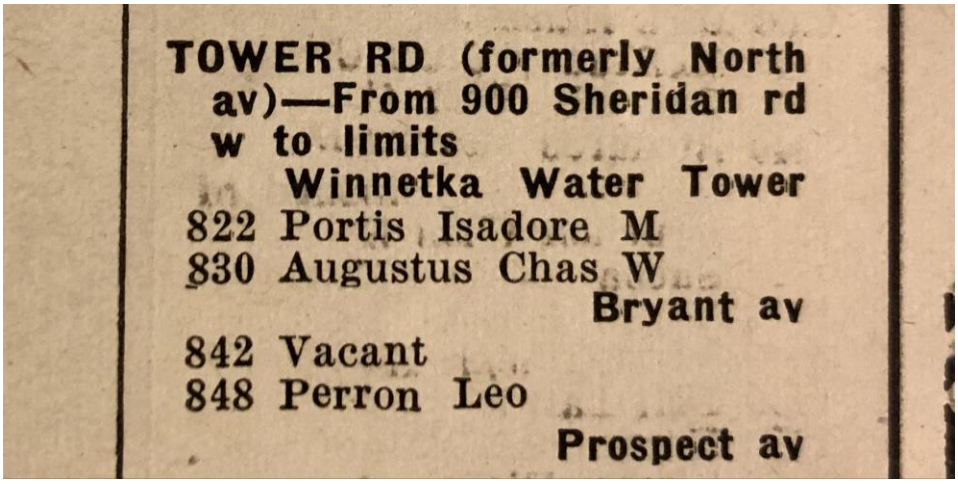
Sources of Information: _____

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

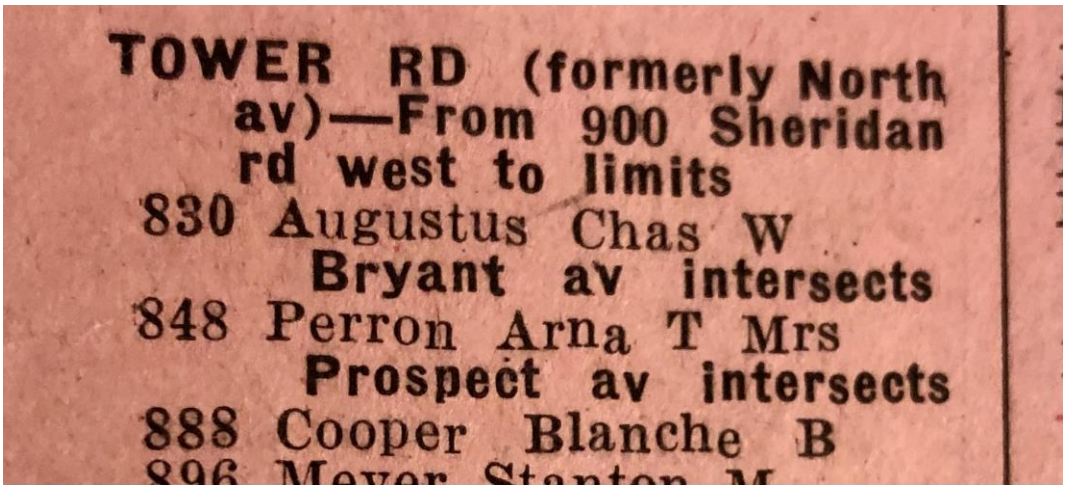
1912 phone book


Boak R (Nana) r 1031 Green Bay rd tel 402
Boak Robert 1039 Private rd
Boal Ayres (Leslie) real est r 789 Sheridan rd tel 528-L
BODDIE JOHN T (Judith) real est and loans 1218 8 S Dearborn tel Randolph 5131 r 848 North av tel 105
Bolkow Christ (Minnie) lab 572 Hawthorne Lane tel 521-I
Bolte C G (Jessie J) lighting system 223 Michigan r 552 Elm tel 320
Bolte Guy electrical engr r 552 Elm tel 320
Office at Warehouse, 1316-18 Sherman
Residence, 1317 Elmwood Av.,
EPHONE 27, EVANSTON

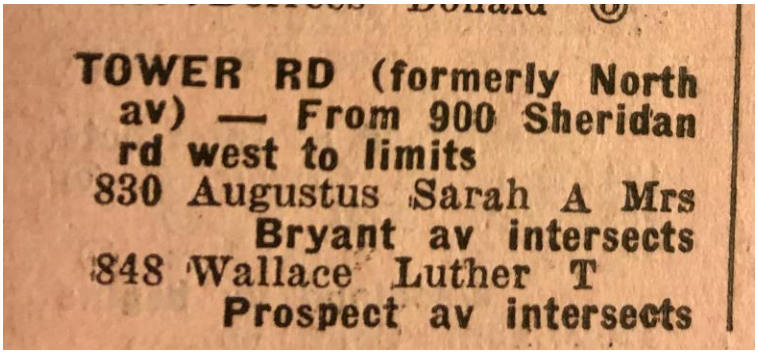
1927 phone book


TOWER RD (formerly North av)—From 900 Sheridan rd w to limits
Winnetka Water Tower
822 Portis Isadore M
830 Augustus Chas W
Bryant av
842 Vacant
848 Perron Leo
Prospect av

1935 phone book

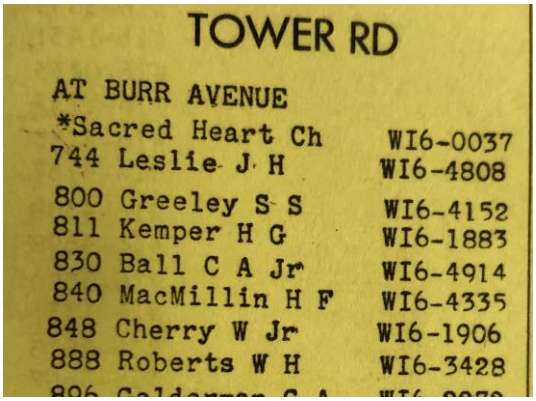

TOWER RD (formerly North av)—From 900 Sheridan rd west to limits
830 Augustus Chas W
Bryant av intersects
848 Perron Arna T Mrs
Prospect av intersects
888 Cooper Blanche B

1937 phone book



TOWER RD (formerly North av) — From 900 Sheridan rd west to limits
830 Augustus Sarah A Mrs
Bryant av intersects
848 Wallace Luther T
Prospect av intersects

1954 phone book

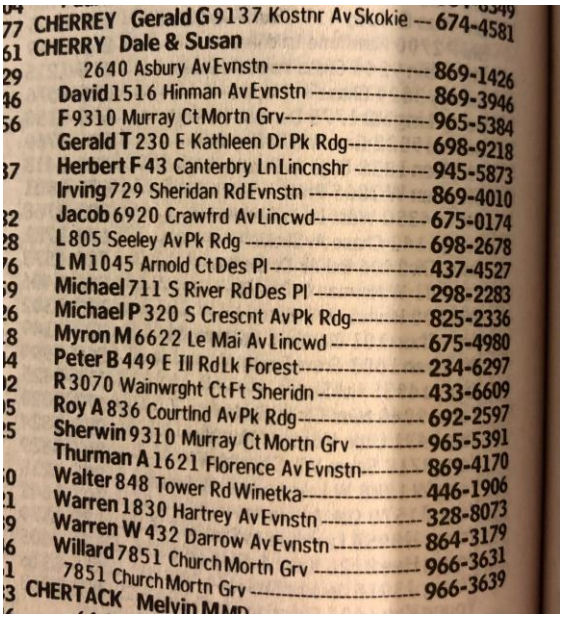


TOWER RD

AT BURR AVENUE

*Sacred Heart Ch	WI6-0037
744 Leslie J H	WI6-4808
800 Greeley S S	WI6-4152
811 Kemper H G	WI6-1883
830 Ball C A Jr	WI6-4914
840 MacMillin H F	WI6-4335
848 Cherry W Jr	WI6-1906
888 Roberts W H	WI6-3428

1991 phone book

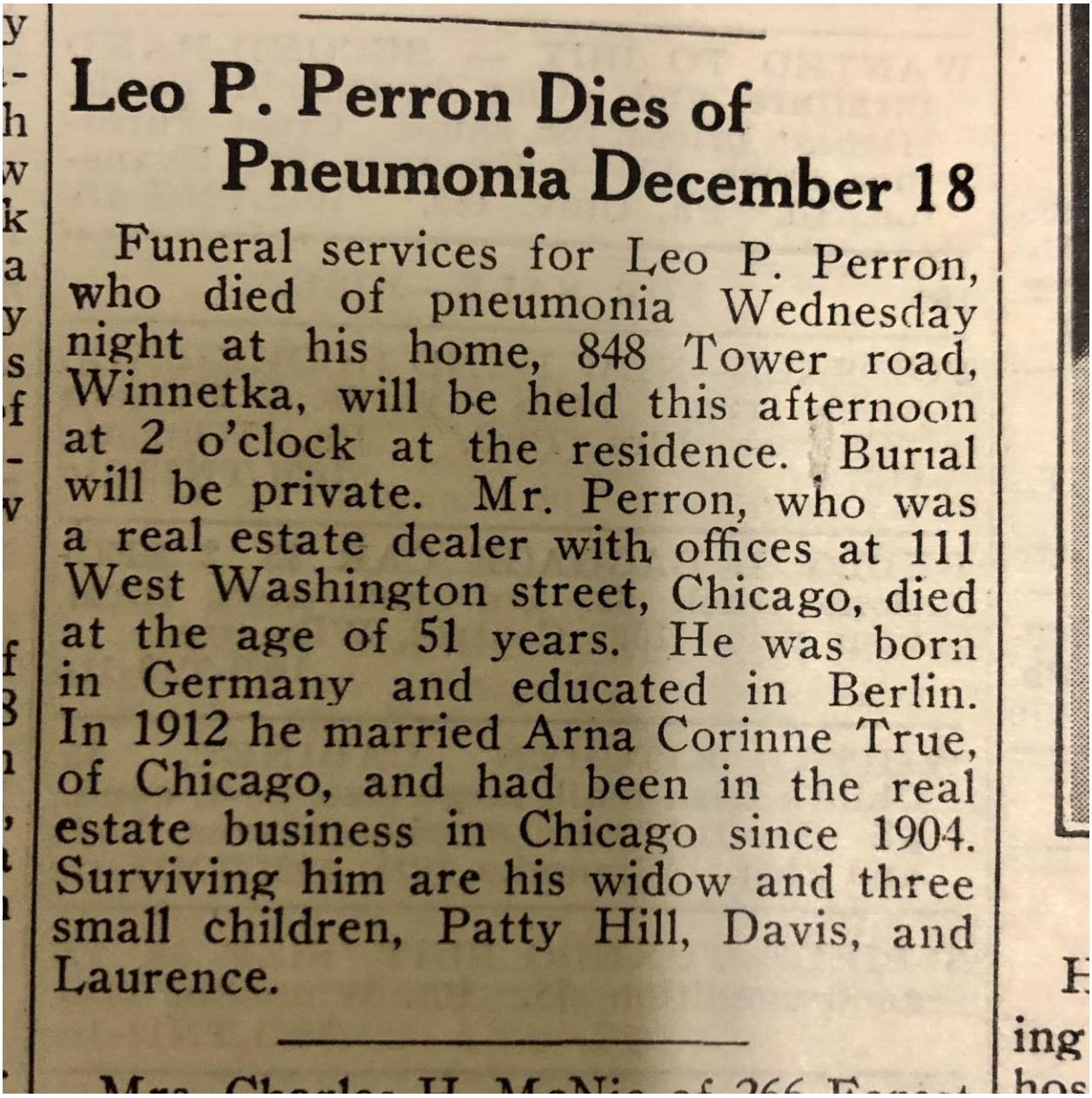


CHERREY Gerald G 9137 Kostnr Av Skokie — 674-4581
CHERRY Dale & Susan
2640 Asbury Av Evnstn — 869-1426
David 1516 Hinman Av Evnstn — 869-3946
F 9310 Murray Ct Mortn Grv — 965-5384
Gerald T 230 E Kathleen Dr Pk Rdg — 698-9218
Herbert F 43 Canterbry Ln Lincnshr — 945-5873
Irving 729 Sheridan Rd Evnstn — 869-4010
Jacob 6920 Crawfrd Av Lincwd — 675-0174
L 805 Seeley Av Pk Rdg — 698-2678
L M 1045 Arnold Ct Des Pl — 437-4527
Michael 711 S River Rd Des Pl — 298-2283
Michael P 320 S Crescnt Av Pk Rdg — 825-2336
Myron M 6622 Le Mai Av Lincwd — 675-4980
Peter B 449 E Ill Rd Lk Forest — 234-6297
R 3070 Wainwrght Ct Ft Sheridn — 433-6609
Roy A 836 Courtlnd Av Pk Rdg — 692-2597
Sherwin 9310 Murray Ct Mortn Grv — 965-5391
Thurman A 1621 Florence Av Evnstn — 869-4170
Walter 848 Tower Rd Winetka — 446-1906
Warren 1830 Hartrey Av Evnstn — 328-8073
Warren W 432 Darrow Av Evnstn — 864-3179
Willard 7851 Church Mortn Grv — 966-3631
7851 Church Mortn Grv — 966-3639
CHERTACK Melvin M

Cook County Recorder records

2001-08-08	RELEASE	0010724754	0.00	All	All	All	All	All
				LEVENSTAM BARRY	GTE	05174030020000	848 TOWER RD	03062347
				LANDES ELIZABETH M	GTE	05174030010000	848 TOWER RD	
				BANK ONE	GTR			
				Name	Type	PIN	Address	Doc
2001-08-08	MORTGAGE	0010724755	320,000.00	All	All	All	All	All
				LANDES ELIZABETH M	GTR	05174030010000	848 TOWER RD	0319145037
				LEVENSTAM BARRY	GTR	05174030020000	848 TOWER RD	1211635027
				NORTHERN TRUST CO	GTE			
				Name	Type	PIN	Address	Doc
1993-12-27	MORTGAGE	03062347	100,000.00	All	All	All	All	All
				LEVENSTAM BARRY	GTR	05174030020000	848 TOWER RD	93948322
				LANDES ELIZABETH M	GTR	05174030010000	848 TOWER RD	0010724754
				FIRST NATL BK CHGO	GTE			
				Name	Type	PIN	Address	
1993-11-19	WARRANTY DEED	93948321	772,500.00	All	All	All	All	
				CHERRY VIRGINIA B	GTR	05174030010000	848 TOWER RD	
				CHERRY WALTER L JR	GTR			
				LANDES ELIZABETH M	GTE			
				LEVENSTAM BARRY	GTE			

Winnetka Talk, December 21, 1929



Leo P. Perron Dies of Pneumonia December 18

Funeral services for Leo P. Perron, who died of pneumonia Wednesday night at his home, 848 Tower road, Winnetka, will be held this afternoon at 2 o'clock at the residence. Burial will be private. Mr. Perron, who was a real estate dealer with offices at 111 West Washington street, Chicago, died at the age of 51 years. He was born in Germany and educated in Berlin. In 1912 he married Arna Corinne True, of Chicago, and had been in the real estate business in Chicago since 1904. Surviving him are his widow and three small children, Patty Hill, Davis, and Laurence.

Winnetka Talk, December 15, 1966

North Shore Obituaries

Falconer of the Glencoe Union Church. Burial was private.

Luther T. Wallace Sr.

Luther T. Wallace Sr., 72, of 841 Prospect Av., Winnetka, died Friday in Evanston Hospital.

He retired in 1954 as president of Wallace, Ferry, Hanley Co., a Chicago advertising firm. He attended the University of Chicago and the University of Michigan.

Mr. Wallace

Mr. Wallace served in the Navy Air Corps during World War I and was a member of the Winnetka Plan Commission for 11 years.

Survivors include his widow, Cornelia, a son, Luther T. Jr. of Berkeley Cal., a daughter, Mrs. E. Davis Caldwell of Montclair, N.J.; and six grandchildren.

Services were conducted Monday in the Children's Chapel of the Winnetka Congregational Church. Burial was private.

The family asks that expressions of sympathy take the form of donations to Kay's Animal Shelter in Highland Park or to the Cancer Prevention Center in Chicago.

SINCE 1889
PETER TROOST
MONUMENT CO.
EVANSTON OFFICE
2516 Gross Point Rd. GR 5-8525

Winnetka Talk, September 23, 1993

suburban Images
NEIGHBORS, FAMILY, HEALTH AND BETTER LIVING

Walter Cherry gave up golf to grow and tend flowers at his home on Tower Road.

Jerrold Howard/Pioneer Press

Adieu, Tower Road garden

By Lynn Pattison
STAFF WRITER

This autumn marks more than the end of summer and another gardening season for Walter and Ginny Cherry, whose distinctive front yard flower garden on Tower Road has become a North Shore landmark. It marks the end of an era for neighbors and passersby who for 40 years have been treated to its annual explosion of color at the sidewalk's edge.

At the end of next month the Cherrys plan to move from their home at 848 Tower Road in Winnetka, where they've lived for 40 years, to a smaller home and a smaller garden.

That's sad news, not just for the neighbors who knew them but for the many gardeners who turned to Walt Cherry for advice, for members of the North Shore Art Guild, which has brought classes out to the Cherry home to paint the garden, and for the anonymous passersby who enjoyed the garden over the years. Many have taken time to let the Cherrys know their efforts were appreciated.

In some cases, people simply wrote notes addressed, "Dear Occupant," to thank the Cherrys for their beautiful garden, relates Ginny Cherry.

One note, found in their mailbox, had obviously been written by a young student: "Dear people: Thank you very much for your garden. I see it every day on my way to school, and it doesn't make school seem so bad."

An elderly woman from Evanston traveled in a cab every spring to see the garden. It became an annual outing, for which the cab driver never charged.

"A lot of sweet things have happened," says Walt Cherry, who admits some regret at leaving the garden behind.

The garden — once the focus of a full-page spread in House & Garden magazine — has really been a year-round project for the couple. They start their own seeds in late January, February and March, growing them under fluorescent lights in the pantry. In April they put them in pots, and in May and June they spend weekends planting. The garden blooms just about constantly until the first frost, Walt Cherry says.

The garden reflects the accumulated wisdom and experience of four decades, defying some standard gardening rules and making Walt Cherry a sought-after speaker at area garden clubs and an informal local flower expert.

"That garden's planted around four times as intensely as is recommended by seed growers," he concedes. "For that same reason, we have to spray it with pesticides and fungicides and use fertilizer. A little bit of fertilizer makes up for a lot of ignorance."

Weeds, he says, aren't a big problem.

"That garden is planted so thick the weeds don't get a chance to grow," he jokes.

The garden is thickly planted with all manner of flowers, presenting the look of a gigantic bouquet.

800 annuals

"We grow about 800 annuals every year," reports Walt. "It's the annuals that give it the zing."

Petunias and snapdragons and mums have been among the annuals which have graced the Cherrys' garden. But his favorites are the dahlias.

"Great big, gorgeous yellow dahlias," Walt says with obvious affection. "They're just so big, and majestic, and colorful, and brash. They're great big tubers. You dig them up each fall and put them in your basement in peat moss and pray over them, and you can make several plants out of one root."

Walt credits his wife with much of the organization and maintenance of the garden, though she, in turn, insists that he does "99 percent of the work."

One day as Ginny was out front, working in the garden on hands and knees, two boys on bicycles approached. "Wow, look at all those flowers!" one boy said. "Yes," said the other, explaining that the man who lived there planted the flowers, adding, "Well, he lets his mother help him."

Gave up golf

A green thumb comes sort of naturally to Walt Cherry, who says his mother was quite a gardener. He took it up himself back in the 1940s.

"I got out of World War II in the Army and looked in the mirror one day and said 'Cherry, don't embarrass yourself any longer," he jokes. "Give up golf and take up gardening."

"I just adore flowers. I get excited about growing things," he explains, though he concedes, "It's not a very macho sport."

Leaving the garden won't be easy, Cherry admits, but he says the time is right.

"It's nice to be leaving it while it's growing vigorously. After all, I'm no kid. I can't do this forever."

A lot of Winnetkans no doubt wish he could.

YOUR LOCAL SOURCE

September 23, 1993 ■ $1.00

WINNETKA TALK

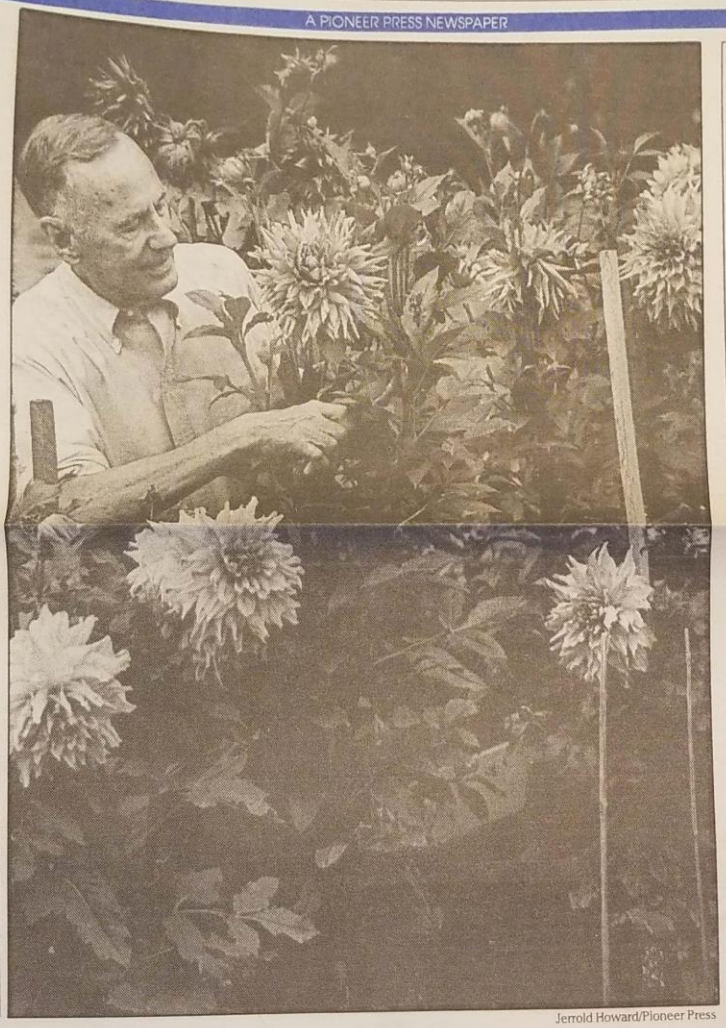
WITH NEWS OF NORTHFIELD

A PIONEER PRESS NEWSPAPER

FINAL BLOOM

Walter Cherry is tending his traffic-stopping, front-yard garden on Tower Road for the last time this year. To find out why, turn to

PAGE 9



Jerrold Howard/Pioneer Press

Inside Classified!

Concerning Automotive
"Trends in Transportation"

THIS WEEK

Residents surveyed

Winnetka residents will get a chance over the next few weeks to tell village officials just how much garbage pick-up service they want, and how they want to pay for it.

PAGE 5

Schools

PROBLEM SOLVERS

Crisis intervention is just one of the tasks assigned to social workers in suburban school districts.

PAGE 29

Diversions

GONE TO 'SEED'

Macaulay Culkin's "The Good Son" updates the classic psycho-killer-kiddie thriller "The Bad Seed." If he's left home alone in this one, it'll be because he killed everyone else in the house.

PAGE B6

**********CAR-RT-SORT**CR03
BURROWS, ROBERT S, MRS
614 CHERRY ST
WINNETKA IL 60093

Rags Suggests Sale-Way to "Riches"

Dubois Studio

Rags, Mrs. L T. Wallace's Irish setter, was so greatly interested in sending patrons of the Woman's society rummage sale away from that event in garb transformed from "rags to riches," that she posed with her daughters, Sally and Maggie, and their owner, at the Wallace home, 848 Tower road. The basement of the Children's chapel of the Winnetka Congregational church is open from 9 to 4 o'clock daily except Saturday and Sunday, to receive contributions for the sale, scheduled for May 11.

Cherry garden at 848 Tower, 1975

CDT April 30, 1953

the chapel at 332 Downer pl., Aurora. Mr. Pohn died Tuesday in his home. He was a trustee of the Aurora sanitary district and a former member of the East Aurora school board. He leaves his widow, Elizabeth; a daughter, Eva, and a sister, Mrs. Elise Eitelgeorge.

Mrs. Judith R. L. Boddie

Mrs. Judith R. L. Boddie, formerly of Chicago, died Saturday in Greenwich, Conn., friends here learned yesterday. Mrs. Boddie was the widow of John T. Boddie, a retired real estate promoter. She leaves a daughter, Mrs. Addison Walker of Greenwich, and a son, John T. of Oracle, Ariz. The funeral was held Monday in Riverside, Conn.

Erich P. Schimmel

Erich P. Schimmel, 69, of 5248 Hoffman st., Skokie, manager of the Skyline club, 307 N. Michigan av., since 1926, died yesterday in his home. He leaves his widow, Louise, and a son, Erich. Services will be held at 2 p. m. Saturday

Evelyn. Services will be held at 4 p. m. Sunday in the chapel at 929 Belmont av.

Dr. Earl D. Kimbrell

Services for Dr. Earl D. Kimbrell, 58, of 4711 Kenwood av., a retired physician and surgeon, will be held at 11 a. m. tomorrow in the chapel at 5501 N. Ashland av. Burial will be in Rosehill cemetery. Dr. Kimbrell died in his home Tuesday. Surviving are his widow, Eleanor; two daughters, Mrs. Dolores Petrillo and Mrs. Marceline Laird, and two grandchildren.

Moise Kisling

BANDOL, France, April 29 (AP) —Moise Kisling, who was born in Poland and became one of France's great modern painters, died today at his home on the French Riviera near Toulon. He was 62. Kisling had been ill with stomach ulcers. During World War II he lived in America. He exhibited paintings in Chicago in 1942.

Mrs. T. Mandeville Woolson
527 Winnetka Avenue
Winnetka, Illinois 60093

6822

Boddie-Wallace -
Cleary Home
848 Tower Road -

Built 1905-1909 by John T. Boddie —
Architect was Arthur Coffin who lived
around the corner on Prospect in the gray
stucco home - where the L. T. Wallaces moved
after selling 848 Tower
John Boddie sold the house in 1924 to Parrons?
Sutter Tompkins & Billy Wallace bought the
house just in early 30's - & Thom M. Woolson
was architect for the remodeling & new garage
in 1936

WINNETKA ARCHITECTURAL SURVEY

NO. _____

DATE _____

Street Address 848 Tower Road

Current Owner Mr. & Mrs. Walter Cherry (4) Years 1952 to 1982 AND HOLDING

Builders & Original Owner Mr. & Mrs. ? Body (1) Years 1912 to 1922 (approx)

Other Owners Mr. & Mrs. Luther Wallace (3) Years 35 to '52 (approx)

Mr. & Mrs. ? Perron (2) Years 1932 to '35 (approx)

_____ Years ____ to ____

Construction Date 1912 (approx) DESCRIBE Stucco - 3 story

Dates of Additions '45 (approx) 2 car semi attached 2 car garage with 2 rooms above

or

~~Major~~ Alterations Glassed in downstairs porch ('68 (approx)

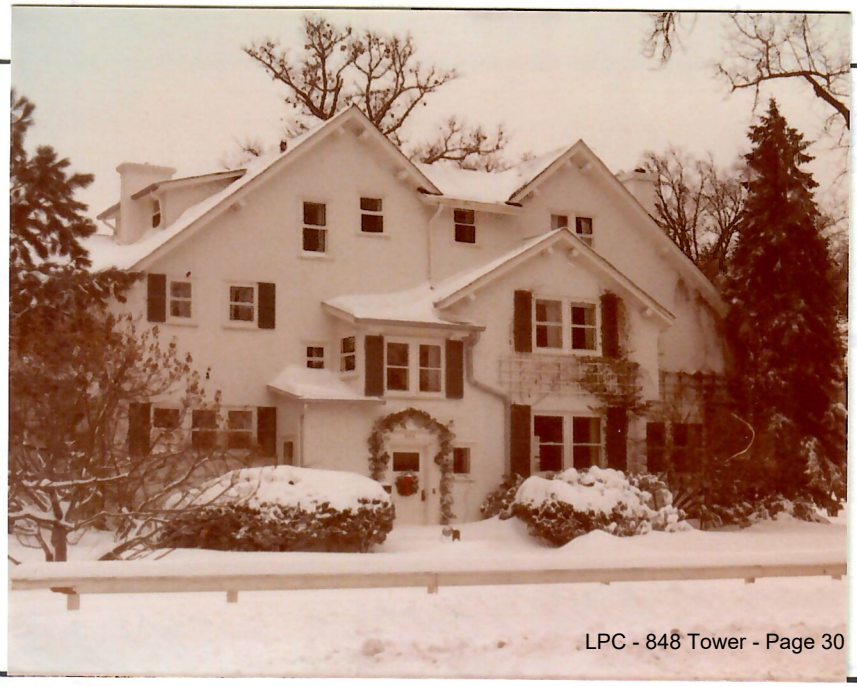
Architect / Builder Addition - Theron Woolson

Predominant Style - (circle) Victorian Colonial Tudor Modern Farm Queen Anne Prairie School Other "Mid-west English"

Provide other information if available

Big snow of '79 →

Also known for the garden along front fence.



ARCHITECTURAL INFORMATION & PHYSICAL FEATURES

Number of stories 3 + full basement Exterior Wall Materials Stucco

Foundation material Concrete Roof Material Asbestos shingle

Entrance (Front/Side) _____ Roof Type Λ

Windows (Type) Doublehung Garage Double - room in back - 2 rooms above (electricity only)

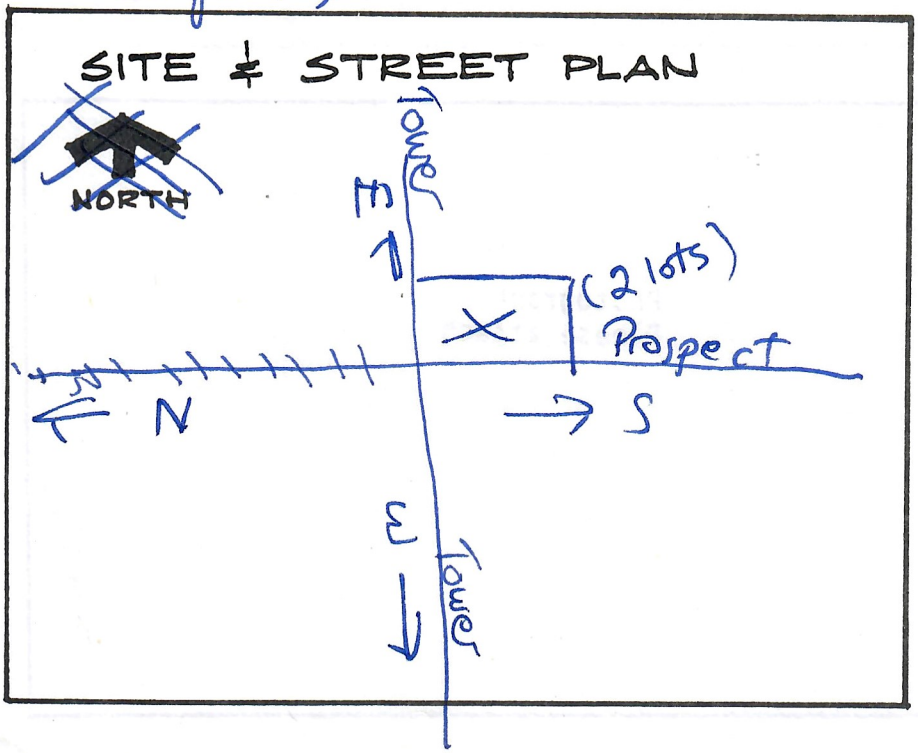
Other Features: Small landing room - Hardwood floors throughout all 3 floors - Butlers pantry - Food pantry Back hall (Mud room) - Back porch - Screened sleeping porch above porch off of livingroom - 3 fire places

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

I have lived in Winnetka all of my life - born just two blocks away, and played with the Perron children (David and Patty) in this house when I was a child. We have brought up 4 children here - and now our grandchildren are playing in the same attic room where I did. (Pretty unique for these days!)

ADDRESS:

SITE & STREET PLAN



Survey By: _____

Date: _____

Survey Revised by: _____

Date: _____

Date: _____

848 Tower Economist 1908

Myron H. Church has finished plans for a two-story store and flat building, 47x65 feet, to be erected for Christian Jessen on Granville avenue. It will cost $12,000. For J. L. Bloom he has finished plans for a two-story flat building, 32x80 feet, to be erected at 4800 Michigan boulevard. It will be divided into Four flats and will cost $12,000. For Hugo H. Hanke he has made plans for a three-story flat building, 25x75 feet, to be erected on Kenmore avenue, Edgewater. It will be divided into three flats and will cost $16,000.

A. S. Coffin has completed plans for a two-story and attic frame and stucco residence, 30x50 feet, to be erected for John T. Boddie at Prospect street and Norton avenue, Winnetka. It will cost $15,000.

Edward Benson has finished plans for four two-story store and flat buildings, 24x45 feet each, to be erected for William Pickle at North Clark street and Sunnyside avenue. It will cost $20,000.

Bostrom & Olson, builders, have had plans made for a three-story flat building, 36x60

LPC - 848 Tower - Page 32

ADDRESS 848 Tower Rd

OTHER SURVEYS

HISTORIC NAME

COMMON NAME CHERRY (present owner)

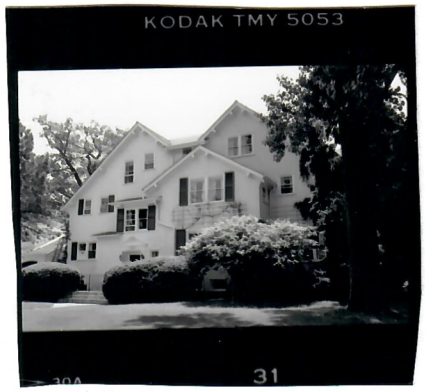
LOCAL CRITERIA 4

TARGET AREA I

DATE 6/6/89

SURVEYOR SB

(Building Outline Map)



Roll # 1 Photographer SB
Frame # 31 Date 6/6/89
Building facing N

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

1. Classification: Building ✓ Site ____ Structure ____ Object ____
   Other (describe) ____
2. Original Use: RESD 3. Current Use: RESID
4. Status: Occupied ✓ Unoccupied ____ 5. Public or Private? PRIV.
6. Open to Public? N 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: ATTACHED GARAGE
   PROBABLY ADDED

ARCHITECTURAL INFORMATION

9. Architectural Style: LARGE ENGLISH COUNTRY HOUSE - ARTS + CRAFTS
10. Noteworthy Features: MASSING OF MULIPLE GABLES
11. Architect: ____ 12. Builder: ____
    Source of Information: ____
13. Date of Construction: c1910 Source: Owner
14. Comments on Significance: CONTRIB. BLDG. IN H.D. - MATERIAL, MULTIPLE GABLES PLACE IT IN ENGLISH COUNTRY HOUSE TRADITION

PHYSICAL FEATURES

15. Overall Shape or Plan: IRREG.

16. Stories: 3 Approx. Dimensions(see Sanborns):

17. Foundation (Material and Color): RED BRICK(?)

18. Walls (Material and Color): WHITE STUCCO

19. Roof: Type GABLE Material ASPHALT Original? N
Pitch MED Color BLACK

20. Dormers? No., Location, Material: SPLIT DORMER FLANKING CHIMNEY ON E
DORMERS SET BEHIND CHIMNEYS N. & W.

21. Chimneys? No., Location, Material: 2 RECTANGULAR STUCCO CHIMNEY ON W + E

22. Ornamental Trim (Material and Color): RECTANGULAR SUPPORTS, PAINTED WHITE, UNDER GABLES SUGGESTS ARTS + CRAFTS TRADITION

23. Entrance(s) (Location and Description): CLASSICAL ORNAMENT SURROUNDS FRONT DOOR. FLUTED PILASTERS AND BROKEN PEDIMENT IN SHALLOW RELIEF SURROUND IT.

24. Porches: 1st + 2nd STORY REAR PORCHES ON S

25. Window Treatment: 1/1 SIMPLE WOOD MOLDINGS. MANY IN GROUPS OF TWO - SHUTTERED

26. Other:

SITE INFORMATION

27. Landscape Description: Style
Ravine Riparian Other
Noteworthy Features: BEAUTIFUL GARDEN IN FRONT - ½ FACES HOUSE, ½ FACES ST

28. Landscape Architect: Source of Info.:

29. Secondary Structures? Type: Fence ✓ Wall Coach House
Barn Detached Garage Greenhouse Other LOW BRICK PIERS FLANK BRICK SIDEWALK

30. Relation to Streetscape: FACES TOWER RD

Obituary 4 -- No Title
Chicago Daily Tribune (1923-1963); Jul 28, 1938;
ProQuest Historical Newspapers: Chicago Tribune (1849-1988)
pg. 12

OBITUARIES

Mrs. Henrietta C. Fetzer.

Mrs. Henrietta Clark Fetzer, widow of William H. Fetzer, a civil war veteran, died yesterday in her apartment in the Knickerbocker hotel. Funeral services will be held this morning in Ottumwa, Ia., and burial will be beside the grave of her husband. Mrs. Fetzer would have been 95 years old Aug. 10. Surviving are three sons, John C., William, and Wade Fetzer, all of Chicago. She lived with a granddaughter, Henrietta Fetzer. Mrs. Fetzer's mother was of the McGuffey family, authors of the McGuffey school books. Her father, John Clark, was a direct descendant of Abraham Clark, a signer of the Declaration of Independence.

Robert G. McKay Jr.

Robert G. McKay Jr., son of the president of the Great Lakes Asphalt and Petroleum company, died of pneumonia yesterday in St. Francis hospital, Evanston. He was 23 years old. The McKay home is at 823 Chestnut avenue, Wilmette. Young McKay was associated in business with his father. Besides his parents, a sister, Mrs. Thomas Snyder of Sterling, survives. Funeral services will be at 2:30 p. m. tomorrow in Memorial park chapel.

Mrs. Mabel Hall Larned.

Mrs. Mabel Hall Larned, wife of Sherwood Johnston Larned, former executive of the Illinois Bell Telephone company, died yesterday in her home in Kingston, N. Y., it was learned here. Mr. Larned retired in 1929 as general trafic manager of the Chicago area of the telephone company. Since then they have lived in New York state.

Harry Lindsay.

Harry Lindsay, 47 years old, of De-

Mrs. Mary A. Chapin.

Funeral services were held in Albuquerque, N. M., yesterday for Mrs. Mary Alexander Chapin, 39 years old, former Chicagoan who died there Tuesday. She was divorced in 1932 from Bror G. Dahlberg, head of the Celotex corporation. Surviving are her husband, Huntley Chapin of Taos, N. M., wealthy artist, and her adopted daughter, Alma Lee Dahlberg, 17 years old. A photograph accompanying the obituary in THE TRIBUNE yesterday was not that of Mrs. Chapin but of Mr. Dahlberg's present wife, Mrs. Gilda Krieger Lichtie Dahlberg.

Mrs. Julia P. Morris.

Mrs. Julia Pease Morris, formerly of Rochelle, Ogle county, died yesterday in the home of her daughter, Mrs. Thomas P. Whiteford, in Riverside. She was 72 years old. Mrs. Morris was the wife of Howard A. Morris, former editor and publisher of the Rochelle Herald. Eight years ago the couple celebrated their golden wedding anniversary. Two other daughters, Mrs. G. D. Elmer of Rochelle, and Mrs. Floy O. Crego of De Kalb, also survive. Funeral services will be held tomorrow afternoon in Rochelle.

Arthur Sisson Coffin.

Arthur Sisson Coffin, an architect, died yesterday in his home at 841 Prospect avenue, Winnetka. He was 80 years old. Mr. Coffin designed the old Congregational church and the community house in Winnetka, but his specialty was factory buildings. Surviving are his widow, Anne Hathaway; a son, Charles H. Coffin of Winnetka, and two daughters, Mrs. Dorothy C. Greeley of Winnetka and Mrs. Lois C. Lund of East Providence, R. I.

CHIEF PLAINTIF IN RADIUM SUIT DIES IN OTTAWA

Ottawa, Ill., July 27.—[Special.]—Mrs. Catherine Wolf Donohue, one of fifteen women who claimed their health was permanently injured while working at the Radium Dial company plant in Ottawa, died at her home today. She was 35 years old and the mother of two children.

On April 5 an arbitrator for the Illinois industrial commission, George B. Marvel, ordered that the company pay Mrs. Donohue $3,470 damages, $2,500 for medical treatment, and a life pension of $227 a year. The award was affirmed by the industrial commission on July 5. The company, however, filed an appeal from this decision to the Circuit Court of La Salle county yesterday.

Mrs. Donohue's death was the eleventh attributed to the use of radium in the plant.

Mrs. Donohue's husband, Thomas, was with her when she died. She had been bedridden for months. Funeral services will be held Friday at 9 a. m.

C. H. HERTY DIES; BROUGHT PAPER INDUSTRY SOUTH

Savannah, Ga., July 27.—[Special.] Dr. Charles H. Herty, whose discovery of fat in the woody part of trees solved the paper problem of the south, died here today. He was 71 years old. For years Dr. Herty worked in the pulp and paper laboratory of Savannah, trying to find a way to utilize the south's huge pine forests in the making of book and bond paper and newsprint.

His discovery of the wood fat, and his methods of extracting it, won him world fame. He also worked on

greatness: he appeared on page 3 of the paper, he wrote *Boss: Richard J. Daley of Chicago*, about Chicago's political machine and received the Pulitzer Prize for commentary in 1972. When the *Chicago Daily News* folded in 1978, Mr. Royko joined the *Chicago Sun Times* in the same capacity only to leave in 1984 when Rupert Murdoch assumed control of the newspaper. He then joined the staff of the *Chicago Tribune* where he continued to write his legendary columns. In his years in the Winnetka home, he was reported to have spent less time writing at his Tribune office and more writing at home so that he could spend time with his young children, Sam and Kate. Over his 34-year career, he won nearly every journalistic prize available. Besides the 1972 Pulitzer Prize for commentary, he also won the Ernie Pyle Memorial Award, the National Headliner Award, the Heywood Broun Award of the American Newspaper Guild, and the first H. L. Mencken Award. He was the author of *Dr. Kookie,* and *You're Right!, Like I Was Sayin'*. His second wife Judith, whom he married in 1985, was the chief of the *Chicago Sun-Times'* public service bureau.

Sources:

"Mike Royko, 1932-1997. Newspaper Legend Mike Royko Dies. Pulitzer Prize-Winning Columnist was the Voice of Chicago for More Than 30 Years." *Chicago Tribune*, April 30, 1997. From America's Obituaries and Death Notices Database on 5/17/04.

"Mike Royko, 1932-1997. Slats' best pal is dead at 64. Career as city's to columnist spans 34 yrs." *Chicago Sun-Times*, April 30, 1997. From America's Obituaries and Death Notices Database on 5/17/04.

Katie and John McCarthy **May 3, 2004 - current**

Architect

Arthur Sisson Coffin (b. 1857 – d. July 27, 1938, Winnetka, IL)

Arthur Sisson Coffin was a longtime resident and architect of a number of important buildings in Winnetka. Although not formally trained, his apprenticeship and life experiences led to a recognized career in architecture. Born in New Bedford, MA, it is believed he began his career in architecture as an apprentice there, perhaps while working for his family's paper box manufacturing business. It is unknown under whom he apprenticed, but the period did last for three years. In 1889, Mr. Coffin relocated from New Bedford and established his first architectural partnership in Chicago. From 1889-1895, he was a partner with architects Henry Raeder and Benjamin S. Crocker. After Benjamin Crocker departed, the firm continued as Raeder & Coffin from 1896 to 1904, when Raeder and Coffin separated to form their own architectural practices.

According to Chicago City Directories, Arthur Coffin moved to Winnetka from Chicago in 1896.[2] Through connections within the community, he worked on designs for a number of buildings in Winnetka in the early 1900s. Individually, Arthur Coffin designed the Winnetka Congregational Church, now known as the Children's Chapel, (1905); the Andrew and Agnes Davis Home at 993 Old Green Bay Road, Winnetka, IL (c. 1906); an addition to the Fetcher House, Winnetka, IL (1906); Walter Cherry House, 848 Tower (date unknown); the Winnetka Community House [built for the Winnetka Congregational Church] (1911, mostly destroyed by fire in 1930); and the Skokie Country Club in Glencoe, IL (1911).

[2] Hansen, James. *The Genealogy of a Residence: The Edwin S. Fetcher (Fechheimer) House, Winnetka, IL*, 1890, p. 56.

Around 1912, he formed a partnership with architect Albert Chase McArthur, a former apprentice to Frank Lloyd Wright (1907-1909) who was best known for designing the Arizona Biltmore in Phoenix in 1928. It is unclear how long this partnership lasted, but by 1920, Arthur Coffin again had his own practice.[3] Arthur Coffin's career concentrated mainly on designs for industrial buildings for companies in the Chicago area and in Michigan. Of note are the Opaque Shade Cloth Company Building (Chicago, 1905), buildings for the Sullivan Machinery Company (Chicago, 1907; Claremont, NH, 1912; Michigan City, 1922); the American Asphalt and Rubber Company (Chicago, 1907 and 1909), buildings for the Carter White Lead Company (Chicago, 1908-1916); the Chicago & Riverdale Lumber Company (Chicago, 1912) and the George B. Prindle Water Works Plant (1930) with Pearse, Greeley and Hansen. One of his industrial designs has been recognized through listing on the National Register of Historic Places: the Sullivan Machinery Company Building (Claremont Warehouse #34), built in 1912 at 43 River Street in Claremont, NH. Mr. Coffin was a registered architect in Illinois and in Michigan and a member of the A.I.A beginning in 1922 up until his retirement in 1932. He died on July 27, 1938 in his Winnetka residence, an American Foursquare, located at 841 Prospect Avenue.

Arthur Coffin's former partner, Henry Raeder, summarized Arthur Coffin's career shortly after his death:

> "I should say that he was rather a practical student of building than an architectural designer and that his work probably largely consisted of manufacturing plants. In this line he was able and accurate to an unusual degree."[4]

The majority of his residential work appears to have occurred prior to 1911 since he later emphasized industrial building design in his practice. The Davis House at 993 Old Green Bay Road is one of four known residences attributed to the individual work of Arthur Coffin. He also designed the clubhouse building at the Skokie Country Club, Glencoe, IL in 1911 that exhibits some elements of domestic architecture. The remainder of his residential body of work was with his partners, Henry Raeder and Benjamin Crocker. The following is a list of known residential designs by Arthur Coffin and his associated firms:

Arthur Coffin

Agnes and Andrew Davis House, 993 Old Green Bay Road, Winnetka, IL, 1905

Arthur Coffin House (attributed to Coffin), 841 Prospect Avenue, Winnetka, IL, date unknown

Walter Cherry Residence, 848 Tower, Winnetka, IL, date unknown

Residence at 678 Sheridan (attributed to Coffin), Winnetka, IL, date unknown

Addition to the Edwin Fetcher Residence, 822 Bryant, Winnetka, IL (1906)

Raeder, Coffin and Crocker

---

[3] Arthur Coffin's membership application to the American Institute of Architects in 1922 states he practiced alone for 17 years, meaning from 1905 to 1922, he had his own practice. This information contradicts the papers of Albert Chase McArthur found in the Arizona Biltmore Collections at Arizona State University. It is also believed that Arthur Coffin may have been associated with Chicago architect George Nimmons, as mentioned in a letter found in the membership files of the Chicago Chapter of the American Institute of Architects.

[4] Letter from Henry Raeder to Mr. Carl E. Heimbrodt, Secretary of the Chicago Chapter of the American Institute of Architects. Dated August 27, 1938. In Arthur S. Coffin, Membership Files, Record Group 803, The American Institute of Architects Archives.

Charles P. Mitchell House, 1742 Asbury Avenue, Evanston, IL, 1889-90

Charles Chandler House, 1733 Asbury Avenue, Evanston, IL, 1890-91

William O. Dean House, 1104 Greenwood Street, Evanston, IL, 1892

Frank W. McCulloch House, 2236 Orrington Avenue, Evanston, IL, 1895

Sources:

"Albert Chase McArthur." Summary of the Arizona Biltmore Collection. Found at http://www.asu.edu/lib/arch/libarchives/drawigs/mcarthur.html on May 12, 2004.

Arthur S. Coffin, Membership Files. Record Group 803, The American Institute of Architects Archives, Washington, D. C.

Arthur S. Coffin. Membership Files. The Chicago Chapter of the American Institute of Architects Collections, Architecture Collection of the Chicago Historical Society.

"Arthur S. Coffin." Obituary. *Illinois Society of Architects Monthly Bulletin*, Volume 23, p. 8, October-November 1938.

"Arthur Sisson Coffin, Noted Architect, Dies at Winnetka Residence." *Winnetka Talk*, July 28, 1938, p. 12.

Brodsky, George. This House is Ours: The Story of the Winnetka Community House 191-1986. The Winnetka Community House: Winnetka, IL: 1993.

Hansen, James. *The Genealogy of a Residence: The Edwin S. Fetcher (Fechheimer) House, Winnetka, IL.* Unpublished manuscript in the possession of James Hanson, 1980.

Illinois Society of Architects. *Handbook of Architects and Builders*. 1925, 1931-1932, and 1938.

Illinois Statewide Death Index, 1916-1950. Found at http://www.cyberdriveillinois.com/GenealogyMWeb/IDPHDeathSearchServlet on May 11, 2004.

Index to the American Contractor's Chicago Building Permit Column, 1898-1912. Found on the Chicago Historical Society's web page at http:www.chsmedia.org/househistory/1898-1912permits/architect_response.asp. on May 12, 2004.

Perkins, Margery Blair. *Evanstoniana: An Informal History of Evanston and Its Architecture*. Evanston, IL: Chicago Review Press and the Evanston Historical Society,1984, p. 169.

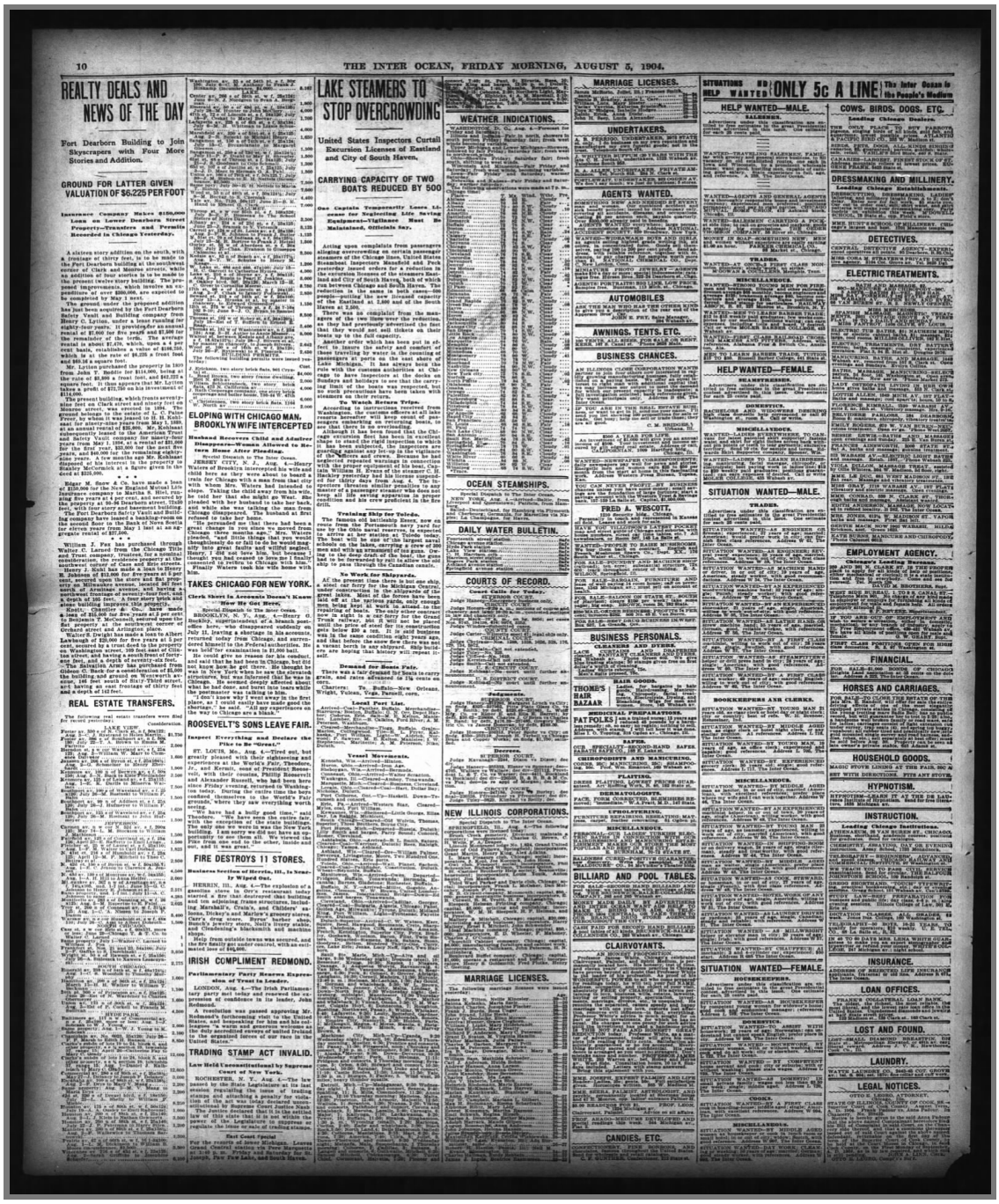
Withey, Henry F. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, Inc., 1970,p. 131.

Warehouse No. 34. A description of National Register Nomination Information. Found at http://members.valley .net/~connriver/N07-22.htm on May 12, 2004.

Harnsberger, Caroline Thomas. *Winnetka: The Biography of a Village*. Evanston, IL: The Schori Press, 1977, p. 196.

Illinois Collection
https://newscomil.newspapers.com/image/34490778

Downloaded on Jun 23, 2021



10 THE INTER OCEAN, FRIDAY MORNING, AUGUST 5, 1904.

REALTY DEALS AND NEWS OF THE DAY

Fort Dearborn Building to Join Skyscrapers with Four More Stories and Addition.

GROUND FOR LATTER GIVEN VALUATION OF $6,225 PER FOOT

Insurance Company Makes $160,000 Loan on Lower Dearborn Street Property—Transfers and Permits Recorded in Chicago Yesterday.

A sixteen story addition on the south, with a frontage of thirty feet, is to be made to the Fort Dearborn building at the southwest corner of Clark and Monroe streets, while an addition of four stories is to be made to the present twelve story building. The proposed improvements, which involve an expenditure of over $200,000, are expected to be completed by May 1 next.

The ground under the proposed addition has just been acquired by the Fort Dearborn Safety Vault and Building company from Henry G. Lytton & Sons, the latter having leased it, in providing for an annual rental of $7,000 for five years and $7,500 for the remainder of the term. The average rental is about $7,470, which, upon a 4 per cent basis, establishes a value of $186,750, which is at the rate of $6,225 a front foot and $95.16 a square foot.

Mr. Lytton purchased the property in 1899 from John T. Noble for $114,000, being at the rate of $3,800 a front foot, and $42,222 a square foot. It then appears that the owners of the property have realized a profit of $71,750 on his investment of $42,250.

The present building, which fronts seventy-nine feet on Clark street and ninety feet on Monroe street, was erected in 1871. Prior ground belongs to the estate of L. C. Paine and was leased to H. H. Kohlsaat for ninety-nine years from May 1, 1885, at an annual rental of $35,000. Mr. Kohlsaat subsequently leased the property to the Fort Dearborn Safety Vault and Building company for ninety-nine years from May 1, 1894, at a rental of $21,000 for the first year, $25,000 for the next five years, and $40,000 for the remaining eighty-nine years. A few months ago Mr. Kohlsaat disposed of his interest in the property to Henry G. Lytton, which at a figure given in the deed at $225,000.

* * *

Edgar M. Snow & Co. have made a loan of $150,000 for the New England Mutual Life Insurance company on the property at S. Hirl, running five years at 4 per cent, and secured by the property at 90-96 Dearborn street, 75x80 feet, with four story and basement building.

The Fort Dearborn Safety Vault and Building company has leased to Henry G. Lytton the second floor in the Bank of Nova Scotia for eleven years from May 1 last at an aggregate rental of $27,500.

* * *

William J. Fee has purchased through Walter C. Larned from the Chicago Title and Trust company, as trustee, for a nominal consideration, the residence property at the southwest corner of Cass and Erie streets.

Henry J. Nohl has made a loan to Henry H. Johnson of $13,000 for five years at 5 per cent, secured by a trust deed to the property on Milwaukee avenue, located 50 feet north of Armitage avenue, and having a northwest frontage of seventy-four feet, and a depth of 165 feet. A four story brick and stone flat building is now on the property.

Kohl, Chandler & Co. have made a loan of $16,000 for five years at 5 per cent to Benjamin T. McConnell, secured upon the flat property at the southwest corner of Lincoln avenue and Belden avenue.

Walter E. Dwight has made a loan to Albert Lawbaugh of $20,000 for five years at 5 per cent, secured by a trust deed to the property on Washington street, 169 feet east of Clinton street, and having a south front of forty-one feet, and a depth of seventy-six feet.

Edward Ryerson has purchased from Gideon C. Rusk for a consideration of $5,000 the building and ground on Wentworth avenue, 166 feet south of Sixty-Third street, 40x80 feet having an east frontage of thirty feet and a depth of 142 feet.

REAL ESTATE TRANSFERS.

The following real estate transfers were filed for record yesterday:

Consideration.

LAKE VIEW.

Foster av, 330 e of Ashland av, e f, 24x100; Aug. 3—E. Hayward to Hiram Martin $1,750
Foster av, 330 e of Ashland av, e f, 24x100; Dec. 22, 5 — Hiram to Emma M. Hendon 2,500
Hendon av, 4 s of Wakefield av, s f, 25x 125; Aug. 3—Emma M. Hendon to Hiram Martin 2,500
Kenmore av, 100 s of Berwyn av, s f, 25x 125; Aug. 3—Hiram Martin to Henry Hoehl 2,500
Kenmore av, 100 s of Berwyn av, s f, 50x 125; Aug. 3—Hiram Martin to Henry Hoehl 5,000
Kenmore av, 150 s of Berwyn av, s f, 50x 125; Aug. 3—Hiram Martin to Henry Hoehl 5,000
Kenmore av, 200 s of Berwyn av, s f, 50x 125; Aug. 3—Hiram Martin to Henry Hoehl 5,000
Kenmore av,

Illinois Collection
https://newscomil.newspapers.com/image/668373899

Downloaded on Jun 23, 2021

Chicago Examiner

Society and Foreign News

SUNDAY. CHICAGO, AUGUST 3, 1913. SUNDAY. IV.

Society Folk Pine to Go Joy Riding in the Air in Machines of Their Own

OF course, now that Harold McCormick, gentleman sportsman and all 'round good fellow, has made a hydroaviation the everyday amusement of himself and his friends in Lake Forest and thereabouts, society has lost its taste completely for things mundane. He who has taken a before-breakfast constitutional in an aeroplane finds it hard to get up an appetite in the conventional manner.

To be sure "Edith" (that's the boat's name) is at present the only joy cruiser in Chicago and environs owned and operated by an amateur, but those who know will not be a bit surprised when they wake up some morning and see a whole fleet of the strauss hybrids moored about the Chicago Yacht Club.

Only a few weeks ago a representative of Glenn Curtiss let it drop that the latter's aeroplane factory at Hammondsport, N. Y., is working night and day to turn out orders long overdue. It was further said that a number of these will be shipped to Chicago.

The owners? The informer was deeply regretful. He even apologized. But he was not free to give out the information. Secrecy had been solemnly sworn. And so there you are. One can hardly blame these embryo aviators, however, considering that they've still to learn to operate the contraptions.

By the way, "Edith" is Mrs. Harold's given name.

Speaking of thrills, isn't it strange how some people describe them? Mrs. Morris Johnston, who was among Mr. McCormick's passengers last Sunday, said that the sensation was just "delicious."

Like Wabash Car.

"It was just like riding in a Wabash avenue street car," she said.

Here was a hyperbole, though undoubtedly sincere. The real difference between a ride in an aeroplane and a ride on the rapid transit line referred to is the difference between 5 cents and about $10,000. This is the sum that it cost Mr. McCormick before he took his first ride in the good ship "Edith." Mrs. Johnston, no doubt, has been deeply impressed by the noise of the Wabash avenue elevated. Perhaps her comparison was right after all.

Among the Lake Foresters who are likely to be Mr. McCormick's guests in the air before the Summer is over are: The Countess Gizycka, who returned home last week from Newport; Mr. and Mrs. Arthur Aldis, if they return home before the snow flies; Mrs. Hobart Chatfield-Taylor, the Cudahy girls, the Hugh McBirney Johnstons, the Edward S. Moores, Freddie McLaughlin, Mrs. Hendricks Whitman (Adelaide Chatfield-Taylor), Stanley Keith, R. Hall McCormick and the Robert G. McGanns.

Even Governor Dunne might not be averse to a cruise in an aeroplane, especially when he is being pursued by persistent officeseekers. The state executive, however, does not approve of aviation as a diversion for his family. His two pretty daughters, Eileen and Mona, are just young and enthusiastic enough to dare most anything, but it is almost certain that their vigilant pere will prevent their doing anything more serious than trying to operate the machine guns on the gunboat "Dubuque."

The Misses Eileen and Mona are eagerly looking forward to the social season at the state capital. They have already achieved a degree of popularity among the younger Springfield set that bodes well for their future.

Chicago Best Resort.

One of the smart young hostesses of the North Side who loves nothing better than to entertain her many friends is Miss Dorothy Klewer, daughter of Mr. and Mrs. William L. Klewer of 909 Lakeside place. The novelty and originality of her dinners and teas have attracted interested comment and these functions are looked forward to eagerly. Miss Klewer declares that Chicago is quite the best Summer resort hereabouts. Though she makes flying visits to the popular watering places.

Incidentally, though not a member, Miss Klewer is prominent in the activities of the Junior League. She was one of the hardest workers at the benefit entertainment at Orchestra Hall last Spring.

Ouwenia saw the end of the tennis tournaments last week. It is an interesting game, though, and the matches continued to draw brilliant galleries to the last set. Of the matrons most prominently in evidence was Mrs. robert Chatfield-Taylor, as her estimable spouse was official referee. The two were always together, even when he had to watch sharp to make his decisions.

A Notable Gallery.

Others there who showed no less keen appreciation were Mrs. Stanley Field, Mrs. Edward Adams, Mrs. Charles Garfield King, Mrs. D. Mark Cummings, Miss Edith Heyt, Mrs. H. H. Donnelly, Mrs. John A. Stevenson, Mrs. J. C. Hutchins, Jr., Mrs. D. M. Ryerson, Mrs. Theodore Pomeroy, Mrs H. H. Whitman, the Misses Grace and Katherine Meeker, Mrs. Stanley Keith, Mrs. Lawrence Armour, Mrs. James Thorne, Mrs. McCormick Blair, Mrs. Charles Counselman, Miss Sarah Farwell, Mrs. J. M Ely, Mrs. Leeds Mitchell and Mrs. J. B. McGann.

It is interesting to note the number of open air balls that have been taking place recently. Tennis court dances and al fresco vaudeville performances—private, of course—seem to be quite the latest mode. Most of these affairs are given for the benefit of charity. Hundreds of war vases at the Arden Shore Camp, Gads Hill and the Illinois Children's Home at Evanston, together with their tired mothers, have been made happy.

Among the brilliant entertainments of this kind held last week was a garden concert and dance for the benefit of Arden Shore, at the home of Mr. and Mrs. George A. Thorne in Winnetka. The picturesque villa was transformed into a fairy palace and the extensive gardens and grounds were a glowing kaleidoscope of electric lights and gay Japanese lanterns. A huge canvas stretched over the tennis court served as a passable dancing floor, which was occupied every moment by tireless tango dancers. Dainty refreshments allayed the somewhat oppressive heat. Mrs. John Sidney Burnet is chairman of the Winnetka committee for Arden Shore and Mrs. Thorne is vice chairman.

Interpretative Dances.

Miss Lucy Bates proved a sensation with a series of interpretative dances which she executed on the lawn. Mrs. John Sonny Burnet sang with Mme. Johanna Hess-Burr at the piano.

A large part of the success of Arden Shore is due to the board of managers. The members of this body are: Mrs. Frank R. McMullin, Mrs. James E. Keith, Mrs. McGregor Adams, Mrs. August Hagans, Mrs. Mabel Dick, Mrs. Cornelia Lynde, Miss Ruth Gregory, Mrs. A. A. Carpenter, Mrs. William G. Hibbard, Miss Edith Boynton, Mrs. Robert Gregory, Mrs. Charles Thorne, Mrs. Phillip S. Post and Mrs. John W. Scott.

The Winnetka committee is composed of the following: Mrs. Charles T. Murdock, Mrs. Tyrrel Chesey, Mrs. Frederick H. Scott, Mrs. A. W. Shaw, Mrs. John N. Ott, Mrs. Edward L. Griswold, Mrs. John T. Boldis, Mrs. Arthur G. Cable, Mrs. Manuel T. Clark, Mrs. Robert Stevenson, Jr., and Mrs. Edwin Fechheimer.

Only yesterday Mrs. Douglas Smith of Hubbard Woods was the hostess of a garden party for the benefit of the Illinois Children's Home. The Smiths have named their pretty country house "Bluff Edge," for it is perched near the water. Lake breezes brought grateful relief to the merrymakers yesterday.

The affair lasted from 4 o'clock to 6. The reception committee, including Mrs. Smith, was composed of Mrs. Benjamin Carpenter, Mrs. William G. Hibbard, Mrs. Rudolph Matz, Mrs. William Cowper Boyden, Mrs. Charles G. Dawes, Mrs. Richard C. Lake, Mrs. Howard H. Hoyt and Mrs. W. I. Osborne.

Games constituted a goodly portion of the attractions. Among them was a clock putting match and an archery competition, for which two silver cups were given by Mrs. Smith. The games wa-

(Continued on 3d page, 1st Column.)

MISS MONA DUNNE

Photo by MOFFETT

MISS DOROTHY KLEWER

Photo by MOFFETT

MISS EILEEN DUNNE

Photo by MOFFETT

Copyright © 2021 Newspapers.com. All Rights Reserved.

Walter Cherry; founded electrical parts maker
Chicago Tribune (1963-1996); Dec 5, 1996; ProQuest Historical Newspapers: Chicago Tribune
pg. SW_A15

Walter Cherry; founded electrical parts maker

Walter L. Cherry, 79, founder and former chairman of the Waukegan-based Cherry Corp., started the electrical, electronics and semiconductor components manufacturer in 1952 in the basement of a Highland Park restaurant and saw it grow to employ 4,500 workers worldwide.

A resident of Evanston and formerly of Winnetka, he died Monday in the Presbyterian Homes in Evanston.

After resigning as corporate officer in 1992, he returned to do research for the firm. His son, Peter, replaced him as chairman.

Mr. Cherry was president of the Winnetka Park District Board.

Survivors, besides his son, include his wife, Virginia; a son, Walter Jr.; a daughter, Catherine Rousey; and four grandchildren.

A memorial service will be held 10 a.m. Monday in the Winnetka Congregational Church, 725 Pine St., Winnetka.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Mr. Electricity: Walter <span ...
Julie Bennett SPECIAL TO THE TRIBUNE
Chicago Tribune (1963-1996); Aug 14, 1994; ProQuest Historical Newspapers: Chicago Tribune
pg. L_B1

Blocked due to copyright.
See full page image or
microfilm.

Mr. Electricity

Walter Cherry follows the lead of Thomas Edison

By Julie Bennett
SPECIAL TO THE TRIBUNE

Walter Cherry is a man of enthusiasms. His enthusiasm for the people who work at Cherry Corp., the Waukegan headquarters of the vast electronics company he started in a basement, is evident as soon as you walk in the door.

"Walter Cherry is one of a kind," said Laurie Collins from behind the reception desk. "When I just started working here, I told Walt that my daughter was having brain surgery. Three months later he was still asking me, 'How is Heather doing?' "

His enthusiasm for flowers, especially dahlias, is a North Shore legend. Until he and wife Ginny moved to Glencoe last year, the "absolutely glorious plants" he grew himself in the front yard of his Winnetka home stopped traffic on Tower Road, remembers Bob McDermott, a retired attorney who still serves on Cherry's board of directors.

And his enthusiasm for causes has earned him the respect of people such as Charles J. Blanchard, who was president of the Management Association of Illinois for 30 years. "In that time, I interacted with maybe 1,000 CEOs, and Walt Cherry was always on my list of the top five," Blanchard said. "He's a forward thinker who really believes companies that reaped prosperity during Illinois' good days should give back to the state during hard times."

But it is Cherry's enthusiasm for discovery that is paramount, that draws him, at age 77, back to his office in Waukegan each day, where he and an engineering team are working on a new design for electronic sensors. He has handed over the reins of his company to his son Peter and now is working as a research engineer.

"He's a like a Thomas Edison of contemporary society," said Thomas Martin, president emeritus of the Illinois Institute of Technology and a Cherry director. "Walt is very rare," Martin continued. "He can create something technically, then see it through to manufacturing. The electronic switches he started by hand in his own garage have grown into an international company, with sales of over $300 million each year."

Ironically, it was Edison who was responsible for nearly sending the founder of one of Lake County's largest companies onto another career path. "I grew up in Cedar Rapids, Iowa, with a soldering iron

SEE CHERRY, PAGE 8

Photo by Tim Boyle

Walter Cherry at his Waukegan electronics company: "I can now work full time, 40 hours a week, as a research engineer."

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Cherry

CONTINUED FROM PAGE 1

in my hand," Cherry said from behind the desk of the small, homey office he now occupies in Cherry Corp.'s administrative building.

"As a little boy, I always played with electricity. But when it was time to go to college, my parents decided I should go to Yale and major in chemical engineering. They said that Tom Edison had already invented everything in electronics." But after graduation, Cherry returned to his soldering iron, first as a research engineer for his father's company, Cherry-Burrell, then as an expert in ultra-high-frequency electronics for the Army during World War II.

By then he had married Ginny Ballad, whom he met in Winnetka, where his family moved when he was a teenager. "He was the newcomer," said Ginny, now 75. "All the girls set their caps for him, and I won."

After the war, Walt and Ginny moved their young family into a Cape Cod-style house on the east side of Northbrook, and Cherry took a job with Zenith Electronics. "But I always wanted to be on my own," Cherry said. "I had all these great ideas, which my boss thought were not so great."

In 1949 he and another engineer, William Channer, pooled their resources, a sum of $7,500, and started the Cherry-Channer Corp. in the basement of an earth-moving company in Highland Park. "We had five punch presses and three riveting machines, and we'd make any kind of electronic product no one else wanted to make," Cherry explained.

Ginny remembered going down the back stairs and past the garbage cans of the upstairs company to reach their work area. "It was exciting to be on our own and more than a little bit scary. We never had more fun in our lives," she said.

The company did well, Cherry said, but the partnership did not. "After three years, Channer and I were ready to get divorced," he said.

Cherry turned to his mother's attorney (his father had died while Cherry was in the Army), James Good, to formalize the separation.

Good, who has since retired and moved to Pinehurst, N.C., said, "Since Walt wanted the divorce, he had to make the biggest concessions. The company's products were 75 percent electrical harnesses and 25 percent electronic switches. 'You take the switches,' I told him."

Soon Cherry and his small staff were producing so many switches that they were able to move into their own little building in Highland Park, on Deerfield Road behind the Solo Cup Co. "They were growing so fast they didn't have time to expand," Good recalled, "so when they needed more space, they built balconies over the main floor," he said.

By 1970, the Cherry Electrical Products Corp. was making hundreds of different switches for automobiles and electrical appliances and had outgrown the Highland Park site altogether.

"I took a census of the employees to find out where they lived and determined that Waukegan was a good location," Cherry explained. "Back then, the area on Sunset Avenue in north Waukegan was all open country, but Mayor Sabonjian [the late Robert Sabonjian] convinced me it was the place to build."

Today, Cherry's Waukegan facilities include five buildings (a sixth is under construction) sprawling across 30 acres. The corporation, which includes a semiconductor plant in Rhode Island, employs more than 3,200 people.

Cherry's initial expansions abroad in the mid-1960s were also modest. "Our first overseas manufacturing location in Germany was the most pitiful," Cherry recalled. "We rented a room from a farmer on a hillside in Bavaria, with a cow sleeping next door. I don't know why anyone started to work for us."

Today, Cherry has modern subsidiaries around the world, including facilities in China, India, Japan and the new Czech Republic. International activities account for 45 percent of the corporation's total revenues.

Cherry Corp. stock has been traded publicly since 1978, and the corporation ranks as one of the country's 100 top electronics companies.

Cherry's personal life also expanded rapidly. In 1950, when Ginny was pregnant with their fourth child, she persuaded him to move into a "fabulous" eight-bedroom, five-bathroom house on Tower Road in Winnetka.

"I didn't take the move lightly," Cherry admitted. "The house cost $45,000, which I thought was highway robbery. Nothing was worth that much money."

Because the house's front yard received the most sun, Cherry chose that location for his flowers. "I started small," he insisted.

His son Peter, now 47, remembers only the enormity of the annual enterprise. "He bought a big greenhouse from some house in Wilmette and carted it home in the back of a truck so he could begin growing thousands of seedlings each spring," Peter said.

Cherry also turned his attention to what he now calls his "civic duty," serving as a member and president of the Winnetka Park District Board and as a member of the Winnetka Village Council.

Fellow council member George Noyes recalled, "Walt was one of the best trustees I've ever observed, because of his respect for opposing opinions. When Walt disagreed with you, he was a formidable opponent, but when the voting was over, so was the debate. He never had an ego problem."

Martin, who was IIT's president from 1974-87, spoke by phone from his home in Irving, Texas, about the first time he met Cherry.

"We were working on an interactive-television project, and I had sent one of our professors out into the northern suburbs to stir up some corporate interest. The man came back wildly enthusiastic about this wonderful person who knew everyone who worked at his plant in Waukegan. Sure enough, when I went out for a plant tour, Walt introduced me to everyone—by name. Bob Galvin, who was then CEO of Motorola, and I soon talked Walt into serving on our board of trustees."

Another board position was born in tragedy. In 1971 Walt and Ginny's youngest son, Samuel, was killed in the crash of an Army helicopter in Germany, just 10 miles from Cherry Corp.'s Bavarian plant. "After losing our son, I wanted to do something to memorialize him by helping other youth. I heard about Allendale, a residential school in Lake Villa that helps abused children, and Lord, those kids needed help," Cherry said.

Allendale's president, Bob Holway, said Cherry arrived just in time.

"We were going through great turbulence, and the state was threatening to close us down. But Walt said we could turn things around, and with his support, we did. Walt's a hard negotiator and an economic conservative, but he's also giving and caring. Whenever we have a special program, at Christmas, Easter or graduation, when no other trustees are around, Walt and Ginny are always here," Holway reported.

Cherry's love for children spills into his office, which is crowded with family pictures but not family members. "I was always so busy letting the kids have their head," he said. "Our oldest son, Walt Jr., worked here for five years or so, but he apparently didn't like it well enough to stay. He moved west to be on his own, and now he's a poker dealer in Nevada. Our daughter, Catherine, worked here as a summer job, but she's moved to a little town in Idaho."

Their son Peter almost moved on as well. "Peter worked here during the summer while he attended Yale," Cherry said. "When he was about to get his MBA from Stanford, Peter wrote home about all the wonderful job interviews he was getting. Ginny said I'd better write a love letter back, telling him how much I'd like him to work here with me."

Peter, who took over as Cherry's president and CEO in 1992, said his ascendancy into his father's company and finally his executive suite was "natural. I'd only had one other job, as a lifeguard one summer at the Skokie Country Club in Glencoe."

Peter, who started as an assistant to the vice president in 1972, has more of a financial background than his father and a greater interest in profitability over discovery.

"We don't always agree," Peter said, "but now I'm the boss. And whenever I go into his office to bemoan some travesty, he just smiles and says, 'Welcome to management. I'm just an employee here.'"

Cherry is the happiest of employees. "I can now work full time, 40 hours a week, as a research engineer," he said.

IIT's Martin is not surprised that Cherry has returned to his first enthusiasm. "Walt already has 40 patents, and he's still pioneering new areas of technology," Martin said.

Cherry laughed off all comparasions to Thomas Edison, saying, "That man was 10,000 times more creative than I'll ever be."

But, like Edison, Walt Cherry would like to continue making new discoveries when he's in his 80s.

"There are some new concepts I'm just getting started on," he said.

Blocked due to copyright.
See full page image or
microfilm.

Photo by Tim Boyle

When Peter Cherry (right), now CEO of Cherry Corp., moans about a problem, his father Walter can say: "I'm just an employee here."

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

There's new fireplace
Circassian walnut
1936

848 Tower Road

WINNETKA, ILLINOIS

Attractive home in section of fine homes; 2 blocks from lake; and convenient to station and the Hubbard Woods and the Sacred Heart Parochial Schools. Well landscaped grounds, lovely with magnificent trees, is entirely fenced.

House is especially well constructed of rock cement on metal lath on a steel frame to the third floor, a new 5/8 inch cedar shingle roof. Good insulation, canvassed walls, weatherstripping and storm windows make this a very comfortable home. Spacious rooms with hardwood trim.

One has a feeling of gracious living on entering the reception hall; the living room has beautiful matched birch paneling around the fireplace; there is also a fireplace in the library; and a large porch is screened for summer living, and also double glassed and heated for winter. The dining room has white woodwork with an attractive dado; a butler's pantry, powder room, and large kitchen and pantries complete the first floor. The two-car attached garage has a room above and a garden room.

There are five family bedrooms, one with a fireplace, good closet space; three modern baths (2 newly tiled), a linen room, and a sleeping porch on the second floor. On the third floor are servants' rooms and bath, a work shop, and storage room with cabinets.

Basement is dry and plastered and divided into rooms; hot water heat with oil burner (4300 gallons a year for heating both house and hot water).

Price $47,500 Taxes $673.62

414 Linden Street *Frances J. Winscott* WInnetka 6-1267

Exclusive Agent

Encl. Agents

Address of House: 848 Tower Rd Winnetka | Size of Lot: 165 ft | Rooms: 10-6 | Baths: 4 | Porches:

Price: 47,500 ~~45,000~~ 45,500

3/24/52 Sold

Situated between / How house may be seen

Garage now 2 c att with rm above — Living quarters

State exactly how we came to have this listing

152 x 150

Fronts ft. alley at

When available June 1, 1950

How heated

HK

Date 7/28/49 Listed by sheet filed W

Continuance of Listing Confirmed: 18/49 3/50 5/50 7/50 9/7/50 11/50 1/52 9/18/51 9/14/52 11/9/53

Owner Mrs L.T. Wallace Lenox-1638

Address

Ph: Res.

Ofc.

Whom to notify regarding prospective purchaser: ~~Frances J. Winscott~~ Q & T Store

Address

Ph: Res. B 9

Ofc. Chas B. Pearson

Tenant

Lease expires

Taxes 673 62

Rent

Assessed valuation

Terms 16,000 - 15 yrs - 5%

Abstract or Guaranty policy

1st Mortgage — Rate — Maturity

Prepayment privileges owner might take back $5,000 at 4½% - 11/1/70

2nd Mortgage — Rate — Maturity

Prepayment privileges Can get 18,500 - Not Restricted

Restrictions

Insurance { Fire / Tornado

well insulated

Reserve purchase option

BB

Construction cement on metal lath Roof new cedar shingle Architect

Zoning Use Height Area

Heating HW oil 4300 gals/yr Hot water Lighting

Hardwood Floors

Remarks steel frame to third floor

Basement

1st floor LDK library with fp large sc. porch bull play - P & L

2nd floor 5 bedrms, slp porch, 3 new tiled baths

3rd floor maid's rm, bath, store rm & workshop

Stories

Sign Privileges

Brokers: Please read this additional information on 848 Tower Road and see full page ad in May 18th Winnetka Talk. BTD

848 TOWER ROAD, WINNETKA

Truly a home for family life in a section of beautiful homes only a stones throw from Winnetka's finest beach. Convenient to schools, churches, shopping and transportation. If you like to have the children home, and their friends at your house, with lots of room inside and out - playrooms and workrooms and bedrooms which they can call their own - this is your place! Fenced in yard - fenced off drive. Third floor playroom. Over-garage playroom (to date, it's been a wrestling room, a rainy-day swing room, a pigeon loft, a paint shop, a carpenter room and storage room. You climb outside, safe railed stairs to reach it. Nifty!)

FIRST FLOOR: (What the caterers call "excellent circulation").

Spacious Hall (bigger than most living rooms) with mellow maple trim.

Library - with fireplace and picture window (to porch) and window seat across one end.

Living Room - 20 x 30, beamed ceiling, canvass walls, five windows and door to sunporch, extra large fireplace in Italian Verde marble against a middle wall of simply designed, paneled, beautifully grained ash. (No overhanging mantel).

Dining Room - in white woodwork, with dado, imported crystal-pendant and silver side lights, three windows over-looking cut-flower garden, door to sunporch.

Kitchen - not "modern", but modernized; butler's pantry, food pantry and refrigerator room.

Lavatory, powder and coat room, backstairs vestibule, front porch, entry vestibule back porch and delivery room.

SECOND FLOOR: Master bedroom with fireplace, dressing room, 4 other bedrooms and 3 modern baths (two less than two years old), large screened and glassed sleeping porch, linen room, generous closets and cupboards.

THIRD FLOOR: Two bedrooms, bath, large playroom, large storeroom with one-wall cedar storage vault, and four under-eaves storage compartments.

BASEMENT: Newly painted walls and woodwork, insulated piping, open room with separate oil-burner section, fruit and deep-freeze room, laundry, screen room, garden furniture room, carpenter room, bulb room, oil storage tank and woodroom, toilet. All "dry as a bone" -- always!

Garage - worth special mention! Attached (via breeze-way) two-car, two story. It's as big as many a small house. Tool room. Outside fireplace. Upstairs (outside railed stairway) a storage room and large "rumpus" room. Running water in car room and tool room. Overhead doors. Outside door to breeze-way and another from toolroom to garden.

5/23/50

EXCLUSIVE AGENT FRANCES J. WINSCOTT WINNETKA 6-1267

848 TOWER ROAD, WINNETKA, ILLINOIS

Truly a home for family life in a section of beautiful homes only a stones throw from Winnetka's finest beach. Convenient to schools, churches, shopping and transportation. If you like to have the children home, and their friends at your house, with lots of room inside and out - playrooms and workrooms and bedrooms which they can call their own - this is your place! Fenced in yard - fenced off drive. Third floor playroom. Over-garage playroom (to date, it's been a wrestling room, a rainy-day swing room, a pigeon loft, a paint shop, a carpenter room and storage room. You climb outside, safe railed stairs to reach it. Nifty!)

FIRST FLOOR: (What the caterers call "excellent circulation").

Spacious Hall (bigger than most living rooms) with mellow maple trim.

Library - with fireplace and picture window (to porch) and window seat across one end.

Living Room - 20 x 30, beamed ceiling, canvass walls, five windows and door to sunporch, extra large fireplace in Italian Verde marble against a middle wall of simply designed, paneled, beautifully grained ash. (No over-hanging mantel).

Dining Room - in white woodwork, with dado, imported crystal-pendant and silver side lights, three windows over-looking cut-flower garden, door to sunporch.

Kitchen - not "modern", but modernized; butler's pantry, food pantry and refrigerator room.

Lavatory, powder and coat room, backstairs vestibule, front porch, entry vestibule back porch and delivery room.

SECOND FLOOR: Master bedroom with fireplace, dressing room, 4 other bedrooms and 3 modern baths (two less than two years old), large screened and glassed sleeping porch, linen room, generous closets and cupboards.

THIRD FLOOR: Two bedrooms, bath, large playroom, large storeroom with one-wall cedar storage vault, and four under-eaves storage compartments.

BASEMENT: Newly painted walls and woodwork, insulated piping, open room with separate oil-burner section, fruit and deep-freeze room, laundry, screen room, garden furniture room, carpenter room, bulb room, oil storage tank and woodroom, toilet. All "dry as a bone" -- always!

Garage - worth special mention! Attached (via breeze-way) two-car, two story. It's as big as many a small house. Tool room. Outside fireplace. Upstairs (outside railed stairway) a storage room and large "rumpus" room. Running water in car room and tool room. Overhead doors. Outside door to breeze-way and another from toolroom to garden.

CONSTRUCTION: Built the way houses may never be built again - because it was built when one could afford to build well! Exterior, rock cement. Only an electric drill will pierce it. No cracks through the years. Steel girder-supports, horizontal and vertical (clear to the roof!) Insulation was a fetish of the builder. Insulation in exterior walls and on interior walls and ceilings (over plaster) downstairs and up stairway. (Never any cracking). Canvass walls in living room and master bedroom. Double floors with insulation between, for sound-proofing. There isn't a single floor or trim board that isn't hardwood - oak and maple (ask the price of maple today!). Wood so seasoned you couldn't saw it without a power saw, or put in a screw without a power drill. Level doors. Doors 1 3/4 and 2 1/4 inches thick. Solid brass hardware. Roof of 5/8 inch red cedar shingles, for generations of leak-proof wear. Weather-stripped (no sticking windows!) and storm sash, screens, etc. Double glass on two downstairs porches.

Spacious, Beautiful Yard. It would take years in a new home - not to mention cost - to affect a yard like this.

A corner lot, 162 x 150. Yard fenced in - drive fenced off. Safe for children and pets. Plenty of room for swings and yard chairs. Ideal for outdoor's entertaining.

Deep-rooted, fertilized, healthy carpet of grass - free of weeds and crabgrass - surrounds the house on three sides.

Healthy, strong, well-fed, regularly sprayed trees - 30 or more, large and small. Always plenty of sun and plenty of shade!

Flowering shrubs, wild flowers and perennials border the fences and house. Owners have emphasized perennials and flowering shrubs to simplify gardening. In the spring - snowdrops and crocus, huge stretches of scylla and even more mertensia appear with an abundance of tulips, narcissus, daffodils. Peonies (58) bloom with the iris. The elderberry blossoms overhang the tiger lilies. Old French lilacs, and the sweeter wine reds, follow the white showers of syringa and bridal wreath.

Add honeysuckle, forsythia, jack-in-the-pulpit, bleeding heart, bittersweet over the porch, woodbine over the house walls, rose bushes, rambler roses - and you'll see why it would take years for the new home owner to have a yard like this.

Then there's the cutting garden that you'll use for your annuals before the snowberry, bush cranberry and barberry turn on their fall charm.

PRICE; $47,500. More picture brochures, previously sent out, available if desired.

REAL ESTATE NEWS: BUSINESS REALTY FINE INVESTMENT, SAYS L. P. <SPAN ...
Chicago Daily Tribune (1872-1922); Apr 30, 1922; ProQuest Historical Newspapers: Chicago Tribune
pg. 29

REAL ESTATE NEWS

BUSINESS REALTY FINE INVESTMENT, SAYS L. P. PERRON

Most Interesting Branch of Profession.

Business property is the most desirable investment in the entire real estate field and the specializing in business property the most fascinating, and if correct judgment is used, probably the most profitable of all the real estate branches, according to Leo P. Perron, realtor, who lectured on Tuesday before the real estate class conducted by the Chicago real estate board for the Y. M. C. A. school of commerce. His subject was "Business Property."

LEO P. PERRON.

"It is most fascinating because the developments which make for business property and for its growth are rarely the same in two spots and the complexion of the same street is continually changing so that the findings as to a street have to be revised again and again as time goes by," he said.

Growing Rents Boost Values.

"It is most profitable because growing business with the merchants means growing rents and growing rents mean better prices for the property itself.

"If people were right in their judgment about which business property is good and growing, if they were certain about the position that they had taken, they would either cause clients to buy there or buy themselves; but from the fact that much poor and indifferent business property is continually being bought at a time when good business property could have been bought, you can form an opinion of how difficult it is to judge correctly what is good and at what price it is good.

"Comparing a good piece of business property with any other kinds of real estate I have no hesitation in saying that it is the most desirable investment of them all. The merchant who makes his living in a certain spot is bound to continue if he possibly can; and if for some reason he can't, somebody else will be glad to step into his place. This condition creates ample net return on the investment, the property will have a steadily increasing value and a ready market should one want to sell.

"Inasmuch as good business property is closely held at strong prices, it's difficult to find and buy such holdings at an attractive price. The knowledge to judge, therefore, and the faculty to see future developments is the key to the successful handling of business real estate.

Must Anticipate Wants.

"Only continuous handling of the problems involved will give a reliable basis for fair judgment. Into the making of a good business structure, providing the vacant ground is right, goes a large amount of knowledge and judgment, and thousands of dollars of income can be created and lost in the planning of the building; one must anticipate the wants of the business tenants not only of today but of years to come."

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

WT 2-17-94 p.170

PROPERTY SALES

The Cook County Recorder of Deeds provided the following information about area property sales in November and December:

Northfield

2030 Arbor Lane #103 — $115,000
8050 Arbor Lane #203 — $113,717
8050 Arbor Lane #202 — $143,431
8050 Arbor Lane #101 — $213,545
1709 Northfield Square #E — $125,000
8050 Arbor Lane #103 — $116,021
8030 Arbor Lane #101 — $216,651
265 Lockwood — $206,000
231 Latrobe — $183,000
8050 Arbor Lane #302 — $148,680
8050 Arbor Lane #303 — $155,295
8030 Arbor Lane #201 — $199,600
8030 Arbor Lane #102 — $252,746
8050 Arbor Lane #201 — $207,907
8050 Arbor Lane #301 — $483,232
8020 Arbor Lane — $295,000
2245 Drury Lane — $512,500
8030 Arbor Lane #202 — $242,444

Winnetka

350 Willow — $990,000
256 Woodlawn — $426,000
875 Burr — $350,000
1071 Ash St. — $380,000
45 Woodley Lane — $2,200,000
848 Tower — $772,500
567 Ash — $525,000
69 Brier — $254,200
1204 Scott — $630,000
1228 Oak St. — $281,000
5 Kent Road — $1,297,500
1003 Vine St. — $416,500
1030 Hubbard Place — $873,500
810 Sumac — $545000
985 Ash St. — $369,500
1413 Tower Road — $544,000
130 Evergreen Lane — $675,000
355 Birch — $555,000
700 Foxdale — $180,000
1171 Oakley — $822,000
1099 Merrill #K1 — $107,000

Glencoe

444 Greenleaf — $927,500
570 Drexel — $382,000
376 Lincoln — $235,000
466 Adams — $357,000
626 Valley Road — $1,010,000
275 Woodlawn — $480,000
831 Bluff — $815,601
945 Vernon — $235,000

Kenilworth

645 Melrose — $437,500

Wilmette

1201 Dartmouth — $214,000
418 Romona Road — $216,000
2818 Blackhawk — $920,000
1539 Walnut — $316,000
901 Greenwood — $570,000
36 Linden — $825,000

(Continued on page 172)

■ Sales

WT 2-17-94 p.172

Continued from page 170

1500 Sheridan Road #9H — $246,500
822 Westerfield Drive — $325,000
1614 Wilmette Ave. — $267,500
303 Central Park — $488,500
515 8th St. — $417,500
829 Harvard — $235,000
424 Sandy Lane — $318,000
1201 Dartmouth — $220,000
905 Greenwood — $377,500
2740 Hawthorn Lane — $250,000
2215 Thornwood — $275,000
527 Lavergne — $172,500
2550 Laurel Lane — $209,000
3511 Greenwood — $225,000
839 Park Ave. — $385,000
2024 Greenwood — $286,000
2544 Thornwood — $318,750
744 Leamington — $165,000
1610 Washington — $407,000
3017 Wilmette — $203,145
2108 Elmwood — $358,000
680 Locust — $710,000
1700 Lake Ave. — $308,000
201 Golf Terrace — $325,000
3744 Lake Ave. — $258,000
1513 Maple — $288,000
1132 Ashland — $490,000
1618 Sheridan Road #7 — $535,000
1139 Manor Drive — $205,000
1910 Washington — $252,000

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 848 TOWER ROAD, WINNETKA

Parcel Identification Number(s) (PIN): 05-17-403-001-0000 and 05-17-403-002-0000

Description of all structures to be demolished: _____

Current Property Owner Information

Legal Name: BARRY LEVENSTAM and ELIZABETH M. LANDES

Primary Contact: _____

Address: [redacted]

City, State, Zip: WINNETKA, IL 60093

Phone N[redacted]

Email: [redacted]

Date owner acquired property: NOV. 12, 1993

Applicant Information

Legal Name: BARRY LEVENSTAM and ELIZABETH M. LANDES

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Applicant's relationship to current property owner: Same

(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:

- [x] Grass shall be mowed and maintained at a height not to exceed 8 inches.
- [x] Garbage, yard waste, miscellaneous rubbish, mail, and debris shall be removed from the property and not allowed to accumulate.
- [x] Building(s) shall be secured (doors and windows in working order, closed and locked).
- [x] 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
- [x] Approved tree fencing protections must be installed as directed by Village Forester prior to commencement of demolition. Lack of tree fencing will result in Stop Work Order and fines.

Applicant/Owner Acknowledgments

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

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

Signature of Applicant: [redacted] June 28, 2021

Print Name & Title: Barry Levenstam & Elizabeth Landes

Signatures of Property Owner(s): [redacted] June 28, 2021

Print Name & Title: Barry Levenstam / Elizabeth Landes **Property Address:** 848 Tower Road

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

scott simpson
DESIGN+BUILD

Deconstruction Schedule

Landes-Levanstam Residence
848 Tower Rd .
Winnetka IL 60093

Preform Asbestos Testing	(1) Day
Results	(2) Days
Asbestos Removal (if Necessary)	(3) Days
J-U-L-I-E Site	(3) Days
Install Construction Fencing	(1) Day
Construct Site Access Road	(1) Day
Disconnect Sewer and Water	(5) Days
Install Temporary Electric Mast	(1) Day
Inspect Temporary Electric (Village of Winnetka)	(2) Days
Hook Up Temporary Electric (Winnetka Power)	(2) Days
Mobilize/ Delivery Recyclean Containers	(1) Day
Reclaim Interior Finishes	(8) Days
Reclaim Exterior Finishes	(8) Days
Demolish Interior Plaster	(14) Days
Remove and Reclaim Roof Rafter	(5) Days
Remove and Reclaim 2nd Floor Walls and Floor Deck	(5) Days
Remove and Reclaim 1st Floor walls and Floor Deck	(5) Days
Excavate and Recycle Foundation	(3) Days
Total Days of Work 70	
Estimated Scheduled Length of Work	4 Months

www.scottsimpsondesignbuild.com 1529 Shermer Road | Northbrook, IL 60062 Phone 847.291.2457

ATTACHMENT E

From: [redacted]
To: Planning
Subject: Case 21-23-LPC 848 Tower Road
Date: Wednesday, July 28, 2021 10:46:56 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.

Good Morning,

My wife, Ann, and I strongly support the application to demolish the house at the above address. We live in the house facing this residence on the south west corner of Tower and Prospect and have lived in this residence since 1988.

This may be older house in Winnetka but I do not feel it represents any architectural or historical significance. More importantly, the desire for a long time Winnetka family to remain in the Village buy building a house on the same location and by utilizing of a number of the appropriate materials from the existing house in the design of their new house demonstrates their commitment to the character of the Village.

I would be happy to discuss any questions Members of the Landmark Preservation Commission may have.

Thank you,

George Walper

870 Prospect
Winnetka, IL 60093

[redacted]

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: JULY 29, 2021

SUBJECT: 425 SUNSET ROAD - DEMOLITION PERMIT (CASE NO. 21-24-LPC)

INTRODUCTION	
Meeting Date	August 2, 2021
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	425 Sunset Road (See Attachment A – Aerial Map)
Property Owner	Trend Development Partners – Sunset, LLC
Application Submitted by	Cory Todd, representing Trend Development Partners – Sunset, 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 no comments from the public regarding this application.
PROPERTY DESCRIPTION	
Size	0.22 acres
Location	North side of Sunset Road between Woodland Avenue and Myrtle Street
Improvements	Single-family residence with detached garage
Zoning	R-5 Single Family Residential
Surrounding Zoning	R-5 Single Family Residential
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Research
Constructed	1922
Additional Construction Activity	1922 - Build a two-story brick veneer, 1923 - Build a one story brick garage, 1929 - Build a two story frame addition to residence, 1954 - Make alterations to a two story single family residence
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	The WHS research indicates that the property does have "regional significance" due to the architect who designed the home. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes on Same Block (either side of the right-of-way block face and/or along the alley)	None.
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood~~.~~
New Construction or Site Restoration Plans Submitted	None

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

On March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant homes. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant home for a longer period of time as follows:

1. For a demolition permit submitted **prior to March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date a complete application was submitted.
2. For a demolition permit submitted **after March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the home the applicant wishes to demolish.

This application was submitted and considered complete on July 2, 2021. Should the LPC request an HAIS for the subject property at the August 2nd Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the home 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 August 2, 2021.

The adopted amendments also provide a 20% maximum building size bonus to any single-family home that the Commission finds to be historic or architecturally significant provided the home is not demolished or altered in a manner that destroys the home's significance.

COMMISSION REVIEW

The Commission may consider one of the following two 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)**

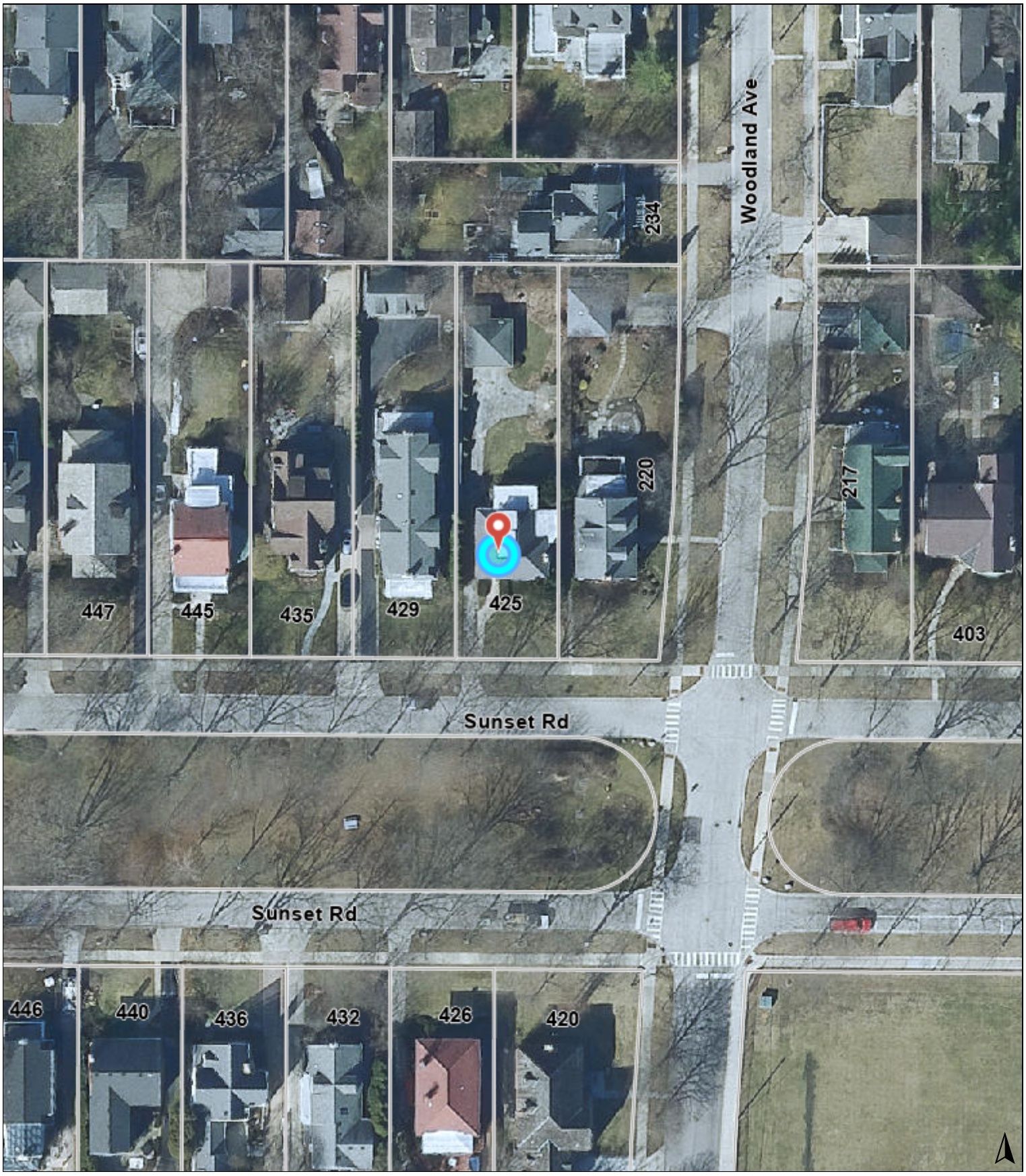
Building and/or Property Lacks Historic or Architectural Significance

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 A



0 50 100 ft

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

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY

FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER

DATE: JULY 9, 2021

SUBJECT: CASE NO. 21-24: 425 SUNSET ROAD

INTRODUCTION

On August 2, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage at 425 Sunset. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Friday, July 23, 2021. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

Date	Type	Owner	Architect
7-19-1922	Build a 2 story brick veneer residence	M.H. White	James Roy Allen
10-17-1923	Build a one story brick garage	M.H. White	Not listed
3-4-1929	Build a 2 story fram addition to residence	M.H. White	M.H. White
8-23-1954	Make alterations to a 2 story single family residence	W.J. Walton	W.J. Walton

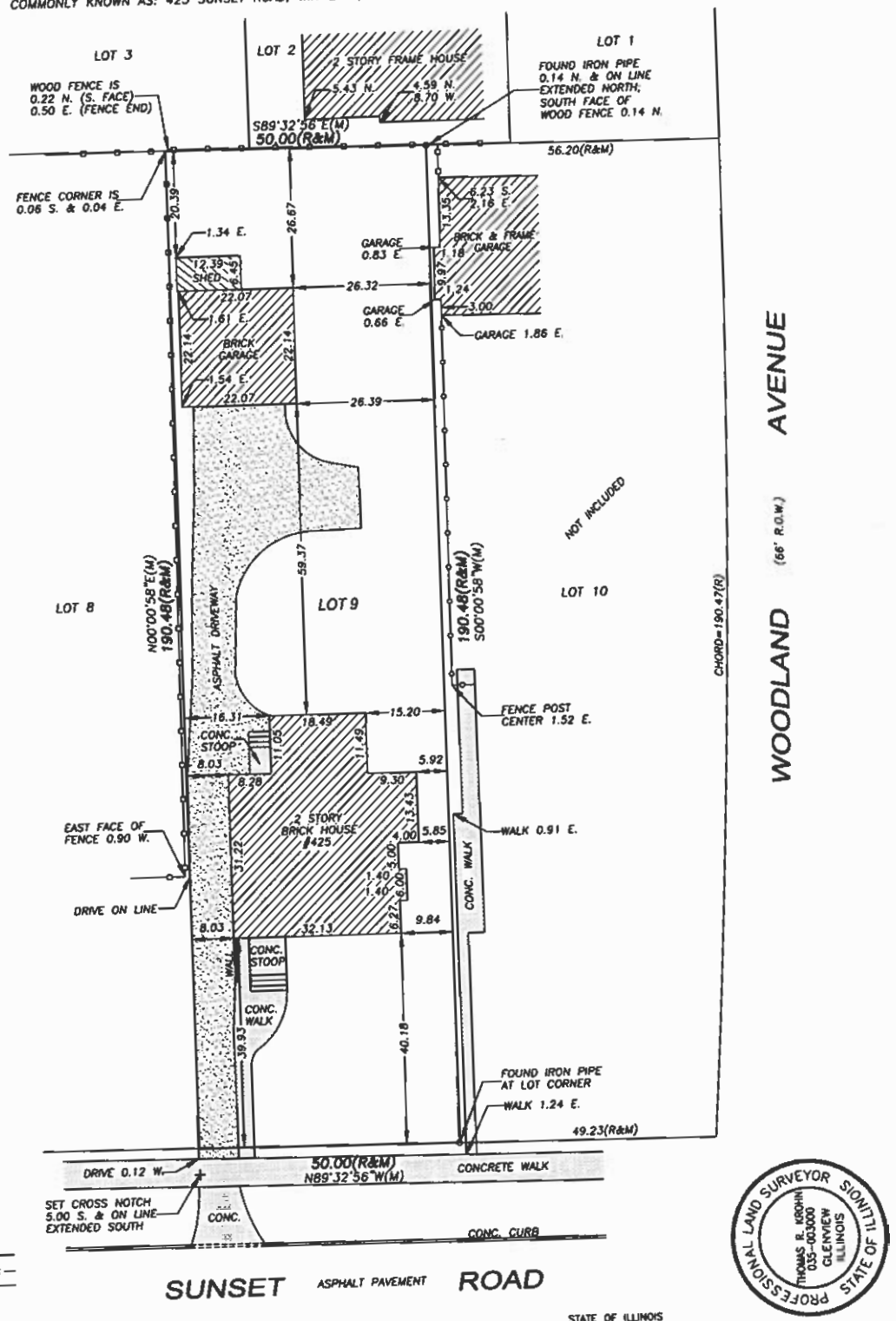
PLAT OF SURVEY
OF

LOT 9 IN REMY PARK SUBDIVISION OF PARTS OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, NOVEMBER 18, 1916 AS DOCUMENT NO. 5995688 IN BOOK 147 OF PLATS, PAGE 46.

PIN: 05-21-409-018-0000 TOTAL LAND AREA: 9,524 SQ.FT.

COMMONLY KNOWN AS: 425 SUNSET ROAD, WINNETKA, ILLINOIS 60093

SCALE: 1 INCH = 20 FEET



LEGEND:
(R) = Subdivision Record
(M) = Measured
(D) = Deed
N. = North
S. = South
W. = West
E. = East
NW'ly = Northwesterly
NE'ly = Northeasterly
SW'ly = Southwesterly
SE'ly = Southeasterly
Conc. = Concrete
Wood Fence —o—o—
Chain Link Fence —x—x—x—
Aluminum Fence —o—o—

PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
THOMAS R. KROHN 035-003000 GLENVIEW ILLINOIS

ORDER NO.: 21-199
ORDERED BY: TREND DEVELOPMENT PARTNERS

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION & LAND SURVEYORS
200 WAUKEGAN ROAD, GLENVIEW, IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691
info@gsurvey.net www.gslandsurveying.com

GENERAL NOTES:
- ACAD FILE WILL NOT BE RELEASED UNDER THIS CONTRACT.
- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

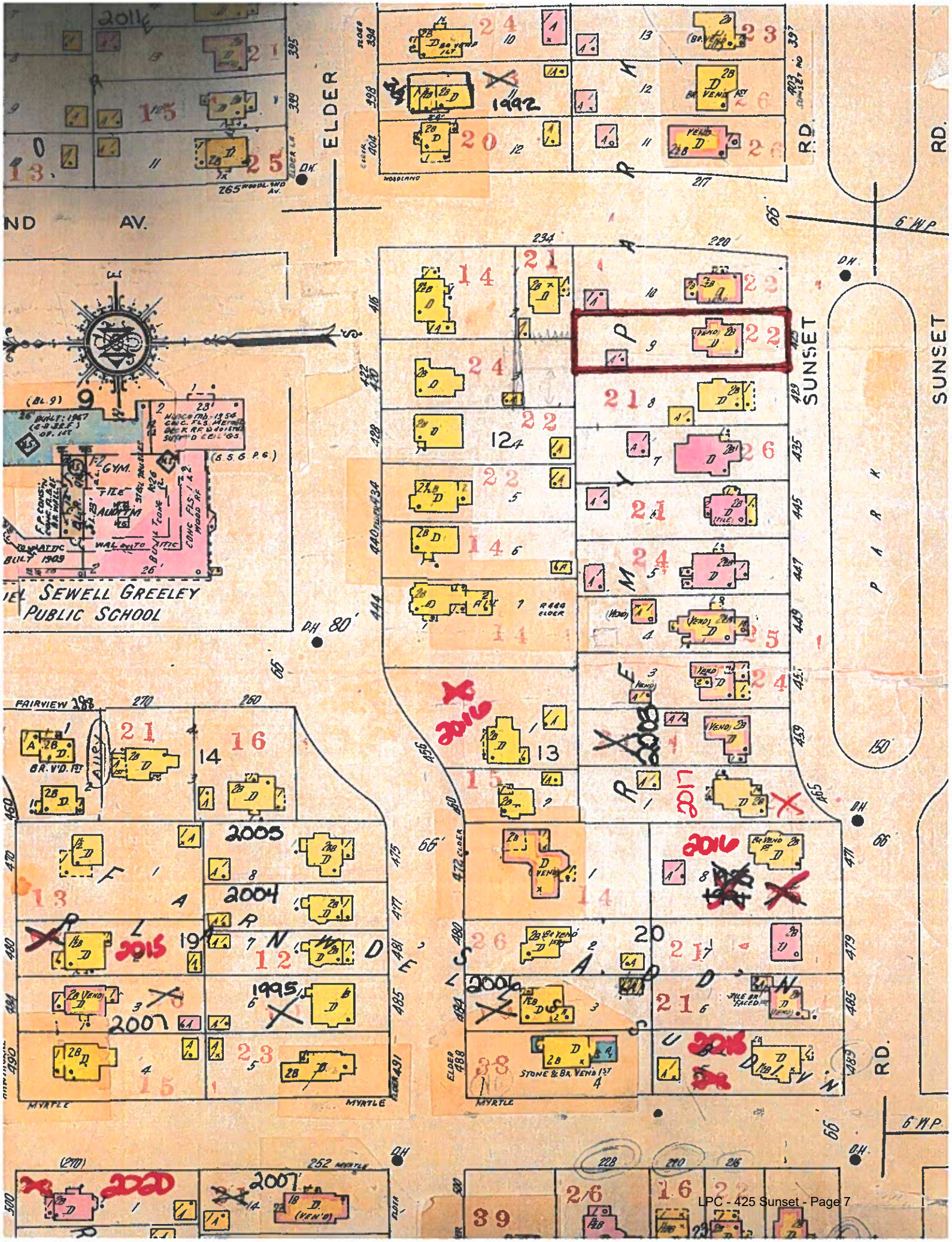
STATE OF ILLINOIS
COUNTY OF COOK SS

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

FIELD WORK COMPLETED: JUNE 19, 2021

DATED THIS 22nd DAY OF JUNE, 2021

BY _____
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
LICENSE EXPIRES 11/30/2023


ELDER
SUNSET
PARK
RD.
AV.
SEWELL GREELEY
PUBLIC SCHOOL
GYM.
FAIRVIEW
MYRTLE
WOODLAND
STONE & BR. VEN'D 1ST
BR. V'D. 1ST
1992
1995
2005
2004
2007
2016
2017
2015
2020
LPC - 425 Sunset - Page 7

425 Sunset - July 2021

\

CAUTION
CAUTION

PROPERTY RESEARCH COVERSHEET

Address: 425 Sunset

Construction Details:
Original construction date: 1922
Construction type: Brick
Style: Georgian Colonial

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED/OWNED	INFORMATION ATTACHED	SIGNIFICANCE
Meredith D. White Possible boarders/renters: 1935 – Arthur A. Butler 1937-1939 – Coan H. and Florence Adams	1922 – 1949	1933 phone book, 1935 phone book, 1937 phone book, 1939 phone book, 1944 phone book, *Winnetka Talk* obituary	Meredith worked in the sales contracts division at Marshall Field & Co., member of the Winnetka Masonic Lodge, and local garden clubs.
William J. and Jean L. Walton	By 1954 – 1967	1954 phone book, Real estate listing	
Marietta Marcin and Jules Steinberg	By 1974 – at least 2020	1974 Ancestry record, Cook County Recorder records, Cook County Assessor records, Prabook Biographical Encyclopedia entry	Marietta is the author of *The Complete Book of Herbal Teas*, editor at various publications, including Kasmar Publications. Marietta was also listed as a notable writer by Marquis Who's Who.

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED

James Roy Allen	1922 – build a 2-story brick veneer residence	*Janesville Daily Gazette* obituary and *Chicago Magazine* article. Also see the National Register of Historic Places nomination for the Riviera at: https://npgallery.nps.gov/NRHP/GetAsset/fe572efb-d79a-4b38-9ddf-402c753a1acd
Meredith D. White (owner)	1929 – build a 2-story frame addition to residence	
William J. Walton (owner)	1954 – make alterations to 2-story single family residence	

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

Findings:

Our research indicates that this property has regional significance as a design by James Roy Allen. Allen lived in both the Chicagoland area and Lake Geneva, WI and designed notable houses, buildings, and structures in both locales. In Illinois, Allen's designs include the main gate of the Lake Forest cemetery and a stately brick and limestone mansion in Beverly (address unknown). In Winnetka, Allen also designed the houses at 768 Lincoln and 491 Orchard Lane (both extant). Allen's most recognized design is the Riviera Building in Lake Geneva, WI, which is listed on the National Register of Historic Places.

In addition, 425 Sunset has been home to several long-term Winnetka residents. Perhaps the most significant resident is Marietta Marcin, editor and author of *The Complete Book of Herbal Teas*.

Date of Research: 7/14/2021

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

Winnetka, Illinois, July 17 1922

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 2 Story and Basement brick veneer residence
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION — Lot 9, Block
Subdivision Penny P.b. Sub.

STREET and NUMBER 425 Sunset.

DIMENSIONS of BUILDING — Front 36 feet. Depth 31 feet. Height 25' feet

NUMBER of ROOMS 7 rooms & enclosed porch.

KIND of MATERIAL brick veneer

TOTAL COST 14900.00

OWNER M. L. White. Address

ARCHITECT James Roy Allen Address Chicago.

BUILDER Rohlfs, Bell & Barbour Address Chicago

CARPENTER " " " Address "

MASON A. H. Morby. Address Evanston.

SEWER BUILDER V. J. Killigan Address Winnetka

PLUMBER " " Address "

ELECTRICIAN E-L Electric

REMARKS

_____ hereby agree to construct the above described Building in accordance with Plans and Specifications submitted herewith, and in strict compliance with all the provisions in Chapter VI of the Village Code, entitled "Buildings."
(I OR WE)

SIGNED A H Morby

ADDRESS 1113 Sherman Ave Evanston

Permit Issued July 19 1922

Permit Number 1626. 172.

8

THE VILLAGE OF WINNETKA

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT

Winnetka, Illinois, 10-13 1923

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 1 Story and ~~Basement~~ frame brick garage.
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION — Lot 9. Block

Subdivision Remy. Pk. Sub.

STREET and NUMBER 425. Sunset.

DIMENSIONS of BUILDING — Front 12'0" feet. Depth 20'0" feet. Height 11'0" feet

NUMBER of ROOMS 1

KIND of MATERIAL brick.

TOTAL COST 400 00

OWNER W. H. White. Address Winnetka

ARCHITECT Address

BUILDER Henkle Address Rogers Pk.

CARPENTER " Address "

MASON " Address "

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN

REMARKS

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 and the Building Regulations of the Village Code and amendments thereto.

SIGNED Gertrude K. White

ADDRESS

Permit Issued ~~2010~~-17 1923

Permit Number 2065
.536

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 3-4 1929

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 2. Story and Basement home add to residence.
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION — LOT 9, Block _____

Subdivision Remy Pl.

STREET and NUMBER 425 Sunset.

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

NUMBER of ROOMS no add'l.

KIND of MATERIAL _____

OWNER M. N. White. Address _____

TOTAL COST 1500

ARCHITECT owner. Address _____

BUILDER Thos Meyer. Address _____

CARPENTER Alfred Olson. 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.

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 3-8 1929

Permit Number 3581

Fee none

SIGNED Thomas Meyer

ADDRESS _____

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Aug. 23, 1954

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to make alterations a 2 story and Basement Single Family Res.
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT 9, Block —

Subdivision Penny Park

STREET and NUMBER 425 Sunset Rd.

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

NUMBER of ROOMS ____

KIND of MATERIAL masonry garage add. - Frame dormer on house.

OWNER Wm. J. Walton Address 425 Sunset Rd.

TOTAL COST 1850 ⁰⁰

ARCHITECT Owner Address ____

BUILDER R. J. Morby Address 825 Grey Ave. Evanston

CARPENTER " Address ____

MASON A. H Morby & Son Address 1113 Sherman Ave. Evanston

SEWER BUILDER ____ Address ____

PLUMBER ____ Address ____

ELECTRICIAN ____ Address ____

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

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 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 8. 23. 1954

Building Permit Number 6415

Occupancy Permit Number ____

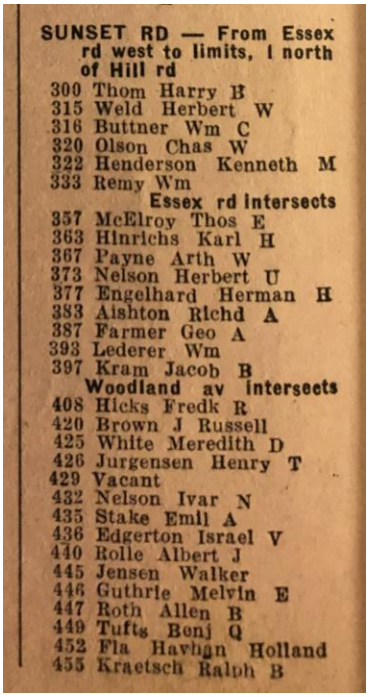
Wm J. Walton

by R J Morby

SIGNED ____

ADDRESS 825 Grey Ave Evanston

1933 phone book



SUNSET RD — From Essex rd west to limits, 1 north of Hill rd

300 Thom Harry B
315 Weld Herbert W
316 Buttner Wm C
320 Olson Chas W
322 Henderson Kenneth M
333 Remy Wm

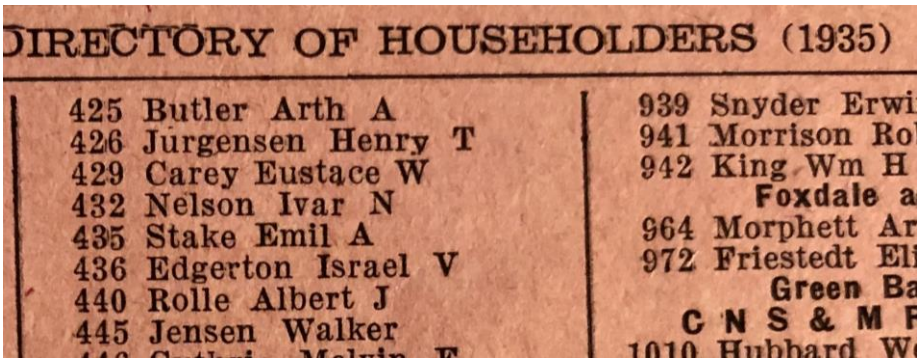
Essex rd intersects

357 McElroy Thos E
363 Hinrichs Karl H
367 Payne Arth W
373 Nelson Herbert U
377 Engelhard Herman H
383 Aishton Richd A
387 Farmer Geo A
393 Lederer Wm
397 Kram Jacob B

Woodland av intersects

408 Hicks Fredk R
420 Brown J Russell
425 White Meredith D
426 Jurgensen Henry T
429 Vacant
432 Nelson Ivar N
435 Stake Emil A
436 Edgerton Israel V
440 Rolle Albert J
445 Jensen Walker
446 Guthrie Melvin E
447 Roth Allen B
449 Tufts Benj Q
452 Fla Havhgn Holland
455 Kraetsch Ralph B

1935 phone book



DIRECTORY OF HOUSEHOLDERS (1935)

425 Butler Arth A
426 Jurgensen Henry T
429 Carey Eustace W
432 Nelson Ivar N
435 Stake Emil A
436 Edgerton Israel V
440 Rolle Albert J
445 Jensen Walker

939 Snyder Erwi
941 Morrison Ro
942 King Wm H

Foxdale a

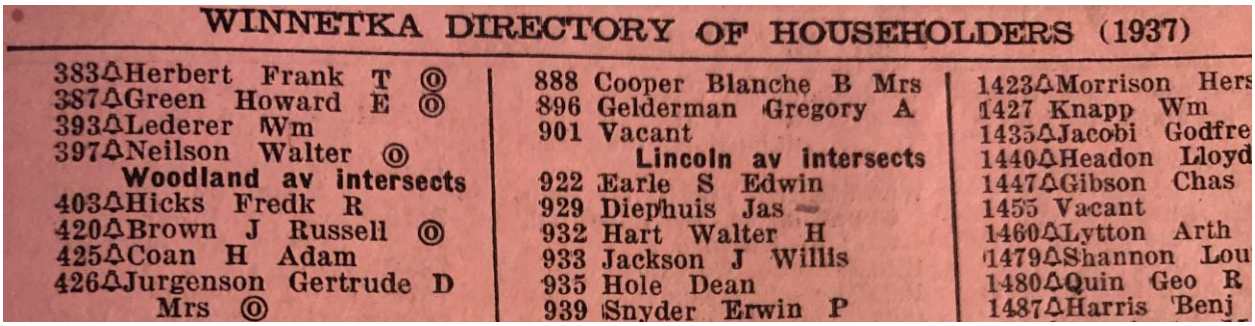
964 Morphett Ar
972 Friestedt Eli

Green Ba

C N S & M R

1010 Hubbard W

1937 phone book



WINNETKA DIRECTORY OF HOUSEHOLDERS (1937)

383ΔHerbert Frank T ◎
387ΔGreen Howard E ◎
393ΔLederer Wm
397ΔNeilson Walter ◎

Woodland av intersects

403ΔHicks Fredk R
420ΔBrown J Russell ◎
425ΔCoan H Adam
426ΔJurgenson Gertrude D Mrs ◎

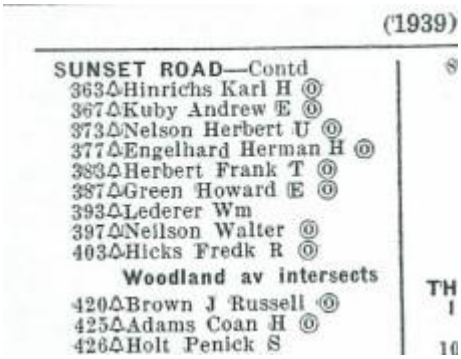
888 Cooper Blanche B Mrs
896 Gelderman Gregory A
901 Vacant

Lincoln av intersects

922 Earle S Edwin
929 Diephuis Jas
932 Hart Walter H
933 Jackson J Willis
935 Hole Dean
939 Snyder Erwin P

1423ΔMorrison Hers
1427 Knapp Wm
1435ΔJacobi Godfre
1440ΔHeadon Lloyd
1447ΔGibson Chas
1455 Vacant
1460ΔLytton Arth
1479ΔShannon Lou
1480ΔQuin Geo R
1487ΔHarris Benj

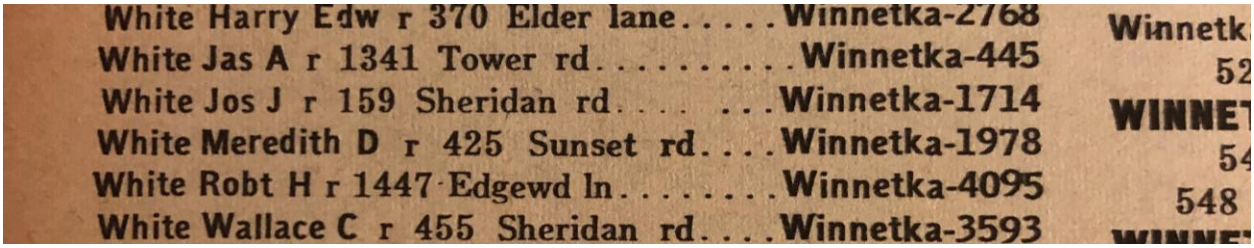
1939 phone book



(1939)

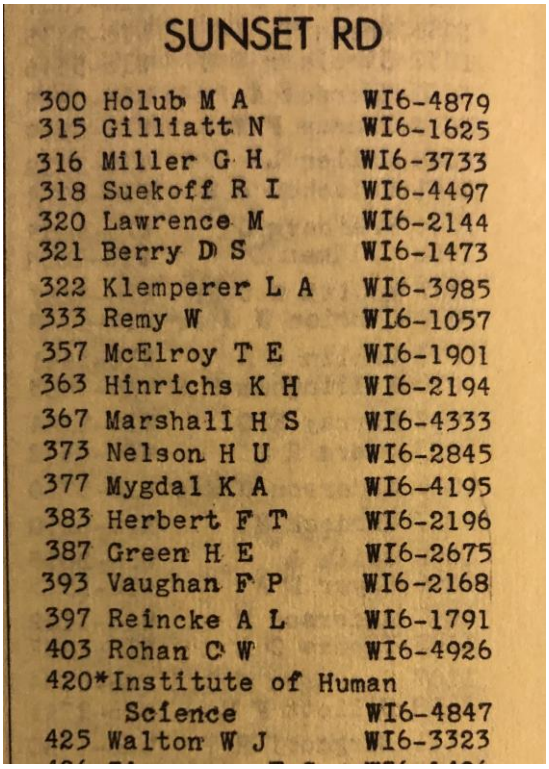
SUNSET ROAD—Contd
363ΔHinrichs Karl H ⓪
367ΔKuby Andrew E ⓪
373ΔNelson Herbert U ⓪
377ΔEngelhard Herman H ⓪
383ΔHerbert Frank T ⓪
387ΔGreen Howard E ⓪
393ΔLederer Wm
397ΔNeilson Walter ⓪
403ΔHicks Fredk R ⓪
Woodland av intersects
420ΔBrown J Russell ⓪
425ΔAdams Coan H ⓪
426ΔHolt Penick S

1944 phone book



White Harry Edw r 370 Elder lane.....Winnetka-2768
White Jas A r 1341 Tower rd.....Winnetka-445
White Jos J r 159 Sheridan rd.....Winnetka-1714
White Meredith D r 425 Sunset rd....Winnetka-1978
White Robt H r 1447 Edgewd ln.....Winnetka-4095
White Wallace C r 455 Sheridan rd....Winnetka-3593

1954 phone book



SUNSET RD

300 Holub M A WI6-4879
315 Gilliatt N WI6-1625
316 Miller G H WI6-3733
318 Suekoff R I WI6-4497
320 Lawrence M WI6-2144
321 Berry D S WI6-1473
322 Klemperer L A WI6-3985
333 Remy W WI6-1057
357 McElroy T E WI6-1901
363 Hinrichs K H WI6-2194
367 Marshall H S WI6-4333
373 Nelson H U WI6-2845
377 Mygdal K A WI6-4195
383 Herbert F T WI6-2196
387 Green H E WI6-2675
393 Vaughan F P WI6-2168
397 Reincke A L WI6-1791
403 Rohan C W WI6-4926
420*Institute of Human Science WI6-4847
425 Walton W J WI6-3323

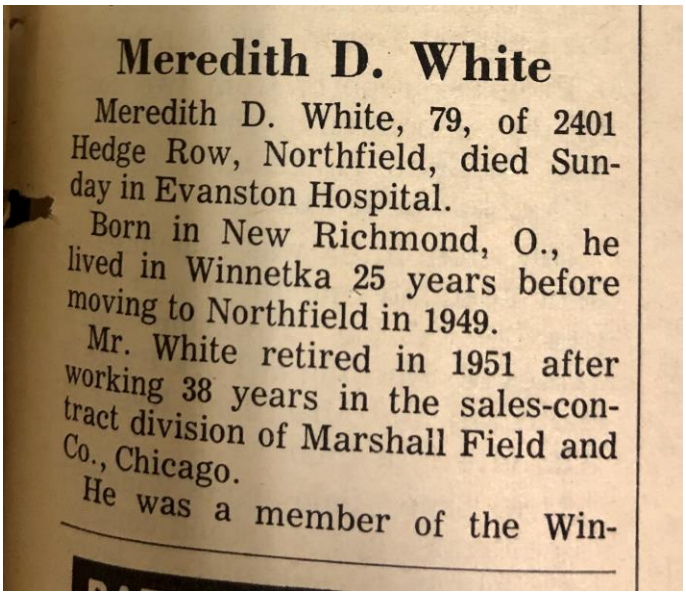
1974 Ancestry listing for 425 Sunset

Marietta Marcin
in the U.S., Public Records Index, 1950-1993, Volume 1

Detail | Source

Name:	Marietta Marcin
Birth Date:	4 Aug 1932
Residence Date:	1974
Phone Number:	446-7312
Address:	425 Sunset Rd
Residence:	Winnetka, IL
Postal Code:	60093-4231

Winnetka Talk, June 2, 1966



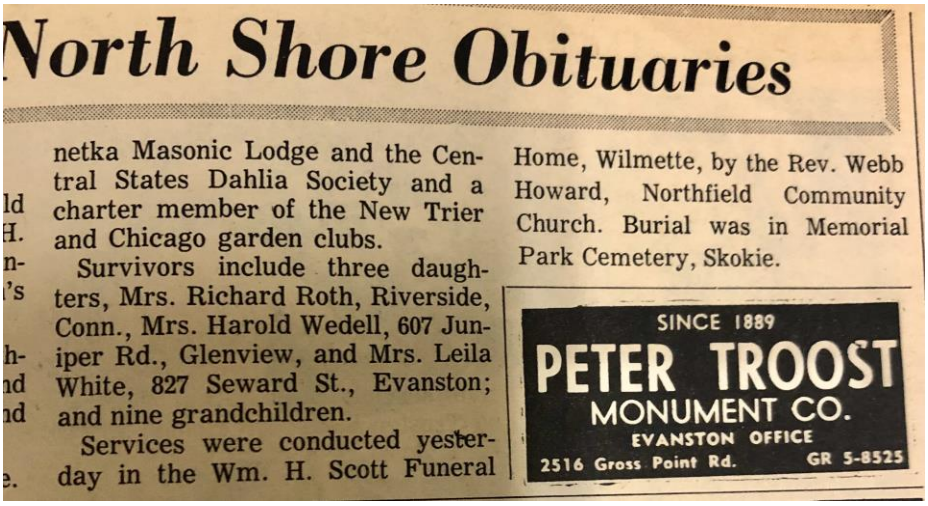
Meredith D. White

Meredith D. White, 79, of 2401 Hedge Row, Northfield, died Sunday in Evanston Hospital.

Born in New Richmond, O., he lived in Winnetka 25 years before moving to Northfield in 1949.

Mr. White retired in 1951 after working 38 years in the sales-contract division of Marshall Field and Co., Chicago.

He was a member of the Win-



North Shore Obituaries

ld
H.
n-
's
h-
nd
nd
e.

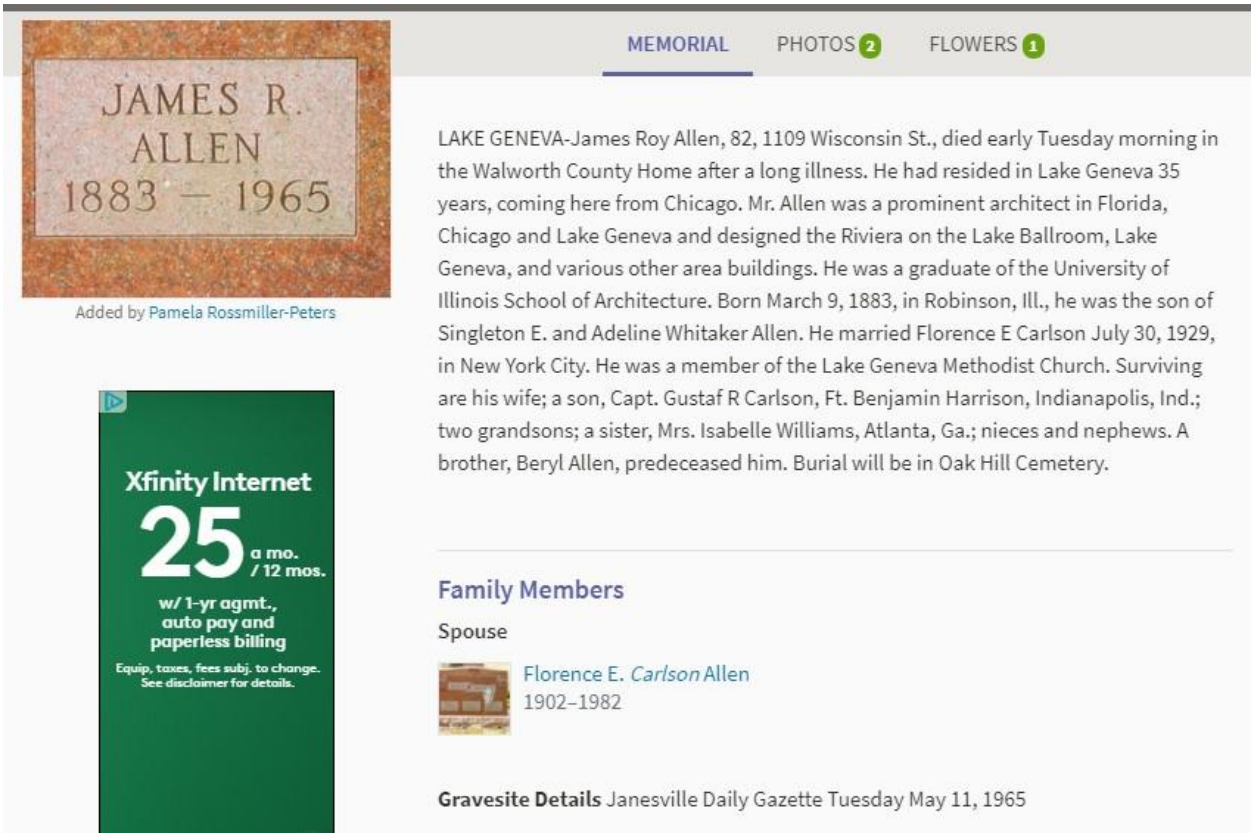
netka Masonic Lodge and the Central States Dahlia Society and a charter member of the New Trier and Chicago garden clubs.

Survivors include three daughters, Mrs. Richard Roth, Riverside, Conn., Mrs. Harold Wedell, 607 Juniper Rd., Glenview, and Mrs. Leila White, 827 Seward St., Evanston; and nine grandchildren.

Services were conducted yesterday in the Wm. H. Scott Funeral Home, Wilmette, by the Rev. Webb Howard, Northfield Community Church. Burial was in Memorial Park Cemetery, Skokie.

SINCE 1889
PETER TROOST
MONUMENT CO.
EVANSTON OFFICE
2516 Gross Point Rd. GR 5-8525

Janesville Daily Gazette, May 11, 1965



Cook County Assessor records

Cook County Recorder records

1986-11-25	COURT DOC	T3570485	0.00	MARCIN MARIETTA	GTR	05214090180000	425 SUNSET RD
				MARCIN MARIETTA	GTE		
				MARCIN ANTHONY	GTR		
				MARCIN ANTHONY	GTE		
1986-11-25	QUIT CLAIM DEED	T3570486	0.00	MARCIN ANTHONY	GTR	05214090180000	425 SUNSET RD
				MARCIN MARIETTA	GTE		
1986-11-25	DEED IN TRUST	T3570487	0.00	MARCIN MARIETTA M	GTR	05214090180000	425 SUNSET RD
				FIRST IL BK WILMETTE TR	GTE		
1986-07-21	QUIT CLAIM DEED	86305561	0.00	MARCIN ANTHONY	GTR	05214090180000	425 SUNSET RD
				MARCIN MARIETTA	GTE		

Evanston-North Shore MULTIPLE LISTING CORPORATION

Directions: 2nd hse west of Woodland

Address: 425 SUNSET ROAD G9986
City: Winnetka
Constr: Red Brick (Trim painted Fall '66)
Style: Georgian Colonial
Roof:
Built: Faces: South

Sold 8-15-67 5% %

Lot Size 50 x 190 ft.
Pretty garden

Rms.	Bed.	Baths	Heat HW Gas
9	4	2½	Cost $350 yr.

Year — Taxes 1966 $1076.16
Porches Concrete patio
Garage 2 Det.
Att. ~~Det.~~ brick, att. toolshed.
Elect: 220V-~~110V~~
Contract:

$ 57,500.00

Basmt: Yes. Recr rm. Laundry.
1st Liv (marble F.P.). Din rm. Kit (d&d), brkfst bar. Family rm. Sun rm. T&L.
2nd 4 Bedrms, 2 baths (1 pink plastic, 1 green cer.), shower over tubs. Sitting rm off master bedrm. Laundry chute.
3rd Stairway to storage.

Approximate Size
LR 21'6 x 17'6
DR 14'6 x 12'6
K 10 x 10'2
DEN
FR 17'3 x 10'4
~~BR's~~ Sunrm. 9'4 x 11'10
Bedrms:
NE 24'10 x 10'6
SE 17'6 x 13'10
NW 10 x 11'5
SW 9'6 x 12'6
Sitting rm: 9' x 11'10

Check:
School: Grade: Greeley JHS: Skokie HS: New Trier East
Transp: RR. Bus: Other: Faith Hope
Mortgage: Existing Available:
City water, Well, Sanitary Sewer, Storm Sewer, Septic Tank
Special Assessments $_____ for_____

Remarks and any special conditions: Included: Carpets in liv, din, sunrm, stairs & 2nd fl. hall; liv rm draperies; HiFi. Not included: Bird bath & fountain & temp. shelves in SW bedroom and sitting room. Many built-ins in family room, sunroom and bedrooms. Seller reserves the right to approve purchaser even at full price and no commission due if purchaser is not approved.

Possession: Oct. 1, 1967

Reason for Sale: Smaller

Owner: William J.&Jean L. Walton Bus. Phone: Res. Phone:

FREE COPY

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

Title Torrens

For office use only
072567

Realtor Office: BAUMANN-COOK Phone: Hi.6-5000
Sales Person: Florence S. Cook Home Phone: Al.1-0196

Code# 9986

Alexander Forbes Antonio Ribadeneyra

Marietta Marcin

Edit Profile

Add photo

writer

View map

Marietta Marcin, American writer. Board directors Chamber Music Chicago, since 1964, vice president, 1981—1983, president, 1987—1988; board directors Contemporary Concerts Inc., since 1976, secretary, 1978—1982; Member of Society Midland Authors (director 1982-1989), Midwest Writers Association, Women in Communications, Chicago Press Club.

Background

Marcin, Marietta was born on August 4, 1932 in Chicago, Illinois, United States. Daughter of William August and Marietta (Calderini) Marshall.

Education

Bachelor, University Wisconsin, 1953.

Career

Editor Cuneo Topics Cuneo Press, Chicago, 1953—1955, NARDA News National Appliance Association, 1956—1962, International Design Conference in Aspen, Colorado, 1963—1967. Writer Walker Report Rights in Conflict, 1968. Consultant Nash Realty, Winnetka, Illinois, 1969—1985.

Midwest editor Kasmar Publications, since 1985. Managing editor Retailers Digest, since 1986.

Achievements

Marietta Marcin has been listed as a notable writer by Marquis Who's Who.

Works

Born

August 4, 1932
Chicago, Illinois, United States

Nationality

American

Education

1953

University Wisconsin , Bachelor of Arts

Career

Intern ational , Design Conference in Aspen

1953 - 1955

Editor Cuneo Topics
Cuneo Press
Chicago, Illinois, United States

1956 - 1962

Editor Cuneo Topics
Cuneo Press

1968

writer , Walker Report Rights in Conflict

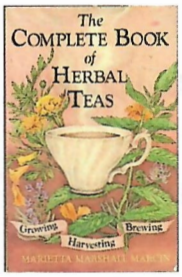
1969 - 1985

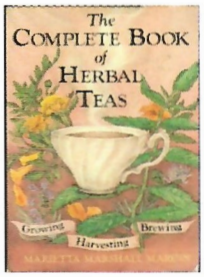
consultant , Nash Realty
Winnetka, Illinois, United States

1985

midwest editor , Kasmar Publications

LPC 425 Spring Page 22





1986

managing editor ,
Retailers Digest

More photos

book

The Complete Book of Herbal Teas (1. A brief history of tea. 2. Guide to cultivating herbs....)

The Complete Book of Herbal Tea

The Complete Book of Herbal Teas by Marcin, Marietta Marshall (1984) Paperback

Membership

Board directors Chamber Music Chicago, since 1964, vice president, 1981—1983, president, 1987—1988. Board directors Contemporary Concerts Inc., since 1976, secretary, 1978—1982. Member of Society Midland Authors (director 1982-1989), Midwest Writers Association, Women in Communications, Chicago Press Club.

Connections

Married Anthony A. Marcin, 1953 (divorced 1986). 1 child Marietta; Married Jules Steinberg.

Father: William August Marshall

Mother: Marietta (Calderini) Marshall

Spouse: Anthony A. Marcin

Spouse: Jules Steinberg.

child: Marietta Marcin

About | FAQ | Mobile Version | Terms of Service | Privacy Policy | Contacts | Subscription | Join Prabook

Prabook is a registered trademark of World Biographical Encyclopedia, Inc.

Version 2.0.48.1.1248 2021

Looking for a job? Jobs in the United States >>>

PREVIEW Tribune Tower RESIDENCES

Well-Manored in Beverly

List Price: $1,400,000
Sale Price: $1,075,000
The Property: With its assortment of beams, arches, and crenellations, this brick and limestone mansion on a Beverly hillside suggests an old English home that has been added to and changed over many generations. Locals speculate that was the intention of...

BY DENNIS RODKIN
JULY 6, 2009, 7:20 AM

List Price: $1,400,000

Sale Price: $1,075,000

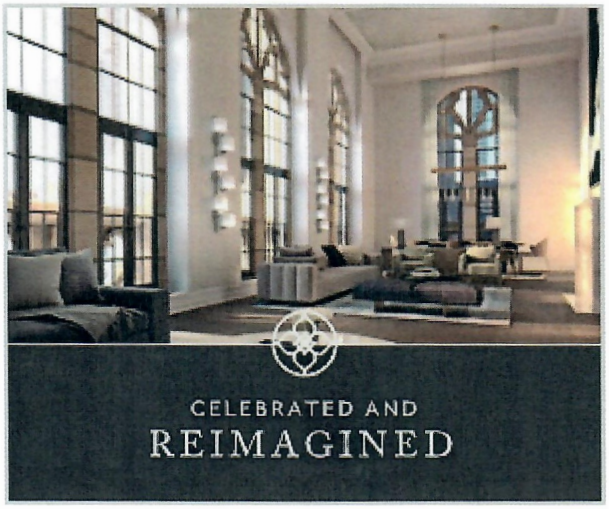
The Property: With its assortment of beams, arches, and crenellations, this brick and limestone mansion on a Beverly hillside suggests an old English home that has been added to and changed over many generations. Locals speculate that was the intention of its architect James Roy Allen, whose only other work known to still stand in the Chicago area is the equally English main gate of the Lake Forest cemetery.

Allen designed the home in 1929 for George W. Reed, who was then the vice president of the Peabody Coal Company. The house has 19 rooms—plus a separate servants' house with another three rooms—and stands on an acre of ground in the Dan Ryan Woods section of northern Beverly. Kathleen Morgan, the agent who represented the most recent sellers, describes the interior as "exquisite. It's all carved oak and walnut moldings set off by leaded glass windows, four fireplaces with the original sterling silver andirons, and sterling silver sconces."

For a few decades, says Morgan, the house was occupied by a branch of the Columban Fathers, a society of Catholic missionaries. "That's why it's been preserved so well," she says. In 2001, long after the mansion was returned to private residential use, Walter and Victoria Cronin bought it for $950,000. The Cronins, who could not be reached for comment, closed on their sale of the house June 30th. The buyers are not yet identified in public records.

Price Points: Morgan says that her clients were no-nonsense about selling the house. While they could have marked it up higher and waited for a more lucrative sale, they wanted to sell it quickly because they were moving out of town. (She would not specify where they moved.) They listed the property for sale in March but did not begin showings until April 12th. A week later, they had a contract to sell it. "I'm sure they could have gotten more," Morgan says, "but they were on a mission to get it sold. The people who bought it got an amazing deal."

Listing Agent: Kathleen Morgan of PRS Associates Realty, 773-233-4700; kmmorgan@sbcglobal.net



VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 425 Sunset Winnetka, IL 60093

Parcel Identification Number(s) (PIN): 05214090180000

Description of all structures to be demolished: Single family home and detached garage

Current Property Owner Information

Legal Name: Trend Development Partners- Sunset LLC

Primary Contact: Cory Todd

Address: [redacted]

City, State, Zip: Winnetka, IL 60093

Phone No. [redacted]

Email: cory@trenddevelopmentpartners.com

Applicant Information

Legal Name: Trend Development Partners Pine LLC

Primary Contact: Cory Todd

Address: [redacted]

City, State, Zip:

Phone No [redacted]

Email: cory@trenddevelopmentpartners.com

Date owner acquired property: 06/25/2021

Applicant's relationship to current property owner: owner

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

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

Legal Name: Trend Development Partners

Address: [redacted]

City, State, ZIP: Winnetka, IL 60093

Phone No: [redacted]

Email: cory@trenddevelopmentpartners.com

Property Maintenance Requirements

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

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

We (I/We) hereby agree to demolish the above structure or portion thereof, in accordance with the information submitted herewith and in strict compliance with all provisions of the Building Code and other related ordinances and regulations of the Village of Winnetka, and We (I/We) hereby consent to inspection of the work during de the subject site and adjacent public and private properties in

Applicant Signature: [redacted] Date: 07/02/2021

Printed Name:

Owner Signature: [redacted] Date: 07/02/2021

Printed Name: _____

Acknowledgement of Owner and Applicant Property Maintenance Responsibilities

I hereby acknowledge that in submitting the attached application for demolition, the subject property is and will continue to be maintained in accordance to all requirements of the Winnetka Village Code, including but not limited to the following specific standards:

- ❑ Grass is, and shall be, mowed and maintained at a height not to exceed 8 inches;
- ❑ Garbage, yard waste, miscellaneous rubbish, and debris have been removed from the property and will not be allowed to accumulate;
- ❑ Building(s) shall [redacted] order, closed and locked).

Applicant Signature: _ Date: 07/02/2021

Printed Name:

Owner Signature: [redacted] Date: _____

Printed Name: Cory Todd

Proposed Demolition and Construction Schedule for 425 Sunset Rd Winnetka

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

From: [redacted]
To: Christopher Marx
Subject: Re: 425 Sunset - Demolition Schedule
Date: Monday, July 26, 2021 12:03:20 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.

Hi Chris-
We can use a start date of Monday September 13th, 2021, with a complettion of June 6th, 2022.

Thanks-

Cory

From: Christopher Marx <CMarx@winnetka.org>
Sent: Monday, July 26, 2021 11:45 AM
[redacted]
Subject: 425 Sunset - Demolition Schedule

Cory,

Regarding your application for 425 Sunset, would you be able to clarify the proposed demolition schedule? More specifically, could you provide a hypothetical start date and end date of the demolition process? As a reminder, the schedule is only tentative and not binding to any permits.

Feel free to call me if you have any questions.

-Chris

Christopher Marx, AICP
Associate Planner
Village of Winnetka – Department of Community Development
510 Green Bay Road
Winnetka, Illinois 60093
(847) 716-3587
cmarx@winnetka.org

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: JULY 29, 2021

SUBJECT: 695 PROSPECT AVENUE – HISTORICAL AND ARCHITECTURAL IMPACT STUDY (CASE NO. 21-10-LPC)

INTRODUCTION	
Meeting Date	August 2, 2021
Requested Commission Action	Determine (1) whether the HAIS is complete; (2) whether the proposed demolition will have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood; and (3) whether demolition should be delayed in order to explore alternatives to total demolition.
Preliminary Historical and Architectural Review	June 7, 2021, by a vote of 4-0, required submittal of an HAIS.
Property Address	695 Prospect (See Attachment C – GIS Aerial Map)
Property Owner	Thomas and Annette Cole
Application Submitted by	WP Mitchell Builders, Inc.
Mail Notice Sent to Property Owners within 250 feet	Completed
Newspaper Notice	The meeting was properly noticed in the *Winnetka Talk* on July 15, 2021.
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. (See Attachment E – Public Comments)
HAIS Summary	The HAIS concludes the house as "considerable historical significance." Regarding architectural significance, "the house has been considerably altered with additions that significantly compromise its integrity." "So much has changed or is missing that removing and replacing 695 Prospect is acceptable." See Attachment A, page 22-24 for HAIS evaluation and summary.
Winnetka Historical Society (WHS) Comments on HAIS	The WHS research indicates that the property has both historical and architectural significance. See attached report from the WHS provided in Attachment E for details.
PROPERTY DESCRIPTION	
Size	0.71 acres
Location	East side or Prospect between Humboldt Avenue and Pine St.
Improvements	Single-family residence with attached garage

Zoning	R-2 Single Family Residential
Surrounding Zoning	R-2 Single Family Residential
PROPERTY HISTORY	
Constructed	1889, according to Winnetka Historical Society (WHS) research. No Village records indicate original date of construction.
Additional Construction Activity	1926 - Build 1½ story wing to residence, 1945 - Construct one-story frame garage addition to residence, 1959- Construct 1 story addition to single family dwelling, 1965- Reconstruct single family residence; add room addition onto Porch, 1972- Alterations to single family residence, 1980- Addition to single family residence
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS) Preliminary Report	The WHS research indicates that the property has both historical and architectural significance. See attached report from the WHS provided in Attachment E for details.
NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes on Same Block (either side of the right-of-way block face and/or along the alley)	None
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	None

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

On March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant homes. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant home for a longer period of time as follows:

1. For a demolition permit submitted **prior to March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date a complete application was submitted.
2. For a demolition permit submitted **after March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the home the applicant wishes to demolish.

This application was submitted and considered complete on March 18, 2021. If after reviewing the HAIS the LPC determines the home is significant and a delay should be issued, at that time **the Commission may issue a demolition delay up to but not exceeding 270 days from June 7, 2021.**

The adopted amendments also provide a 20% maximum building size bonus to any single-family home that the Commission finds to be historic or architecturally significant provided the home is not demolished or altered in a manner that destroys the home's significance.

COMMISSION REVIEW

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

a. the historic and architectural impact study prepared pursuant to the foregoing Section 15.52.050;

b. the preliminary property history study prepared pursuant to Section 15.52.040;

c. comments of the Winnetka Historical Society on the application and study; and

d. any other information, comment or evidence received by the Commission at the impact determination meeting or at the preliminary review meeting.

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

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

Building and/or Property Lacks Sufficient Historic or Architectural Significance

The Commission finds that the Historical Architectural Impact Study (HAIS) for 695 Prospect Avenue prepared by Benjamin Historic Certifications is complete and that the proposed demolition will not have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood. **Based upon these findings, the demolition may proceed without a delay.**

Delay of Demolition

The Commission finds that the Historical Architectural Impact Study (HAIS) for 695 Prospect Avenue prepared by Benjamin Historic Certifications is complete and that the building or structure is considered to be historically or architecturally significant as it meets one or more of the following standards ***[Commission member should note which of the following standards should be included in the motion]:***

(1) the structure exhibits a high quality of architectural design without regard to the time built or historic associations;

(2) the structure exhibits a high quality of architectural design that is not the result of a change or a series of changes in the original structure;

(3) the structure exemplifies an architectural style, construction technique or building type once common in the Village;

(4) the structure exhibits an unusual, distinctive or eccentric design or construction technique that contributes to the architectural interest of its environs as an accent or counterpart; or

~~(5) that the property has been designated a landmark pursuant to Chapter 15.64 of the Village Code, has been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation, or has been listed on the National Register of Historic Places or the Illinois Register of Historic Places~~ **(Subject Property is not a local landmark, on the National Register, or listed on the State survey)**

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

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

Preservation alternatives to the demolition of the structure include:

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

Based upon these findings, the demolition must be delayed for a period of up to 270 days from June 7, 2021, in order to explore alternatives to total demolition. Demolition of the structure may not occur prior to March 4, 2022.

ATTACHMENTS

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

ATTACHMENT A

HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS)
695 PROSPECT AVENUE
THE FREDERICK GREELEY HOUSE

Susan Benjamin and Andrew Elders
BENJAMIN HISTORIC CERTIFICATIONS
711 Marion Avenue
Highland Park, IL 60035

BENJAMIN HISTORIC CERTIFICATIONS

Submitted to the Village on July 9, 2021

Susan Benjamin and Andrew Elders of Benjamin Historic Certifications have prepared this Historic and Architectural Impact Study (HAIS) for the House at 695 Prospect Avenue in Winnetka, Illinois. Our qualifications are as follows:

Susan Benjamin is an architectural historian with 30-plus years of experience, writing well over 175 local and National Register nominations and preparing more than 200 property tax freeze and federal income tax credit applications. Her B.A. is in Art History from Brown University, and her M.A. is from the University of Minnesota. Susan served as the first chairman of Highland Park Historic Preservation Commission. She frequently consults on Historic Preservation projects, lectures and has written several articles and books on Chicago architecture. She and architect Stuart Cohen are the authors of *Great Houses of Chicago: 1871–1921* (2008) and *North Shore Chicago: Houses of the Lakefront Suburbs: 1890–1940* (2004), published by Acanthus Press, New York. Susan also recently authored another book, entitled *Modern in the Middle: Chicago Houses 1929–1975* (2020), with Michelangelo Sabatino, professor and director of the PhD program and interim dean at the Illinois Institute of Technology. Susan is a resident of Highland Park.

Andrew Elders joined Benjamin Historic Certifications after studying Historic Preservation at the School of the Art Institute of Chicago. While at SAIC, Andrew interned at Glessner House, cataloging and researching the Simmerling Collection, a bequest of architectural artifacts salvaged from demolished mansions on Chicago's south side. He has staged multiple shows of and given several presentations regarding the Simmerling Collection in Chicago. Andrew earned a B.S. in Business Administration from the University of Illinois at Urbana-Champaign. He has completed multiple Historic American Building Survey projects throughout the Chicago area as well as downstate Illinois. With Benjamin Historic Certifications, Andrew has completed several architectural surveys and written numerous Historic Resource Evaluations for various types of properties. He has also prepared several Historic Property Tax Freeze applications. Andrew also is on the board of Glessner House, where he serves as both Treasurer and Chair of the House and Collections Committee, and is a board member of The Cliff Dwellers. Andrew is a resident of Oak Park.

695 Prospect Avenue
Constructed in 1888-9
Designed by Joseph Lyman Silsbee
With alterations in 1959 by Werner & Donner,
1964 by Margaret Magie, and 1972-1980 by Francis R. Stanton

Property Index Number: 05-16-101-027-0000

Ownership History of the Land Parcel[1]

The legal description of the property is:

Lot 1 in Gramm's Subdivision, a resubdivision of part of Lot 1 in the resubdivision of Block 8 in the southwest fractional quarter of Section 16, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. Also Lot 1 (except Gramm's Subdivision) and (except Webster's Consolidation) and (except Miskell's Subdivision) and (except that part west of a line commencing on the north line 172.31 feet east of the northwest corner; thence south at right angles to the north line, 141 feet; thence southwesterly along a line making an angle with the last described line of 150 degrees 33 minutes 40 seconds east, 91.20 feet to the southwesterly line) in the resubdivision of Block 8 in Park Addition to Winnetka, a subdivision in sections 17, 20, 21, and in Section 16, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 695 Prospect Avenue, Winnetka, Illinois.

Historic Owners of the Land Parcel and 695 Prospect Avenue

Property Owners	Period of Ownership
Frederick C. and Florence M. Greeley	1889-1908
Augustus S. and Grace Peabody	1908-1920
Merritt and Lila Wheelock Starr, Paul Starr	1920-1944
William A. and Margaret MacGregor Magie II	1944-1972
Walter Patrick and Annemarie H. Gramm	1972-2020
Thomas and Annette Cole	2020-present

Owners

Frederick C. and Florence M. Arnold Greeley
Owned the house from 1889-1908

Frederick C. Greeley was born on March 13, 1856, the son of Samuel Sewall Greeley and Annie M. Larned Greeley. The Greeleys were an old Winnetka family. Samuel Sewell Greeley was born

[1] Information comes from a title search at the Cook County Recorder of Deeds.

in 1824 in Massachusetts, and attended Groton Academy, Framingham Academy and graduated from Harvard University in 1844 and Rensselaer Polytechnic Institute in 1846. He married Annie Morris Larned in Chicago in 1855 and after her death in 1864, he married Eliza May Wells.

While living in Winnetka, Samuel Greeley encouraged the Village to build a grade school in the southeast section of the village. The Greeley School (Otis & Wilson, 1913) was named in his honor. It is the oldest operating public school in Winnetka.[2]

Samuel's son Frederick attended public and private schools in Chicago and entered the Massachusetts Institute of Technology in 1872. For financial reasons he was forced to return home to Chicago after two years, and went to work for his father's business the Greeley-Howard Company, where he worked until his retirement 1908. He was a surveyor and civil engineer. Greeley was also an active participant and leader in several social active movements during the *Progressive Era* in Chicago, and was a contemporary of Daniel Burnham, Edward Bennett, Edward Ryerson, Dwight H. Perkins, Allen and Irving Pond and Jane Addams, among many other economic, municipal, social and cultural leaders in Chicago and throughout the country.

Frederick Greeley married Florence M. Arnold in 1881 and they had three children, Samuel Arnold Greeley (1882-1968), Annie Larned Greeley (1883-1886) and Harriet Greeley (1885-1980; Mrs. Alvah Croker, Jr., later Mrs. Norman J. Harrower). Florence Greeley was born in Chicago in 1856, the daughter of Isaac N. Arnold and Harriet Augusta Arnold. Isaac Arnold was a friend and biographer of Abraham Lincoln a Congressman from Chicago during the Civil War.

For fourteen years Frederick Greeley was chairman of the Chicago Parks Commission, which was established to develop a series of small parks across the city.[3] In 1898, the Municipal Science Club began researching Chicago's need for outdoor breathing spaces and in in 1899 the mayor created the Special Parks Commission. The commission encouraged elementary schools to build playgrounds and park commissions to build new parks and playgrounds.[4]

The South Park Commission began opening a series of neighborhood parks that became a model for other cities across the country. D. H. Burnham & Co. architects and the Olmsted Brothers landscape architects designed parks and fieldhouses with running tracks, wading pools, playgrounds, sand courts in beautiful landscape settings. Open to the public in 1905, the first ten parks were visited by over five million visitors in one year. President Theodore Roosevelt said that Chicago's South Park system was one of the most notable civic achievements of any American city. A British researcher visiting Chicago in 1913 confirmed the widely held belief that Chicago's parks and playgrounds were the finest in the United States.

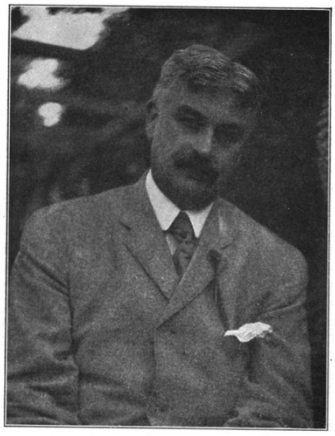
---

[2] "Greeley School," https://www.winnetka36.org/domain/86, accessed July 4, 2021.
[3] "Greeley, City Planner, Dies," *Chicago Tribune,* January 23, 1912.
[4] Kinchin, Juliet Kinchin and Aidan O'Connor, *Century of the Child: Growing by Design, 1900 – 2000*. New York: Museum of Modern Art, 2012.

Greeley was a member of the National Council of the Playground Association of America, which was formed in 1906, and was the first president of the Chicago chapter of the Playgrounds Association of America, which organized the first national Playground Association Convention which took place in Chicago in 1907. At the convention, over 200 members gathered from thirty cities, and confirmed Chicago's commitment to parks and its children. Jane Addams delivered an address at the convention entitled "Public Recreation and Social Morality." President Theodore Roosevelt was honorary president. Florence Arnold Greeley was also a member of the Council. The Playground Association was formed to support and expand the *playground movement*, which began in Boston, Massachusetts at the end of the nineteenth century which encouraged healthy outdoor play and recreation for children to address problems resulting from urbanization, industrialization and increasing immigration.[5]

Greeley was also a member of the Commercial Club of Chicago, which included some of the city's most powerful business leaders. He was chosen by the club as a member of the committee for the development of Chicago's planning efforts, which included promoting Daniel H. Burnham's and Edward H. Bennett's 1909 *Plan of Chicago*, a Progressive planning document that was designed to reform Chicago, both architecturally and socially.[6]

Frederick Greeley also was an officer with the Children's Home and Aid Society, a child and family social service agency that is still in existence today.[7]



Frederick C. Greeley
The Playground, August 1907

He was secretary of the Union League Club, a member of the Chicago Literary Club, and a member of the City Club and its building committee, which guided the design and construction of its 1903 building at 315 S. Plymouth Court, designed by Pond & Pond.

He was one of the founders and for its first three years president of the Skokie Country Club, president of the Northwestern Alumni Association of the Massachusetts Institute of Technology, a vestryman of Christ's Church in Winnetka, and actively involved in St. John's Mission in Chicago.

In 1900, he was living at the house with his wife Florence A. Greeley, his father, Samuel S. Greeley, his son Samuel and daughter Harriet, as well as a boarder and two servants. In 1908, for health reasons, he was forced to move to a better climate, but he returned to Winnetka in the fall of 1911. He and his wife Florence also maintained a city residence at 121 East Huron

[5] Julia Bachrach, "Playground Movement," *Encyclopedia of Chicago,* http://encyclopedia.chicagohistory.org/pages/976.html, accessed July 2, 2021.
[6] "Greeley, City Planner, Dies."
[7] "Children's Home and Aid," https://www.childrenshomeandaid.org/, accessed July 2, 2021.

Street in Chicago. He died at home in Winnetka not long after in 1912. Florence Arnold Greeley died in 1920.

Allen B. Pond and Benjamin Carpenter wrote a resolution for the Commercial Club of Chicago, adopted at a meeting on February 10, 1912, memorializing Greeley after his death. In it, they wrote:

> "It was his creed and practice to create happiness and to share it, and he was unsparing in his efforts to bring happiness to others. Particularly did he realize that the happiness of children in an active physical life is not only their due, but is almost fundamental to a vigorous and normal maturity. And into efforts to create conditions that guarantee a large measure of such happiness to the thronging masses of city-bred children he put a large part of his own abundant energy during many years. The impulse toward better things that went out from his too brief life will continue to be felt in our community in ever widening circles; but particularly in all that pertains to childhood and in the glad laughter of happy children will his enduring monument be found.[8]"

Augustus S. and Grace Van Alstyne Peabody
Owned the house from 1908 – 1920

Augustus Stephen Peabody was born in Chicago in 1873, the son of Francis Bolles Peabody and Harriet Cutter Ten Broeck. Francis B. Peabody was an attorney who studied law under with Franklin Pierce, who later was elected President of the United States, was associated in the practice of law with Nathaniel B. Baker, who later was elected governor of New Hampshire, and with William E. Chandler, who was later elected United States senator and Secretary of the Navy. Francis B. Peabody formed the law firm of Gallup & Peabody, which was dissolved, then succeeded by Francis B. Peabody & Co., then finally Peabody, Houghteling & Co. Augustus S. Peabody joined the firm as an attorney after he graduated from Yale University in 1895 and from Northwestern University Law School in 1897.

[8] Allen B. Pond and Benjamin Carpenter, "Necrology – Frederick Greeley", *The Commercial Club of Chicago Yearbook 1911 – 1912,* https://books.google.com/books?id=0ypFAQAAMAAJ&pg=PA375&lpg=PA375&dq=frederick+greeley+chicago+commercial+club&source=bl&ots=Lpm56riwik&sig=ACfU3U23mJ4weOsaGP73Q6QnxFojklbsDg&hl=en&sa=X&ved=2ahUKEwjWnqP-v8zxAhXRLs0KHUzlCPkQ6AEwBHoECAIQAw#v=onepage&q=frederick%20greeley%20chicago%20commercial%20club&f=false, 377, accessed July 2, 2021.

Augustus S. Peabody married Grace Van Alstyne, who was born in Kentucky in 1873. Grace was the daughter of Fayette and Maria Whiting Van Alstyne. She died in 1929. The couple had no children.

He was a trustee and vice president of the Chicago Symphony Orchestra, president of the Civic Music association, which provided teachers for children's choruses in the park fieldhouses of the city, an officer of the Chicago Chamber Music Association, and a leader in the Allied Arts Society, which gave orchestral music and ballet programs. Peabody was also president of the Citizen's Association of Chicago.

Augustus Peabody died in 1934 at his home at 70 E. Cedar Street in Chicago. Peabody's sister Mrs. Herman B. Butler lived at 715 Prospect Avenue in Winnetka at the time of Peabody's death in 1934.

Augustus S. Peabody
Chicago Tribune, April 28, 1934

Merritt and Lila (Leila) Wheelock Starr, Paul Starr
Rented, and later owned the house from 1920 – 1944

Merritt Starr was born in New York in 1856 and moved to Illinois as a young boy. He graduated from Oberlin College in 1876 and received a master's degree in 1878 and J.D. from Harvard Law School in 1881 and began practicing law in Chicago in 1882. He received honorary L.L. D degrees from Oberlin and Knox Colleges. He was known nationally as a corporate lawyer and was a member of the firm Hopkins, Starr & Godman.

Starr was a member of the board of trustees of Oberlin College and president of the board of trustees of the National Kindergarten and Elementary College. He was president of the board of trustees of the National College of Education in Evanston. He was a member of the executive committee of the Civil Service Reform Association Starr was a published author; he wrote *Starr and Curtis's Annotated Statues of Illinois* and numerous books about Abraham Lincoln, Theodore Roosevelt and Dante (Alighieri), the Italian poet. He was vice president of the Harvard Club in Chicago, a life member of the Art Institute, and a member of the Union League and University Clubs in Chicago.

Merritt Starr
Chicago Tribune, August 4, 1931

The 1920 U.S. Federal Census states that Merritt Starr was renting the house at 695 Prospect, however, a Chicago Daily Tribune article states that Merritt Starr bought the house at 695 Prospect from Augustus Peabody in July of 1920. The Chicago Daily Tribune reported that "one of Winnetka's most attractive estates" was purchased by Merritt Starr for $55,000. The irregular shaped land fronts Prospect and Park avenues and on it was "an old fashioned wooden fourteen room residence, one of the landmarks of Winnetka." The article also said that Peabody moved to 936 Lake Shore Drive and rented the house in Winnetka.

Merritt Starr moved to Winnetka in 1892. He helped organize the New Trier Township High School District. He was selected to serve as one of the five original Trustees on the New trier Township High School Board in that referendum, and was elected to be its first secretary. He was a founding member of the Hull House Social Science Club for Men. He was an acquaintance of Theodore Roosevelt and wrote about him after the president's death in 1919.

Merritt and Leila Starr had four children: two daughters, and two sons. Their son Lieutenant Philip C. Starr was killed I action in Ypres with the British army in 1918. In December 1919 a new Winnetka Heights subdivision, bounded by Westmoor (then called Fig Street), Locust, Pine and Rosewood, was created. The two new streets in the subdivision, Ely and Starr, were named after two Winnetka men that had recently been killed in the First World War, including Dinsmore Ely and Philip Comfort Starr.[9]

Merritt Starr died in 1931. At the date of his death, the Chicago Tribune reported that the family home was at 695 Prospect Avenue in Winnetka.

Leila Wheelock Starr was born in Sandusky, Ohio in 1857. Her father, Louis Wheelock was born in New York, and her mother, Rachel Wheelock, was born in Ohio. Leila and Merritt Starr met while students at Oberlin. They married on September 8, 1885. They had four children, Winifred Dobyns, Philip Starr, Dr. Paul Starr and Beatrice Jenkins. Leila was a member of the Chicago Woman's Club at the Fine Arts Building in Chicago, the Woman's City Club, the Winnetka Woman's Club, on the board of Grove House for Convalescents, and the Winnetka Community Church. She was listed in the Chicago 1920 Summer Social Register and the Chicago Social and Club Register in 1921. She died in the home at 695 Prospect in 1942.[10]

William A. and Margaret J. MacGregor Magie, II
Owned the house from 1944 - 1972

William Ashley Magie II was born in 1906 in Winnetka to Frank O. and Mary Quick Magie. Frank Ogden Magie was vice president and treasurer of Magie Brothers Oil Company. The family resided at 735 Sheridan Road in Winnetka, near William Magie's later home at 695 Prospect. He married Margaret MacGregor in 1929 Manchester, New Hampshire.

[9] "Merritt Starr Funeral Rites To Be Tomorrow," *Chicago Tribune,* August 4, 1931.
[10] "Mrs. Leila W. Starr," *Chicago Tribune,* January 2, 1942.

Margaret Jean MacGregor was born in New York City in 1907, the daughter of Rev. Charles P. and Mary Mercer MacGregor. She graduated from Radcliffe College in 1928, where she met her future husband, William Magie II, who was a student at Harvard University. After her graduation, she served for a year on the faculty of the Choate School. After their marriage, the couple moved to Winnetka where William joined his family business.

William Magie was president and board chairman of Magie Brothers Oil Company in Chicago, taking a leadership role in the company vacated by his father's death in 1919. Additionally, William Magie was president of the National Lubricating Grease Institute, and a director of the Pennsylvania Refining Company. He was a chairman of the Winnetka Community House and the North Shore Area Council of the Boy Scouts of America.[11]

Margaret joined the Winnetka PTA, she was president of the Winnetka Weeders Garden Club, a member of the Winnetka Club, the Chicago Fortnightly Club, and treasurer of the Skokie School fund. She was on the board of the Winnetka Community House, ad was the chairman of the first Winnetka Ball in 1969, which celebrated the 100th anniversary of Winnetka's incorporation. She was president of the Winnetka League of Women Voters when it became the League of Women Voters of Winnetka, Northfield and Kenilworth. She was active in the Harvard and Radcliffe Clubs of Chicago. She was a Radcliffe College trustee, and was one of the first women to serve on the board of directors of any Harvard Club. She was chairwoman of a 200-woman committee to celebrate the 100th anniversary of the oldest Harvard Club in 1957.

The Magies raised four children in the house; William Ashley III (1931-2015), Peter MacGregor (1935-2002), John Quick (1939-2013), and Margaret Ellen (born 1943). In Margaret MacGregor Magie's expanded obituary in the Chicago Tribune, her daughter Margaret "Peggy" Dunham recalled that when she and her three siblings were growing up, their home on Prospect Avenue was often host to gatherings – book clubs, political groups, or lavish parties. During the summer the family's east - exposure porch would often overflow with guests. "They loved to entertain and entertained frequently. It was a busy and very full life. I often felt it was a very charmed life. Her heartbeat was that house."[12] Margaret Magie died in 2001.

Walter Patrick and Annemarie H. Gramm
Owned the house from 1972 – 2020

Walter Patrick (born 1930) and Annemarie H. Gramm (born 1935) owned the house from 1972 until 2020, when they retired to Florida. W. Patrick Gramm grew up in Winnetka and was an executive of Great Lakes Carbon, a family business in which his father and brother Robert were both involved.

[11] "Obituary: William A. Magie," *Chicago Tribune,* November 8, 1972
[12] Ruth E. Igoe, "Margaret Magie, 93," *Chicago Tribune*, May 7, 2001.

Narrative Description of Property, Including Alterations

Permit History

The most important building permits for 695 Prospect that were found at the Village of Winnetka are listed in the table below. Copies are attached in the appendix.

Date	Owner	Action	Architect/Contractor
March 24, 1926*	Merritt Starr	6-room addition	Otis & Fuller
June 18, 1945	William A. Magie II	1-story frame garage	Lindsay Suter/Frank Kristof
October 19, 1959	William A. Magie II	1-room addition	Werner & Donner/Bert Williams
November 30, 1965**	Margaret M. Magie	Room addition onto porch	Margaret M. Magie
January 25, 1972	Walter P. Gramm	Interior alterations	Francis R. Stanton
June 17, 1974	Walter P. Gramm	1-room addition	Francis R. Stanton
July 11, 1980	Walter P. Gramm	Front room addition	Francis R. Stanton

**The 1926 addition by Otis & Fuller appears not to have been built, as no evidence of a substantial 6-room addition to the house exists.*

***The 1965 permit lists Margaret M. Magie as owner, architect, and builder. As a simple, small porch enclosure involving two walls, it is possible Mrs. Magie managed the project.*

Physical Description

Exterior:

The 2-½ story house at 695 Prospect is rectangular in shape and oriented on a north-south axis, setting it on a diagonal to the curving street. The walls of the first two stories are white-painted clapboard, with white-painted wood shingles covering the gambrel ends on the uppermost story. It is important to note the intricacy and delicacy of the detail on the Greeley house's exterior. Original window and door trim appears plain from a distance, but closer inspection reveals trim consisting of delicately curved, concave molding topped by diminutive dentilation and a thin, projecting crown in an ogee profile. The corner boards are likewise concave in profile, with rounded beads set at the corners. The roof is gambrel in form, now covered in asphalt shingles, and has no eaves or overhangs. Gutters and downspouts are white metal, with historic decorative downspout accumulators present at the four corners of the house. On the east slope of the roof, facing Lake Michigan, two shed-roofed dormers are present; one with a double window at the center of the façade and one with a single window nearer to the northeast corner of the house. The house is entered via principal entrance set into the center of the west façade over an open, double-staired stone stoop. On the east, there are French doors opening from an open, raised terrace. On the north there is a back door set into a small

ell, reached by wood steps and sheltered by a raised, covered porch. The house sits on a foundation of limestone and brick.

The former front façade of the house faces south. Symmetrically arranged under the gambrel gable-front, the first story is defined by a full-width, single-story projection containing three evenly-spaced pairs of sliding patio doors, topped by muntined fanlights and flanked by full sidelights, allowing them to read as Palladian windows. This projection was constructed in 1980 by architect Francis R. Stanton for Patrick and Annemarie Gramm. Originally, the entire first floor width of the south façade was recessed beneath the second and third floors, forming an open front porch with four classical columns supporting the upper floors. The two upper stories are arranged exactly as architect Joseph Lyman Silsbee designed in 1888. The second story contains four symmetrically-placed windows, with two nearly-square, 8/1 double-hung windows flanking a centered pair of smaller, 4/1 double-hung windows inserted into an opening that was originally a single window. In the third story, a pair of 6/6 double-hung windows are placed with continuous hoods and sills connecting them, with the space between the windows being shingled. Originally, the space between these windows was divided into four horizontal panels.

The current front of the house is the west façade. Rising two stories to the roof cornice, this wall is bisected approximately in the center by a full-glass window bay capped by an exaggerated fanlight. The first story of this bay contains the modern front entrance, consisting of solid, paneled double doors flanked by fixed sidelights, with glass rising the rest of the height of the bay divided by mullions into twelve sections. This bay replaced the original stairway window configuration, which consisted of a divided-light double-hung window and transom set at mezzanine level, with a pair of divided light windows set at the cornice line and topped by a round dormer containing a muntined fanlight. The modern window bay is an exaggerated, Postmodern interpretation by Francis Stanton of the original arrangement by Silsbee. This bay is flanked on the first floor by a pair of projecting oriels centered in each respective wall surface. These oriels each contain three divided-light double-hung windows resting on paneled wall surfaces and topped with standing seam copper roofs. The second-floor windows flanking the central window bay are the original Silsbee windows, consisting of wide, 8/1 double-hung sash.

The north, or rear, façade of the house includes a centered, single-story projection which houses the rear entrance to the house, and is connected to a shallow overhanging porch which shields the stairs and door. This projection was added in 1959 by architects Werner & Donner for William and Margaret Magie. The second and third floors retain their original Silsbee fenestration, with the second story having two off-center, 8/1 double-hung windows and the third having the pair of centered 6/6 double-hung windows identical to those on the south façade.

The east, or lake-facing façade has a first-floor wooden terrace, which spans most of the length of the wall. The terrace is surrounded by a classical balustrade. Two sets of French doors open to the living room, and a third set at the southeast corner of the house open into the sunroom.

At the southeast corner, a brick corner pillar supporting a cornice indicates what had originally been an open, recessed porch which was later filled in to form the sunroom. In the original 1888 arrangement, a hipped roof extended eastward from this corner of the façade over the porch recess and adjacent set of French doors, forming a lake-facing covered porch which was open on all four sides. This porch extension was removed by the Magies sometime between 1944-1972, likely at the same time that square brick columns replaced the original wood columns supporting the upper floors. A two-story polygonal window bay rises the entire height of the façade at the northeast corner of the building. The wider central portion of the bays now contain fixed-glass picture windows where originally divided-light, double hung windows were placed. The sides of the bay flanking the picture windows still contain 6/1 double-hung windows in both stories. The two southernmost 6/1 double-hung windows in the second story originally flanked the projecting porch roof, and a wider, 6/1 double-hung is placed above the northern pair of French doors. The two dormers in the roof are original, but have been altered with shed roofs replacing original gabled roofs with pediment fronts, with a double peak on the larger dormer.

Situated at the northwest corner of the house, a 1 ½ story 2-car garage with a gambrel roof was added by architect W. Lindsay Suter in 1945. Designed to harmonize with the main house, this garage is topped by a cupola which supports a large copper weathervane in the form of a sailing ship. Like the house, the garage is sided in wood clapboards painted white.

Interior:
The first floor of 695 Prospect contains the main public rooms. As on the exterior, the original trim throughout the first floor is carefully and delicately rendered in a fashion similar to the exterior trim scheme, with doors and windows surrounded by trim of a shallow ogee flanked on either side by graduated shadow lines and topped with a similar dentil-and-crown trim. Original baseboard is also simultaneously soft and crisp in appearance, with delicately convex and concave surfaces being separated by clearly defined shadow lines. The house is entered from the west, into the **entrance hall** where the current configuration dates to 1972. The entrance doors direct the traffic flow underneath the spiral staircase, rising three stories through the entire height of the house and lit by the full-wall, full-height window in the west wall. Each principal room is entered from the entrance hall, with the exception of the sunroom. A door in the north wall opens into the butler's pantry; a pair of doors in the east wall allows access to the dining room on the north and the living room on the south, and a door in the south wall opens into the library. A powder room with a jib door is situated in the south wall adjacent to the main entrance. Open basement stairs run down the north wall of the room. The flooring in the entrance hall is varnished oak parquet de Versailles dating to 1972. This entrance hall was carved from what was the house's stair hall and servants' stair hall to its north as designed by Silsbee in 1888. The principal stair likely rose in a straight run to a landing, then ascending again to the second floor. According to former owner Margaret Magie, there was originally a powder room situated beneath the stair landing. In the house's original configuration, the entrance hall was likely entered from the outside by a door in the south wall, opening onto the recessed side porch.

The **dining room** at the northeast corner of the house retains its original configuration and trim. A fireplace with original Colonial Revival mantel, decorative Chinese-motif tile, and brass firebox trim is situated in the center of the room's north wall. A three-sided bay window occupies the east wall of the room, with the wall space beneath the windows occupied by an array of radiators. Historic picture rail has been removed from the room and replaced with a wood chair rail. A pair of original pocket doors, each with five horizontal panels, separate the dining room from the living room to the south. A swinging single door matching the pocket doors opens into the kitchen in the northwest corner of the room. The floor is of varnished oak likely of later date, with a border laid in a chevron pattern following the walls of the room.

The **living room** is situated at the original southeast corner of the house, and also retains its historic trim or replicas of it. The north wall containing the pocket doors is covered in mirror. The east wall contains a pair of French doors at either end of the room which open onto the east terrace. The south wall now opens into the 1980 sunroom addition. A fireplace is located in the southwest corner of the room, and a non-historic mantel and travertine surround has already been removed from the house. There is evidence of an original rectangular tile installation in the mortar bed surrounding the firebox. The flooring is identical to that of the dining room.

The **library** is situated directly to the south of the entrance hall. This room is now an L-shape anchored in its southeast corner by a corner fireplace, whereas the room had been originally a north/south oriented rectangular shape. The fireplace with its Colonial Revival mantel is original to the room and incorporates a surround of multicolored Victorian-era tile, painted with pomegranates and clusters of grapes. The southern leg of the L-shape of this room was created by filling in a portion of the recessed side porch and terminates in a shallow bay window in the house's west wall. The southern wall of the room is lined with built-in bookcases. The upper leg opening into the entrance hall is lined with built-in bookshelves on the east and opens into a large coat closet to the west. This coat closet houses two closet rods and cubicles for 20 hats. The flooring in the library is of varnished oak strip, without the decorative border present in the dining and living rooms.

The **sunroom** was constructed in 1980 by Francis Stanton for the Gramms, adding a six-foot-deep extension to the front of the house and enclosing the original recessed porch. It also incorporated an earlier porch enclosure from 1974, where Stanton had enclosed the entirety of the western side of the original porch. This room is rectangular in shape, set a step below the floor level of the rest of the first floor and is trimmed to harmonize with the rest of the first floor. Three sets of patio doors arranged as Palladian windows are set into the room's south wall, each with a skylight inserted into the ceiling directly above. A pair of French doors in the room's east wall opens onto the eastern terrace, and a rectangular fixed picture window is positioned in the room's southeast corner. The floor is covered in terra cotta tile.

The **kitchen, mudroom,** and **butler's pantry** is located in the house's northwest corner. The kitchen and butler's pantry are arranged as long rectangular rooms oriented on the east/west axis, with the kitchen opening directly into the dining room on the east, and the butler's pantry

opening directly into the entrance hall on the south. The spaces are tied together by a dining area with a window bay along the west wall of the space. Another door opens from the dining area into the entrance hall to the south. Both of these spaces were renovated sometime after 1990, with capacious white-enameled cabinetry and white countertops. The floor is of black and white tile, set in a diamond pattern. The mudroom opens from the north wall of the kitchen in the one-room extension added in 1959 by Werner & Donner for the Magies. The back door to the house from the garage is set into the mudroom's west wall.

On the second floor, a circulating hall opens from the stair landing. Original trim throughout the second floor is a simplified version of the first-floor trim scheme, with doors and windows surrounded by convex trim edged on either side by graduated shadow lines and baseboard that is softly convex. The **principal bedroom** is situated at the southeast corner of the house. The room is entered from the hall via a small vestibule containing built-in closets. Rectangular in shape, this room has an original Colonial Revival fireplace mantel and tile surround and hearth set into its west wall and original or replica trim. The tile is handpainted on a white background, with individual field tile painted with pink flowers and green leaves, with green wreaths painted at each tile intersection. There is a border tile of intertwined pink ribbons, with a green border stripe edged with green vines. Two east-facing windows are at the north and south ends of the room's eastern wall, and a single window is placed in the center of the south wall. A large walk-in closet and master bath are located behind the room's north wall. The bedroom is carpeted, while the closet is floored with vinyl composition tile. The bathroom is tiled.

The **southwest bedroom** has windows facing south and west and contains a closet on the room's north wall that contains an original built-in dresser. The trim is historic, with crown molding that was added later. The floor is of varnished strip oak. A full bath incorporating a marble sink, toilet, stand-up shower, and tub with a built-in dresser and closet is located behind the bedroom's east wall. This bath was added by the Magies in the 1940s, and may have been created from an original dressing room. The simpler trim around the door to the bathroom suggests this bedroom may not have originally opened into this space.

The **northwest bedroom** is the smallest of the second-floor bedrooms. It is entered at the southeast corner of the room, and windows are set into its west and north walls. The south wall contains an array of built-in shelves and cupboards. A closet with original built-in dresser is on the room's east wall.

The **northeast bedroom** is directly above the dining room, with approximately the same dimensions and layout. There is an original Colonial Revival mantel and Delft-tile surround and hearth in the center of the north wall, flanked by later built-in cupboards. The window bay on the east wall has a continuous window seat hiding the radiators.

The **hall bath** is situated in the center of the house's north wall and is the original full bath of the house. It also opens on the east to the northeast bedroom. It has been fully refurbished,

probably in the 1940s, with white porcelain fixtures and white cabinetry. It is lit by an original window in the north wall. The floor is porcelain tile, laid on the diagonal.

On the third floor as on the second floor, the staircase opens into a circulating hall from which the bedrooms and bathroom are accessed. Again, on the third floor, original trim is present throughout and yet another simplified variation on the trim throughout the rest of the house, with doors and windows surrounded by concave trim edged on either side by graduated shadow lines and baseboard that is softly convex. The **third-floor southwest bedroom** is irregularly shaped, with a single window opening to the south. A small closet is present under the western roofline, with original built-in dresser and closet fittings.

The **third-floor southeast bedroom** is also irregularly shaped, with the chimney from lower-floor fireplaces intruding into the room. Like the neighboring southwest bedroom, a single window looks outside to the south. A small closet is placed beneath the east roof slope, with original built-in dresser and closet fittings. These two bedrooms are arranged *en suite* by the later addition of another doorway between the upstairs hall and the door to these two rooms, creating a small vestibule where an access hatch to the attic area is located.

The **third-floor center bedroom** is set in the center of the house's eastern roof slope and contains the double dormer overlooking Lake Michigan. Rectangularly-shaped with an alcove under the dormer, this room is neatly trimmed and retains its original picture rail near the ceiling. A closet is set under the roofline to the north of the gable, and contains its original built-in dresser and closet fittings.

The **third-floor northeast bedroom** incorporates the single dormer overlooking Lake Michigan to the east, and takes up most of the north wall of the third story. Two windows look out to the north, and a small closet set to the south of the dormer alcove, also with its original built-in dresser and closet fittings. The north, south, and west walls of this room are covered in white painted pegboard, but the room retains its original trim.

The **third-floor bathroom** is located directly to the west of the northeast bedroom. It has a window in its north wall, and incorporates a historic grey marble sink and modern white porcelain toilet and tub. The walls are lined with original beadboard wainscoting. Next to the bathroom, set beneath the roofline on the west, there is a long storage closet, finished with plywood.

The **basement** underlies the entire original footprint of the house, and is constructed of rough limestone to the ground level, with brick foundation courses above. The area is divided into a few partitioned rooms along the perimeter, used for storage. There is a modern laundry room placed at the northwest corner of the basement.

Architecture: The Colonial Revival Style

The Greeley House is an example of modified Colonial Revival architecture. Typically, Colonial Revival houses were rectangular with double hung windows as is this house, but they tended to be symmetrical with a center entrance and classically-inspired detailing. Although the Greeley House has Colonial references, even including an adaptation of a Palladian window in the gambrel end (recalling Dutch Colonial architecture), the house Joseph Lyman Silsbee designed for Greeley is more informal. It is a vernacular example of the Colonial style, with a back entrance set under a simple one-story porch—facing north-- at one of the two gambrel ends of the house. Originally featuring a sheltered open porch across the front of the south end of the first floor of the house, it was a home that embraced informal outdoor living. The house was inspired by Colonial Revival architecture, but a variation of the style different from the many typical formal examples in Winnetka.

The Colonial Revival style has been popular since the late 1870s. Its first appearance was at the 1876 Centennial Exposition in Philadelphia. The popularity of this fair and the word of mouth from fair visitors once they returned to their hometowns popularized Colonial Revival architecture as a national style. The country's 1876 centennial celebrations awakened an interest in America's Colonial architectural heritage with the state buildings of Massachusetts and Connecticut designed as reproductions of local Colonial houses.[13] Even before the fair, the demolition of the celebrated John Hancock House, in 1876, shocked and saddened the country. The nationalism and patriotism that grew out of these events created an interest in Colonial architecture that had a profound effect on all aspects of American culture, with heightened interest after the World's Columbian Exposition, after World War I, in the 1920s, and after World War II, in the 1950s.

Immediately following the 1876 fair, members of the fashionable and influential east coast architectural firm of McKim, Mead and White traveled on a sketching tour though New England during which they studied original Georgian and Adamesque buildings firsthand. By 1886, the firm had executed two landmark houses in the style—the Appleton house in Lenox, Massachusetts and the Taylor house in Newport, Rhode Island.[14]

The interest in Colonial architecture was reinforced by the Classical architecture experienced at the 1893 World's Columbian Exposition in Chicago. Here Colonial Revival architecture, characterized by Classical detailing, order and symmetry offered an alternative to the exuberance of the Queen Anne style and the informality of the shingled houses in East Coast resort towns. Greeley house architect Joseph L. Silsbee designed the fair's West Virginia Building in the Colonial Revival style. Several other of the state buildings at the Fair were inspired by Colonial architecture, specifically Nebraska, North Dakota, Massachusetts, Ohio, New Jersey, Kentucky, and Virginia.[15]

---

[13] Fiske Kimball, Domestic Architecture of the American Colonies and of the Early Republic. New York: Charles Scribner's Sons, 1922. Dover Press republished this book in 1966. Information on the history of interest in the Colonial Revival movement may be found in the Introduction, on pages xvii-xx.

[14] Fiske Kimball.

[15] The interest in Colonial architecture never died out. Architects including Edwin Hill Clark and David Adler often favored the style. During the 1910s and 1920s, when styles selected for country house design were actively

In addition to being associated with patriotism and American heritage, the Colonial Revival was also associated with position and status. It appealed to old society—Americans who wished to carry on their ancestors' traditions. Before 1900, organizations based on ancestral lineage such as the Daughters of the American Revolution[16] were founded for the study and appreciation of family lineage. As suited the name of the organizations, they were often housed in Colonial Revival buildings, Boston architect Robert D. Andrews maintained, in 1904, that these societies were largely responsible for the rise in popularity of the Georgian style in domestic architecture.[17]

The Greeley house is best described as a modified example of Colonial Revival architecture largely due to the informality of its design. In that respect it is close to the vernacular resort architecture of the East Coast, described by architectural historian Vincent J. Scully, Jr., author of 1955 book, *The Shingle Style and The Stick Style: Architectural Theory and Design from Downing to the Origins of Wright*.[18] Although this house is sheathed in wood clapboarding with only the gambrel ends shingled, its asymmetrical design and lack of decorative detailing recalls the Shingle Style as defined by Sculley. It is different, however, as the Shingle style is characterized by a continuous surface of shingles covering a building's exterior and picturesque massing like that of 1880s Queen Anne architecture.

The Shingle Style proliferated between 1880 and 1900 in seaside resort towns like Newport, Rhode Island and Nantucket, Massachusetts, where shingles were a favored surface treatment for Colonial Houses. Summer cottages, large and small, were shingled.

It is the informality of these Shingle Style summer cottages reflected in the design of the Greeley house and its neighbors on Prospect that were built high on the bluff overlooking Lake Michigan—that is stylistically important. Although photographs of shingled houses were widely published nationally, the Shingle Style was not particularly popular on the North Shore. The enclave along the bluff, illustrated by 731 Prospect and 770 Sheridan Road, were none-the-less noted as representative of the Shingle Style in *Winnetka Architecture: Where Past is Present: A Guide to Timeless Styles*.[19] The Greeley house, with its open porch and views, captures the informal resort life of Shingle Style houses yet is a modified version of Colonial architecture.[20]

---

discussed in contemporary journals, the American Colonial style, in all its variations was a frequent topic. Colonial detailing was frequently incorporated into the design of post-World War II ranch and split-level houses, reflecting the patriotism of the time.

[16] The Daughters of the American Revolution was founded in 1890 with the objective of promoting historic preservation, education and patriotism https://www.dar.org/national-society/become-member/what-dar

[17] Mark Alan Hewitt, The Architect & the American Country House: 1890-1940. New Haven, Yale University Press, 1990, p. 84.

[18] Vincent J. Scully, Jr. *The Shingle Style and The Stick Style: Architectural Theory and Design from Downing to the Origins of Wright*. New Haven and London: Yale University Press, 1955. Revised Edition, 1971.

[19] *Winnetka Architecture: Where Past is Present: A Guide to Timeless Style,* edited by Susan Benjamin, Winnetka: Winnetka Historical Museum, 1990

[20] The Greeley House resembles the Stevens House in Portland, Maine, designed in 1883 by John Calvin Stevens. (See drawing, #86, Ibid.). It is rectangular, topped by a gambrel roof, has a modified Palladian window in the gambrel end and has a corner one-story entrance porch.

Architects of 695 Prospect Avenue

Joseph Lyman Silsbee *(Original house, 1888-9)*
Well-known architect Joseph Lyman Silsbee was born in Salem, Massachusetts in 1848. He attended the Phillips Exeter Academy in New Hampshire, followed by Harvard from which he graduated in 1869. He studied architecture as part of the inaugural class in Architecture at the Massachusetts Institute of Technology in 1870, followed by a few years of traveling Europe and working in an architectural firm in Boston. Silsbee's early designs were influenced by the work of H.H. Richardson, who preceded him at Harvard, and by the Queen Anne Revival architecture in England being popularized by Norman Shaw.[21]

Joseph Silsbee moved to Syracuse, New York in 1874 to practice architecture and to teach at Syracuse University. Silsbee made his reputation in Syracuse and throughout western New York, marrying well-connected Syracuse native Anna Sedgwick and designing a number of important commercial and public buildings.[22] He did extensive industrial and residential work for the Solvay Process Company in Syracuse, which was headed by his brother-in-law Frederick R. Hazard. Silsbee expanded his footprint to Buffalo, New York in 1882, forming an office there with James H. Marling. His work in Buffalo with Marling was extensive and specialized in luxurious homes for the city's business magnates. By the time Silsbee left his Buffalo office in 1887, he had produced over 30 buildings in the city, few of which have survived.

Silsbee came to Chicago in 1887, with his reputation for designing opulent residences preceding his arrival. An early important commission was for the interiors of Potter and Bertha Palmer's Lake Shore Drive mansion, which had been begun in 1884. The prestige of working for the Palmers and the quality of his work in their high-profile house led to further commissions not only from the Palmers but also among their social set. Among Chicago's extant Silsbee works are houses at 56 E. Bellevue Place, 79 E. Cedar Street, 1443 N. Astor Street, 2103-2015 N. Clark Street, the Lincoln Park Conservatory, the Garfield Park Gazebo, and the Horatio N. May Memorial Chapel at Rosehill Cemetery. It is thought that Silsbee was the architect who brought the mature Shingle style to Chicago.[23]

Perhaps Joseph Lyman Silsbee's most enduring legacy is that of a teacher and mentor. The talent that came out of his Chicago office is evident. Between his arrival in Chicago and his death in 1913, Silsbee's architectural office was a first or early employer for a number of Chicago's most talented architects, including Frank Lloyd Wright, George Grant Elmslie, George Washington Maher, Irving J. Gill, DeWitt Taylor Kennard, and Henry G. Fiddelke.[24] Wright remembered in his autobiography that he learned a good deal about residential design from

[21] Much biographical source comes from Silsbee scholar Christopher Payne, interview by Andrew Elders, Oak Park IL, July 6, 2021.
[22] Scully, 158.
[23] Ibid.
[24] Susan Karr Sorrell, "Silsbee: The Evolution of a Personal Style, *The Prairie School Review* VII, , No. 4 (Fourth Quarter 1970): 6.

Silsbee, and that "a man in Silsbee's office could usually draw and design in his style and was in demand by architects less capable of design."[25]

Of his extensive work in Chicago and New York State, numbering over 450 buildings, only about 110 of them are still standing as of 2021. Silsbee scholar Christopher Payne estimates that in the last 20 years, 17 Silsbee buildings have been lost.

Ossian C. Simonds *(Landscape, 1906)*
Ossian C. Simonds, who was born near Grand Rapids, Michigan in 1855, gained recognition as a landscape gardener (a term he preferred to landscape architect) of a regional style of landscape design, that came to be known as the Prairie Style. As such, he and Jens Jensen designed landscapes that emphasized local land forms and native plant material.

Simonds began his career at the University of Michigan in Ann Arbor, where he studied architecture and civil engineering under architect William Le Baron Jenney, graduating in 1878. He moved to Chicago intending to practice architecture with Jenney but found that landscape gardening interested him more. In 1880-1, he and William Holabird, Martin Roche from Jenney's office forming the firm of Holabird, Simonds & Roche. In 1883, he resigned to devote his career to landscape design, become superintendent of Graceland Cemetery, a position he held until 1898; thereafter he served as a member of the board of managers and as landscape gardener for the cemetery. While there, he developed a park cemetery of open sunny places bordered with trees, shrubs and flowers.

Simonds' practice included parks, residences, college campuses and cemeteries throughout the United States, particularly in the Midwest. Noteworthy projects include the northern section of Lincoln Park in Chicago; parks and boulevards in Madison, Wisconsin; Fort Sheridan in Highland Park and Highwood, Illinois; the Morton Arboretum in Lisle, Illinois, the Nichols Arboretum in Ann Arbor, Michigan, and Sinnissippi Farm, the estate of Illinois Governor Frank G. Lowden. Simonds always sought to create the most beautiful effect wherever he worked.

Ossian C. Simonds was one of the founding members of the American Society of Landscape Architects and served as its president in 1913. He wrote extensively on the art of landscape gardening developing his philosophy in the book *Landscape Gardening*, (New York: Macmillan, 1926). Simonds passed away in 1932.[26]

W. Lindsay Suter *(Garage, 1945)*
Architect Walter Lindsay Suter designed the garage at 695 Prospect Avenue. He was born in Montreal, Canada on June 19, 1902. He studied architecture at the Armour Institute (now IIT) in Chicago, graduating in 1923. From there, he studied at the Fontainebleau School of Fine Arts, graduating in 1927. Suter subsequently began his professional career as a designer for

[25] Frank Lloyd Wright, *An Autobiography.* New York: Horizon Press, 1977, p. 95.
[26] This biographical information on Ossian C Simonds came from an essay by Robert E. Grese, Pioneers of American Landscape Design, edited by Charles A. Birnbaum, FASLA and Robin Karson. New York: McGraw-Hill, 2000.

Chicago architecture firm Graham, Anderson, Probst & White, a position he held until 1930. From there, he worked for the Chicago Planning Commission, then practiced as a partner in the firms of Travelletti & Suter and Suter & Sommerschield. After that, he opened his own office, in 1959.[27] In addition to his practice, Suter taught at the Illinois Institute of Technology (IIT) from 1928 to 1938. In 1935, Suter had the distinction of designing Winnetka's first new store building in many years when he produced the single-story, crenellated Lannon stone building at 727-729 Elm Street.[28] Among his works, Suter designed the First Presbyterian Church in Wheaton, St. Paul's Episcopal Church in Chicago, and other commercial structures around Chicago.

Suter was also active in the Winnetka community, where he served on the Planning Commission from 1941-1954, on the Board of Governors of the Winnetka Community House from 1943-1949, and as a trustee of the North Shore Country Day School from 1947-1953.[29] Suter was also a member of the Winnetka Village Council. [30] W. Lindsey Suter married Winnetka resident Virginia Miller in 1932. He died in Evanston in June 1993.[31]

Werner & Donner *(Rear 1-room addition, 1959)*
No substantive information regarding the architectural firm of or individuals affiliated with Werner & Donner was available. In 1959, their office was located in the Investors Savings & Loan building at 4353 W. Lawrence Avenue in Chicago. Werner & Donner were still in practice in late 1961, when they advertised for an architectural draftsman as "permanent position with growing firm."[32] Evidently the firm also dealt in land speculation, advertising 2-15 acres in suburban Mundelein, to build out for light industry.[33]

Francis R. Stanton *(Interior alterations and front addition, 1972-80)*
Winnetka resident Francis Rew Stanton was an architect well-known for his alterations to North Shore houses from 1935 to 1989.[34] He was born on April 17, 1910 in Evanston, and grew up in Winnetka in a well-to-do family. He attended Greeley School, North Shore Country Day School, and New Trier High School before enrolling in the Hotchkiss School in Connecticut; he graduated from there in 1928. Afterwards Stanton attended Yale, graduating with a B.A. in Greek in 1932 before studying at the School of Architecture, where he spent the summers of 1931 and 1934 at the Ecole des Beaux Arts Americaine. He earned a BFA in Architecture in 1935. In the course of his schooling, Stanton excelled in music, swimming, and tennis, and was named "Grand Massier" of Yale's School of Architecture.

---

[27] John F. Gane and George S. Koyl. *American Architects Directory*. 2nd ed. New York: R.R. Bowker, 1962.
[28] "Winnetka Has Its First Business Block In Years," *Chicago Tribune,* December 22, 1935.
[29] Gane and Koyl.
[30] "Obituary: W. Lindsey Suter," *Chicago Tribune,* June 12, 1993.
[31] "Obituary: W. Lindsey Suter," *Chicago Tribune,* June 12, 1993.
[32] "Help Wanted-Men," *Chicago Tribune,* October 8, 1961.
[33] "Industrial Property for Sale and to Rent," *Chicago Tribune,* October 1, 1961.
[34] Kenan Heise, "Architect Francis Rew Stanton; Was on Zoning, Transit Panels," *Chicago Tribune,* February 25, 1995.

Francis Stanton returned to Chicago after graduation to work as a draftsman at Holabird & Root for a short time. He then joined the firm of Allen & Webster. He became a licensed architect in 1937 and went on to work in the offices of architects Edwin H. Clark & Herbert Banse, Inc. and then Philip D. Maher (who was married to Stanton's first cousin, Madeline Michelson Maher). He later returned to Edwin H. Clark's office, becoming a junior partner.

Stanton's career had a brief interlude between 1942 and 1946, when he enlisted as an officer in the U.S. Army Corps of Engineers during World War II, serving the entire time in Illinois. After his service, Stanton joined with Matthew L. Rockwell and Raymond W. Hazekamp to form the partnership of Arkon Associates, which in 1948 became Stanton & Rockwell, Architects and Planners. After the dissolution of this partnership in 1964, Francis Stanton practiced architecture alone until his retirement in 1989. Aside from his residential remodelings, as typified by the modifications to his own house at 715 Prospect in 1963, Stanton designed the Winnetka post office building and the Christ Episcopal Church in Aspen, Colorado.

In 1936, Francis R. Stanton married Louise Kellogg Parsons, the daughter of architect William E. Parsons. He was a member of the Winnetka Zoning Board of Appeals between 1948-1954, chairman of Winnetka's Planning Committee from 1973-1974, and was the first representative from Winnetka to the North Suburban Mass Transit District (NORTRAN) from 1971-1974. He was active at North Shore Country Day School, serving on their board of directors (1963-1978), as president of their Alumni Association (1972-1982, and instructing a course of architecture there from 1973-1978; he served as tennis coach there from 1972-1985. Stanton died on February 24, 1995, and is buried at Winnetka's Christ Church.[35]

Builders of 695 Prospect Avenue

Frank R. Kristof *(Garage, 1945)*
The 1919 *The Economist* notes that Kristof built 2053 Bissell Street in Chicago for architect Ernest N. Braucher, who was carpenter and the builder-owner.

Bert Williams *(Rear 1-room addition, 1959)*
Legacy Enterprises is a family owned and operated general contracting firm located in Arlington Heights, Illinois. It was originally the Bert Williams Company, which had operated in the Chicago area beginning in 1927.[36]

Herman Mueller, carpenter *(Interior alterations, 1972)*

[35] Most biographical information of Francis R. Stanton was taken from a biography of him published by a family member on ancestry.com.
[36] "Legacy Enterprises," https://www.legacyentinc.com/about.php, accessed July 6, 2021.

Herman Mueller was a retired carpenter who died in 2003 at age 77. He lived in Northbrook, Illinois. He was born in Reckendorf, Germany on April 14, 1926, and emigrated in the Chicago Area. He served in the United States army during the Korean War.[37]

C.A. Hemphill & Associates *(Front addition, 1980)*
C.A. Hemphill & Associates was founded in Evanston by Clarence Hemphill in 1926, and earned a solid reputation as a custom home builder along the North Shore from Evanston to Lake Bluff. James Hemphill, a Winnetka resident, took over the company after his father died in 1968. The company moved into production of homes in newer, outlying suburbs in the mid-1970s. In the 1980s, the medium-size firm built 150 – 300 homes a year, making it among the top 20 builders in local volume. In 1993, the company closed after 67 years of business.[38]

Landmark Status of the Property

The property located at 695 Prospect is not listed on the National Register of Historic Places, either individually or within a historic district. It is not a Winnetka Landmark and records indicate it was not identified as part of the Illinois Historic Structures Survey conducted between 1971 and 1975. Of the four large summer homes that were built along Prospect south of Humboldt Avenue, an enclave that included 695 Prospect, only the house at 720 Humboldt/770 Sheridan Road was included on the Historic Structures Survey.

Evaluation of Historic Significance

The house at 695 Prospect has considerable historical significance because of its ownership history, especially the first owner, Frederick Greeley, who engaged Joseph Lyman Silsbee to design his house. The Greeleys, who owned the property between 1889 and 1908, were a significant Winnetka family though Frederick's contributions to society extended beyond Winnetka. For fourteen years, he served as chairman of the Chicago Parks Commission, which was important in the creation of neighborhood parks that incorporated fieldhouses and playgrounds in beautiful landscaped settings. He served as the first president of the Chicago chapter of the Playgrounds Association of America. Along with Chicago's most important business leaders, he was a member of the Commercial Club of Chicago and served on the committee that promoted Daniel Burnham's and Edward Bennett's 1909 Plan of Chicago. In Winnetka he served as a vestryman of Christ Church. He was also a founder of the Skokie Country Club and president of the Northwestern Alumni Association of the Massachusetts Institute of Technology.

The second owner of the house, Augustus S. Peabody, owned the house between 1908 and 1920. He, too, was significant. Peabody was an attorney who was president of the Citizens'

[37] "Herman J. Mueller," https://www.legacy.com/us/obituaries/chicagotribune/name/herman-mueller-obituary?id=2362880, accessed July 6, 2021.
[38] J. Linn Allen, "Home by Hemphill has Closed its Doors," *Chicago Tribune*, October 21, 1993.

Association of Chicago, the nation's oldest civic reform organization. Peabody was active in the world of music, serving as a trustee and vice president of the Chicago Symphony Orchestra and the Civic Music Association.

The third owner, Merritt Starr was a nationally-known corporate attorney. He was a member of the board of trustees of Oberlin College and of the National College of Education. In addition, he was a published author of books on Illinois statutes, Abraham Lincoln, Theodore Roosevelt and Dante. He also was a founding member of the Hull House Social Science Club for Men. Locally, he helped organize the New Trier Township School District and served as one of the original trustees. His wife Leila Wheelock Starr served on the board of the Grove House for Convalescents and the Winnetka Community Church. They owned the house from 1920 to 1944.

William and Margaret Magie owned 695 Prospect from 1944 to 1971. He served as president and board chairman of Magie Bros. Oil Company. In addition, Magie was chairman of the Winnetka Community House and the North Shore Area Council of the Boy Scouts of America. His wife Margaret was equally involved in Winnetka life. She, too, was on the board of the Winnetka Community House and served as president of the Winnetka League of Women Voters. She was also a Radcliffe College trustee and was one of the first women to serve on the board of directors of the Harvard Club.

Evaluation of Architectural Significance

Joseph Lyman Silsbee, who trained both Frank Lloyd Wright and George Maher designed the house at 695 Prospect. Unfortunately, the house has been considerably altered with additions that significantly compromise its integrity. The house itself no longer purely reflects Silsbee's design aesthetic, which combined elements of Colonial Revival design with the East-coast vernacular of contemporary seaside resort cottages common in Newport, Nantucket, and along the Maine coast. These informal vacation houses inspired the summer house built for Frederick Greeley. The general shape and some exterior details remain, but by and large the house expresses a Post-modern non-historic interpretation of the house Silsbee designed. If the house had a higher level of integrity it would have greater architectural significance. There are remnants of Silsbee-designed detailing both inside and out, but no cohesive organization that would reflect Silsbee's design talent.

The house, as one of an enclave of four summer houses on the bluff overlooking Lake Michigan, once was significant as part of a resort complex laid out by the distinguished garden designer, Ossian C. Simonds. Historically the compound contained tennis courts, paths, gardens, vistas and outdoor rooms—all in a beautiful wooded setting. The property was featured in an article in the August 1, 1912, edition of *Country Life in America*. The Butler house, located at 715 Prospect, has been demolished and the amenities at the base of the bluff have been replaced by residential development. Unfortunately, there are no remnants of Simonds' brilliant design sensibility.

The interior alterations and front addition to 695 Prospect were designed by Winnetka resident Francis R. Stanton. His credentials are substantial, having attended Yale and worked in the offices of such distinguished architects as Holabird & Root, Edwin Hill Clark and Philip D. Maher. That said, he was not sensitive to the significance of 695 Prospect and did not take any kind of preservation approach. Rather, he redesigned the house to incorporate over-scaled details like the large front window reflecting the Post-Modern approach to architecture that was popular when he worked on the house in the late 1970s. His design unfortunately detracts from the significance of Silsbee's design.

Evaluation of Neighborhood Impact

In order to evaluate the impact of removal of the house at 695 Prospect, the stretch of houses along the street from 665 Prospect to the Winnetka Congregational Church at the south was reviewed. Of particular interest were the two other remaining houses from the enclave laid out by Simonds, the Houghteling house and the Crowell house. Since 695 Prospect is set far back from the street its removal would barely be impactful. But, despite the house having no visual connection to the Houghteling house at 731 Prospect and the Crowell house at 720 Humboldt and despite the compromised integrity of 695, removing 695 would mean that two of the houses in the enclave of four would be gone. There is little extant now to serve as a reminder of this once-important resort complex. Careful attention should be paid to preserving the other two houses.

Summary Opinion

There is no question that the house at 695 Prospect has considerable historical significance because of its several distinguished owners, especially Frederick Greeley. Recording their accomplishments in this HAIS is important and it is especially deserving of being in the collection of the Winnetka Historical Society. Unfortunately, recent residents have made alterations and built additions that detract from the significance of the building so that the house doesn't look the way it did when Greeley, the home's most important resident, lived there.

It is equally important to document the house and its relationship to the enclave laid out by Ossian C. Simonds. Because of its numerous changes over the years, the house no longer is architecturally significant. The loss of the landscape designed by Simonds is equally distressing. Originally the house was approached by a drive that encircled an irregularly shaped oval loop in front of the house; this is a characteristic Simonds landscape feature that today may be found in his landscape plan for Fort Sheridan. The house is currently approached by a single steep driveway that accesses the front door, which is now located on the west side of the house. So much has been changed or is missing that removing and replacing 695 Prospect is acceptable.

Appendix

Attachment A. Bibliography

Allen, J. Linn. "Home by Hemphill has Closed its Doors." *Chicago Tribune*, October 21, 1993.

"Augustus S. Peabody, Chicago Banker Dies." *New York Times*, April 28, 1934.

Bachrach, Julia. "Playground Movement," Encyclopedia of Chicago, http://encyclopedia.chicagohistory.org/pages/976.html, accessed July 2, 2021.

Chase, Al. "Merritt Starr Buys Residence of A.S. Peabody." *Chicago Daily Tribune,* July 30, 1920.

Chicago Social and Club Register of 1921, https://libsysdigi.library.uiuc.edu/oca/books2007-09/chicagosocialclu00chic/chicagosocialclu00chic_djvu.txt, accessed July 3, 2021.

"Children's Home and Aid," https://www.childrenshomeandaid.org/, accessed July 2, 2021.

"Francis B. Peabody is Dead." *Chicago Tribune*, January 3, 1908.

Fuller, Cynthia G., Susan S. Benjamin, and Kay Laube Benson. Winnetka Architecture, Where Past Is Present: a Guide to Timeless Styles. Winnetka, IL: Winnetka Historical Museum, 1990.

Gane, John F. and George S. Koyl. *American Architects Directory*. 2nd ed. New York: R.R. Bowker, 1962.

Graf, John. *Chicago's Mansions*. Charleston: Arcadia Publishing, 2004.

"Greeley, City Planner, Dies." *Chicago Tribune,* January 23, 1912.

Greeley School, https://www.winnetka36.org/domain/86, accessed July 4, 2021.

Grese, Robert E. "Ossian C. Simonds." In *Pioneers of American Landscape Design*, edited by Charles A. Birnbaum, FASLA and Robin Karson. New York: McGraw-Hill, 2000.

Heise, Kenan. "Architect Francis Rew Stanton; Was on Zoning, Transit Panels." *Chicago Tribune,* February 25, 1995.

"Help Wanted-Men." *Chicago Tribune,* October 8, 1961.

"Herman J. Mueller," https://www.legacy.com/us/obituaries/chicagotribune/name/herman-mueller-obituary?id=2362880, accessed July 6, 2021.

Hewitt, Mark Alan. *The Architect & the American Country House: 1890-1940*. New Haven, Yale University Press, 1990.

Igoe, Ruth E. "Margaret Magie, 93." *Chicago Tribune*, May 7, 2001.

"Industrial Property for Sale and to Rent." *Chicago Tribune,* October 1, 1961.

Kimball, Sidney Fiske. *Domestic Architecture of the American Colonies and of the Early Republic*. New York: Charles Scribner's Sons, 1922. Dover Press republished this book in 1966.

Kinchin, Juliet and Aidan O'Connor. *Century of the Child: Growing by Design, 1900 – 2000*. New York: Museum of Modern Art, 2012.

"Legacy Enterprises," https://www.legacyentinc.com/about.php, accessed July 6, 2021.

"Merritt Starr Dies in Chicago at 75." *New York Times*, August 4, 1931.

"Merritt Starr Funeral Rites To Be Tomorrow." *Chicago Tribune,* August 4, 1931.

"Mr. Peabody as Civic Music Leader." *Chicago Tribune*, May 13, 1934.

"Mrs. Leila W. Starr." *Chicago Tribune,* January 2, 1942.

"New Trier Founders," New Trier High School, https://www.newtrier.k12.il.us/NewTrierFounders/, accessed July 3, 2021.

"Obituary: W. Lindsey Suter." *Chicago Tribune,* June 12, 1993.

"Obituary: William A. Magie." *Chicago Tribune,* November 8, 1972.

Payne, Christopher. Interview by Andrew Elders, Oak Park IL, July 6, 2021.

Peterson, Duff. "The Short, Heroic Life of Philip Comfort Starr." Winnetka Historical Society, Spring 2010, https://www.winnetkahistory.org/gazette/the-short-heroic-life-of-philip-comfort-starr/, accessed July 4, 2010.

"Plans President's Ball in Winnetka." *Chicago Tribune,* November 9, 1969.

"Playground Association of America." *The Playground* 5, (August, 1907).

"Playground Association of America." *Play and Playground Encyclopedia,* https://www.pgpedia.com/p/playground-association-america, accessed July 2, 2021.

Pond, Allen B. and Benjamin Carpenter. "Necrology – Frederick Greeley." *The Commercial Club of Chicago Yearbook 1911 – 1912,* https://books.google.com/books?id=0ypFAQAAMAAJ&pg=PA375&lpg=PA375&dq=frederick+greeley+chicago+commercial+club&source=bl&ots=Lpm56riwik&sig=ACfU3U23mJ4weOsaGP73Q6QnxFojklbsDg&hl=en&sa=X&ved=2ahUKEwjWnqP-v8zxAhXRLs0KHUzlCPkQ6AEwBHoECAIQAw#v=onepage&q=frederick%20greeley%20chicago%20commercial%20club&f=false, 377, accessed July 2, 2021.

Scully, Jr., Vincent J. *The Shingle Style and The Stick Style: Architectural Theory and Design from Downing to the Origins of Wright*. New Haven and London: Yale University Press, 1955. Revised Edition, 1971.

Sorrell, Susan Karr. "Silsbee: The Evolution of a Personal Style, *The Prairie School Review* VII, , No. 4 (Fourth Quarter 1970): 5-13.

"Starr." *Social Register*, Summer, 1920, https://books.google.com/books?id=x5VIAAAAYAAJ&pg=PA486&lpg=PA486&dq=leila+wheelock+starr+winnetka&source=bl&ots=KH-cHLmTJb&sig=ACfU3U3ysDozMTZNM3-oahMdRGL5xvd-Qw&hl=en&sa=X&ved=2ahUKEwiNk4zrpM3xAhUNa80KHVD6CHsQ6AEwBXoECAgQAw#v=onepage&q=leila%20wheelock%20starr%20winnetka&f=false, accessed July 3, 2021.

Thirty-ninth Annual Announcement of the Chicago Woman's Club, 1915 – 1916, https://books.google.com/books?id=0XsqAAAAYAAJ&pg=PA140&lpg=PA140&dq=leila+wheelock+starr+winnetka&source=bl&ots=4Mvb31W_5_&sig=ACfU3U1rGUM78Nmysuu0WuFtJKmfscosRg&hl=en&sa=X&ved=2ahUKEwiLyfLMm83xAhWYB80KHUObBDEQ6AEwA3oECAMQAw#v=onepage&q=leila%20wheelock%20starr%20winnetka&f=false, accessed July 3, 2021.

"Winnetka Has Its First Business Block In Years." *Chicago Tribune,* December 22, 1935.

Wright, Frank Lloyd. *An Autobiography.* New York: Horizon Press, 1977.

Attachment B. Exterior Photos of 695 Prospect Avenue

Front (west) facade

Main entry

South facade

South façade from lawn

East façade

South and east facades

North façade

Rear entrance, north façade

Window trim, east window bay

Corner trim

Historic gutter accumulator

Evidence of original recessed porch, east facade

Garage

Cupola and weathervane

Breezeway

East façade of garage, from back yard

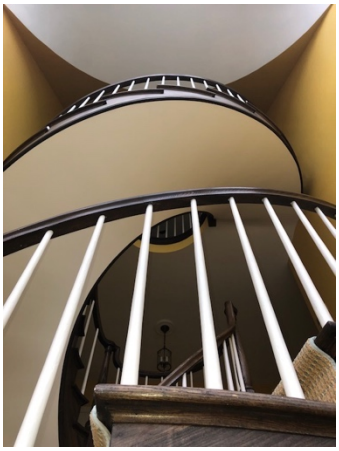
View to south, from driveway

Lawn, from southwest

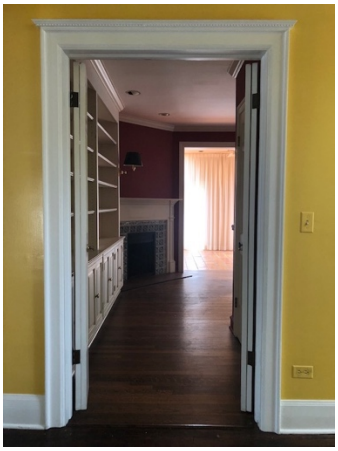
Attachment C. Interior Photos of 695 Prospect Avenue
Entrance Hall

Entrance hall (1972), looking west

Stair detail


Stair detail

View into living room and library


Library entrance

Detail of original (1889) trim

Living Room

North wall, with original double doors to dining room

Northeast corner, with French doors to terrace

Later fireplace, now removed

Removed fireplace remnant

Evidence of historic rectangular tile

Dining Room

View to northeast

View to southeast

View to south, original pocket doors

Original fireplace

Fireplace tile detail

Flooring detail

Library

View to west

View to north

Original fireplace

Fireplace tile detail

Coat closet with hat cubicles

Sunroom

View to west

View to east

Kitchen and Butler's Pantry

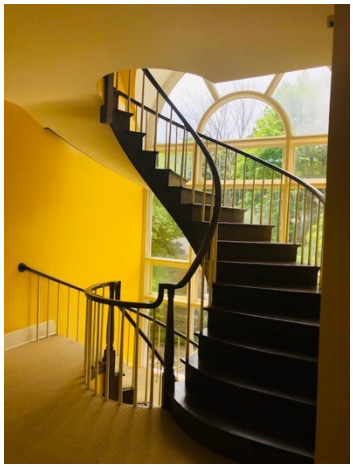
View to east

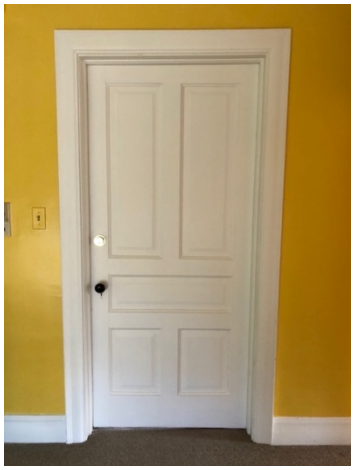
View to north

Dining area, view to northwest

Butler's pantry, view to east

Second Floor Hall


Stair landing


Bedroom door

Original door trim detail

Original baseboard detail

View into primary bedroom

View into southwest bedroom

Primary bedroom

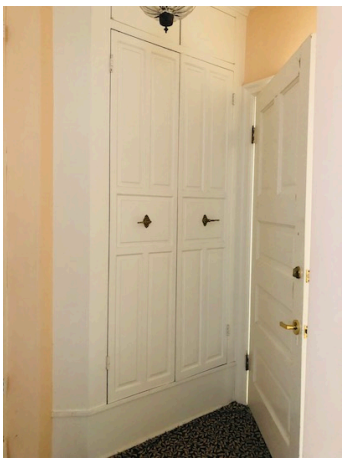
View to northwest

View to southwest

Original fireplace

Fireplace tile detail

Closet



Entrance with cupboards

Southwest bedroom and bath

View to north

View to east

Original built-in dresser in closet

Bathroom, view to north

Historic bathroom sink

Historic built-in dresser

Northeast bedroom and hall bath

View to north

View to east

Original fireplace

Fireplace tile detail

Hearth tile detail

Hall bath

Northwest bedroom

View to north

View to south

Third floor hall

View down stairs

View to west

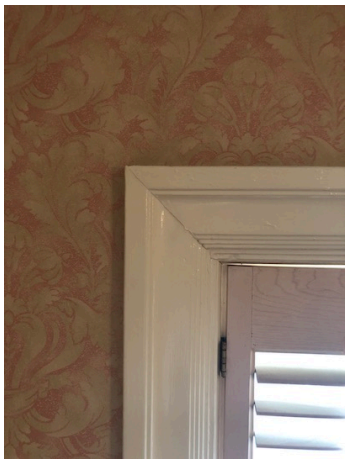
Hall closet

Hall closet with built-in dresser

Third floor southwest bedroom

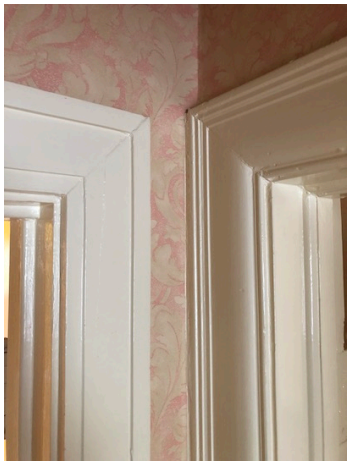
View to north into stair hall

View to south



Original trim detail

Closet



Original trim detail in vestibule

Access to attic from vestibule

Third floor southeast bedroom

View to north

Closet with original built-in dresser

Third floor middle bedroom

View to east with dormer alcove

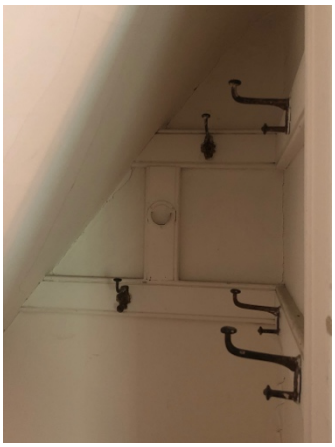
Closet door

Original trim detail

Closet with built-in dresser

Third floor northeast bedroom

View to east with dormer alcove



Original closet fittings

View to west

Closet with original built-in dresser

Third floor bathroom

Historic sink detail

Storage closet

Basement

Laundry room, northwest corner

Original door

View to west

Storage cubicle

Finished area, possibly original laundry or servant space

Storage area

Attachment D. Table of Information for Residences in the Surrounding Neighborhood.

ADDRESS	DATE OF PERMIT APPLICATION	ARCHITECT/BUILDER	ARCHITECTURAL STYLE	ORIGINAL OWNER
740 Humboldt	Unknown, prior to 1949	Unknown		Unknown
720 Humboldt/ 770 Sheridan	c. 1890s	Unknown	Shingle	Unknown
731 Prospect	Unknown, prior to 1912		Shingle	
717 Prospect	1958	Peter Nitto/ K.T. Callahan		Ray Fowler
715 Prospect	1895 Shingle Style remodeled in 1962 by Francis R. Stanton, demolished in 2006	Grunsfeld Shafer & Associates		Arnie & Ann Berlin
703 Prospect	October 29, 1959	Maker & McGrew/ North Shore Builders		Mr. & Mrs. Kenneth McGrew
696 Prospect	c. 1884 Shingle Style, demolished 2013	Baumann & Cady Konstant Architecture		H.V. Mann Doug & Shelley Sharfstein
690 Prospect	February 5, 1929	Edwin Hill Clark Thomas Gorey		S.S. Date
674 Prospect	c. 1892 Shingle Style, demolished 2009	J.K. Cady/ Cadenhead Co. SGE Associates/MLCB Inc.		M.R. Kulchar MLCB Inc.
665 Prospect	August 30, 1927	Arthur Coffin/William Salinen Co.		F.K. Copeland
660 Prospect	1902	William A. Otis	Georgian Revival	Charles I. & Margaret Sturgis
717 Park	Unknown, prior to 1912	Former garage of 695 Prospect		

Attachment E. Photos of Residences in the Surrounding Neighborhood

740 Humboldt

720 Humboldt/770 Sheridan

731 Prospect

717 Prospect

715 Prospect

703 Prospect

696 Prospect

690 Prospect

674 Prospect

665 Prospect

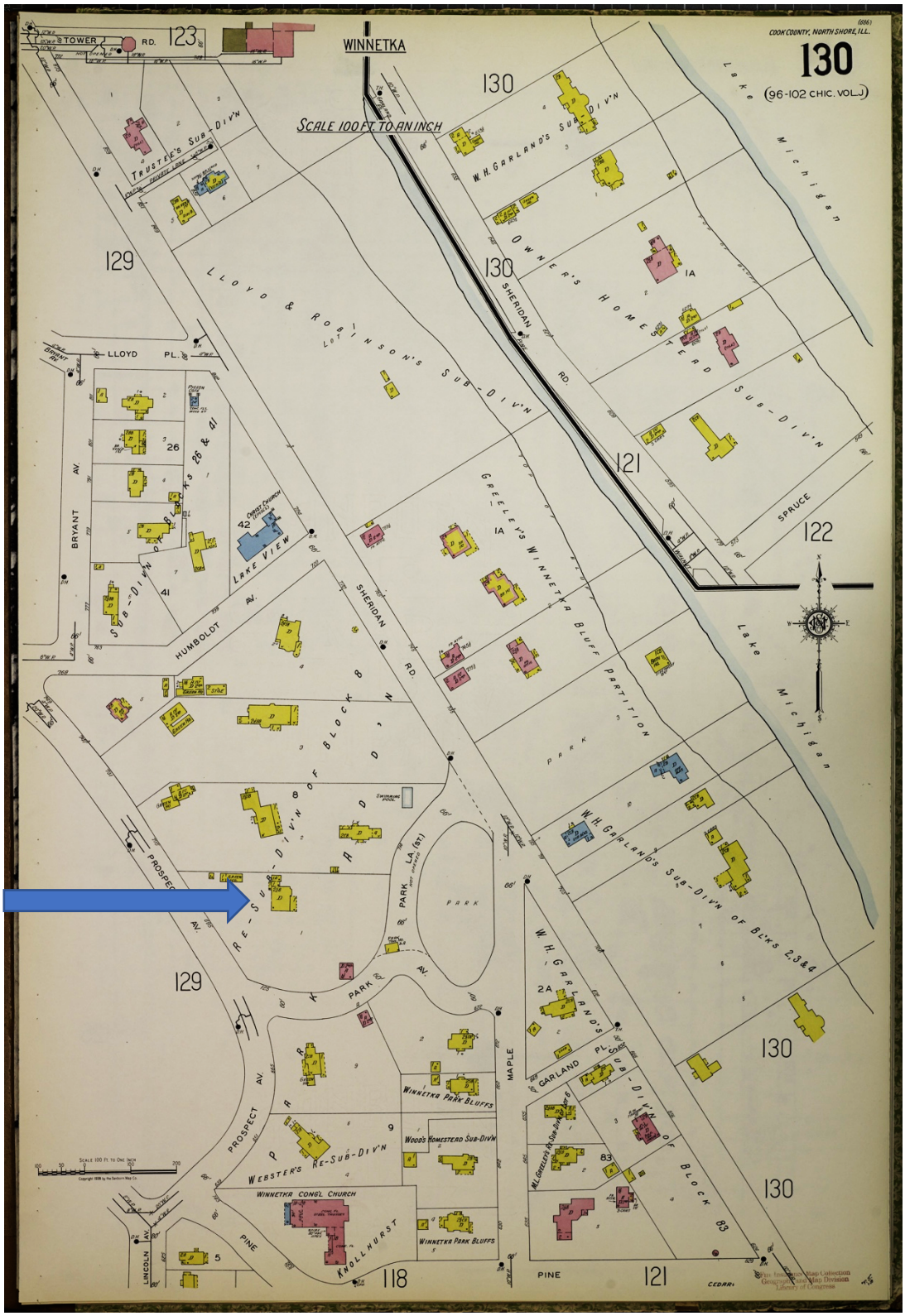
660 Prospect

717 Park

Attachment F. Select Research

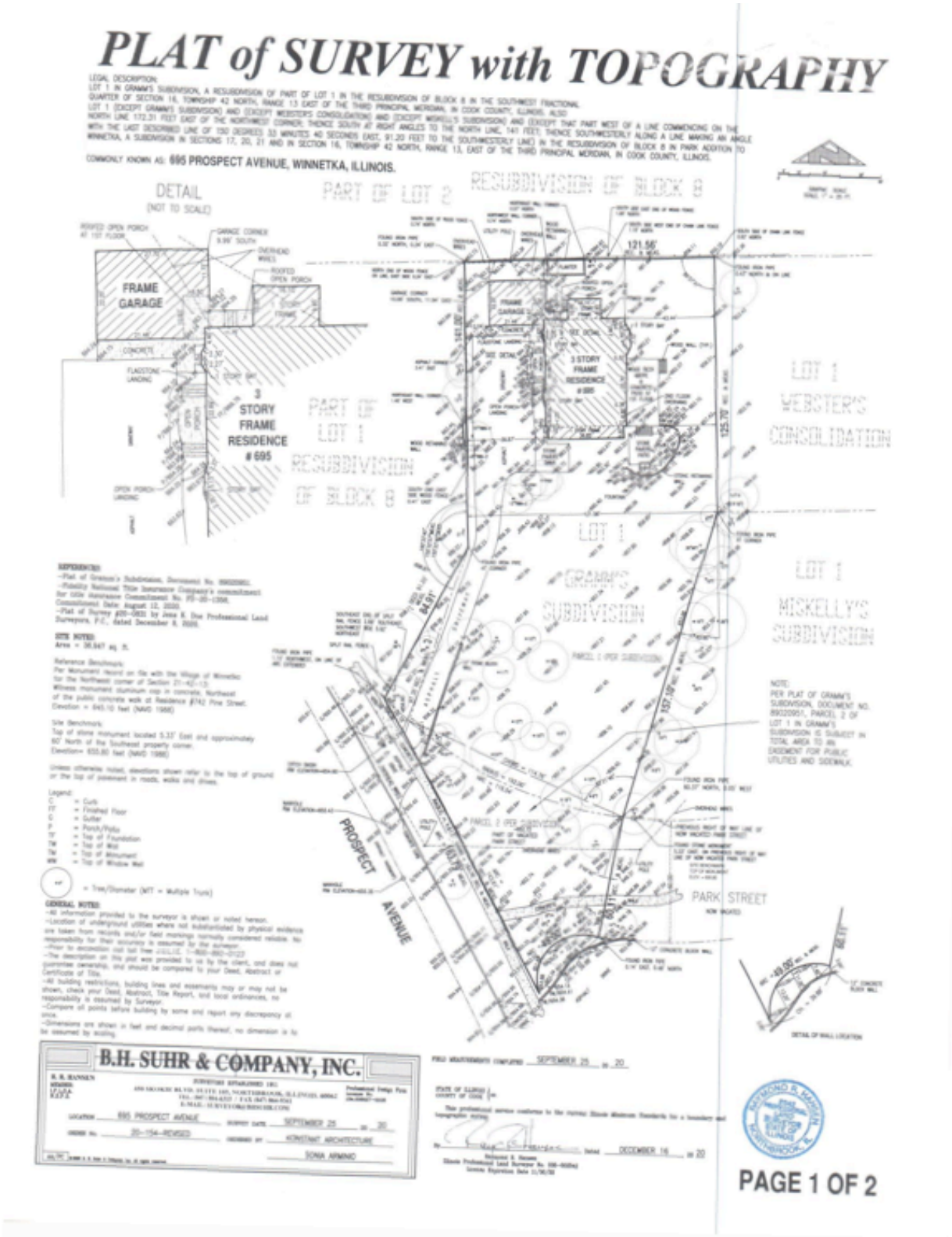
1. **1914 Sanborn Map**

2. 1938 Sanborn Map

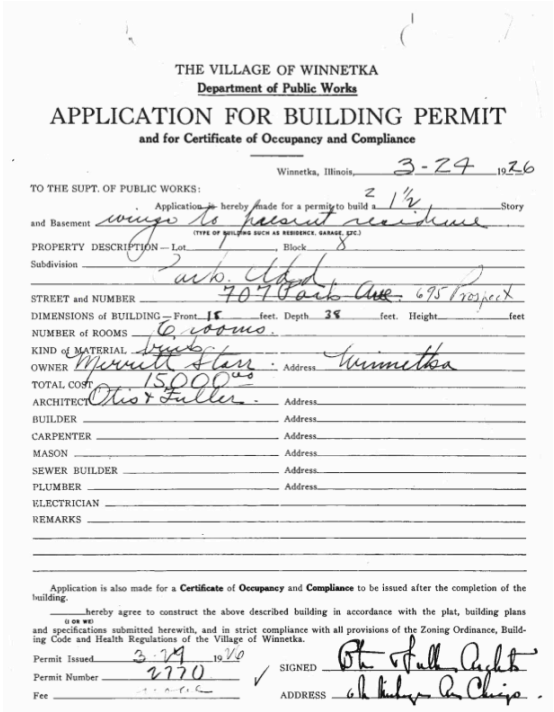


3. 1950 Sanborn Map

4. Plat of Survey



5. Building Permits



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

Winnetka, Illinois, 3-24 1926

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 2 1½ Story
and Basement wings to present residence
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

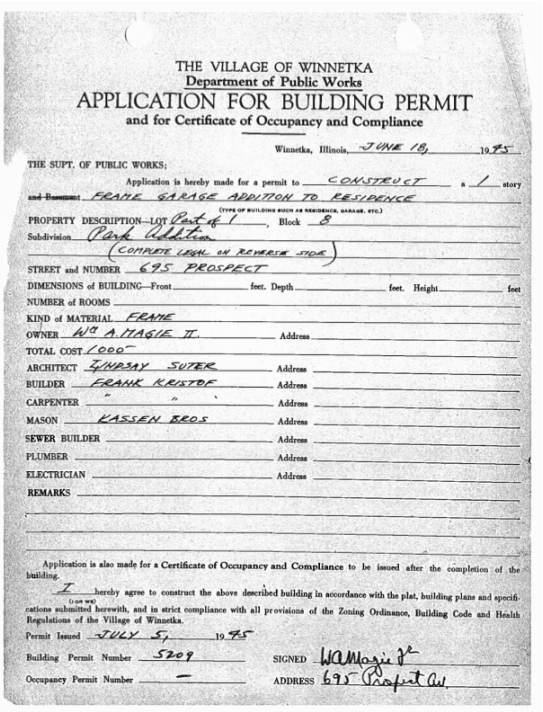
PROPERTY DESCRIPTION — Lot 1, Block 8
Subdivision Park Add.
STREET and NUMBER 707 Park Ave. 695 Prospect
DIMENSIONS of BUILDING — Front 15 feet. Depth 38 feet. Height feet
NUMBER of ROOMS 6 rooms.
KIND of MATERIAL Brick
OWNER Merritt Starr. Address Winnetka
TOTAL COST 15,000.00
ARCHITECT Otis & Fuller. Address
BUILDER 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.

(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 3-24 1926
Permit Number 2770
Fee
SIGNED Otis & Fuller Archts
ADDRESS 64 Michigan Ave Chicago

1926: unbuilt addition



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

Winnetka, Illinois, JUNE 18, 1945

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to CONSTRUCT a 1 story
and Basement FRAME GARAGE ADDITION TO RESIDENCE
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

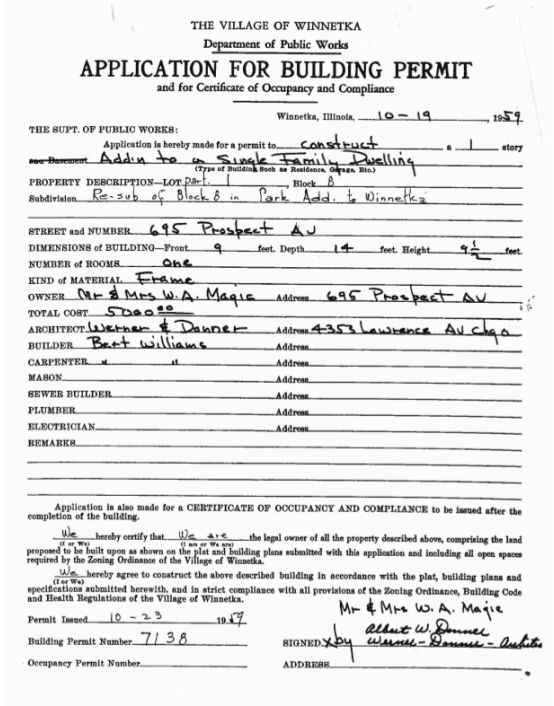
PROPERTY DESCRIPTION—LOT Part of 1, Block 8
Subdivision Park Addition
(COMPLETE LEGAL ON REVERSE SIDE)
STREET and NUMBER 695 PROSPECT
DIMENSIONS of BUILDING—Front feet. Depth feet. Height feet
NUMBER of ROOMS
KIND of MATERIAL FRAME
OWNER Wm A. MAGIE JR. Address
TOTAL COST 1000
ARCHITECT ZINSSAY SUTER Address
BUILDER FRANK KRISTOF Address
CARPENTER " " Address
MASON KASSEN BROS 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 (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 JULY 5, 1945
Building Permit Number 5209
Occupancy Permit Number —
SIGNED Wm Magie Jr
ADDRESS 695 Prospect Av

1945: garage



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

Winnetka, Illinois, 10-19 1959

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct a 1 story
and Basement Addition to a Single Family Dwelling
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT Part 1, Block 8
Subdivision Re-sub of Block 8 in Park Add. to Winnetka
STREET and NUMBER 695 Prospect Av
DIMENSIONS of BUILDING—Front 9 feet. Depth 14 feet. Height 9½ feet.
NUMBER of ROOMS One
KIND of MATERIAL Frame
OWNER Mr & Mrs W. A. Magie Address 695 Prospect Av
TOTAL COST 5000.00
ARCHITECT Werner & Danner Address 435 Lawrence Av Chgo
BUILDER Bert Williams Address
CARPENTER " " Address
MASON Address
SEWER BUILDER Address
PLUMBER Address
ELECTRICIAN Address
REMARKS

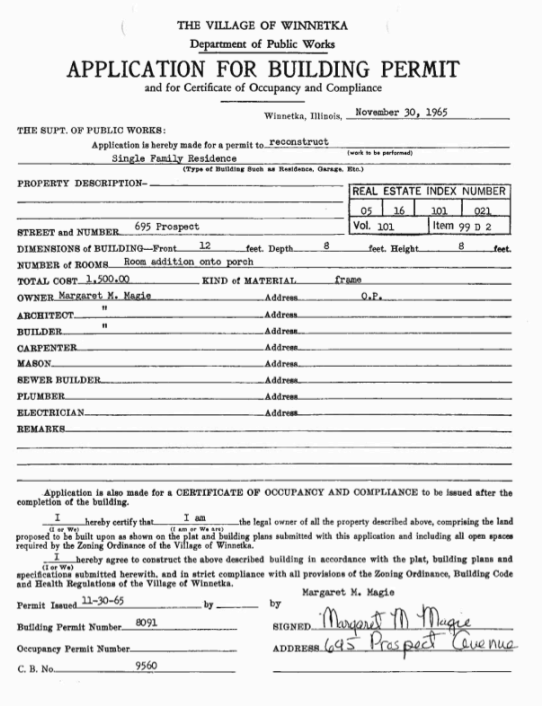
Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

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.

Permit Issued 10-23 1959
Building Permit Number 7138
Occupancy Permit Number
SIGNED Mr & Mrs W. A. Magie by Albert W. Danner - Architect
ADDRESS

1959: mudroom addition
Source: Winnetka Historical Society



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

Winnetka, Illinois, November 30, 1965

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to reconstruct
Single Family Residence (work to be performed)
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	16	101	021
Vol. 101		Item 99 D 2	

STREET and NUMBER 695 Prospect
DIMENSIONS of BUILDING—Front 12 feet. Depth 8 feet. Height 8 feet.
NUMBER of ROOMS Room addition onto porch
TOTAL COST 1,500.00 KIND of MATERIAL frame
OWNER Margaret M. Magie Address O.P.
ARCHITECT " Address
BUILDER " 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 (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.

Margaret M. Magie

Permit Issued 11-30-65 by by
Building Permit Number 8091
Occupancy Permit Number
C. B. No. 9560
SIGNED Margaret M Magie
ADDRESS 695 Prospect Avenue

1965: side porch enclosure

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, January 25, 1972

THE SUPT. OF PUBLIC WORKS:
Application is hereby made for a permit to Alterations (work to be performed)
Single family residence. (Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER: 05 | 16 | 101 | 021
Vol. | ITEM

STREET and NUMBER 695 Prospect Ave.
DIMENSIONS of BUILDING—Front feet. Depth feet. Height feet.
NUMBER of ROOMS
EST. CONST. COST $35,000. KIND of MATERIAL Wood & plaster

		Address	PHONE NO.
OWNER	Mr/Mrs. Walter Patrick Gramm	703 Prospect Ave.	446-8175
ARCHITECT	Francis R. Stanton	4849 Golf Rd.,Skokie	Or3-1910
BUILDER			
CARPENTER	Herman Mueller	2023 Farnsworth, Nfld.	CR2-2693
MASON			
SEWER BUILDER			
PLUMBER	Ostman Plumbing	1607 Techny Rd. Nbrk	CR2-0276
ELECTRICIAN	Reidinger, George A.	149 St. Armand, Wheeling	537-6518

REMARKS
Heating:J. V. Thornton 586 Earl St. Nfld 446-7079

Date Job Completed

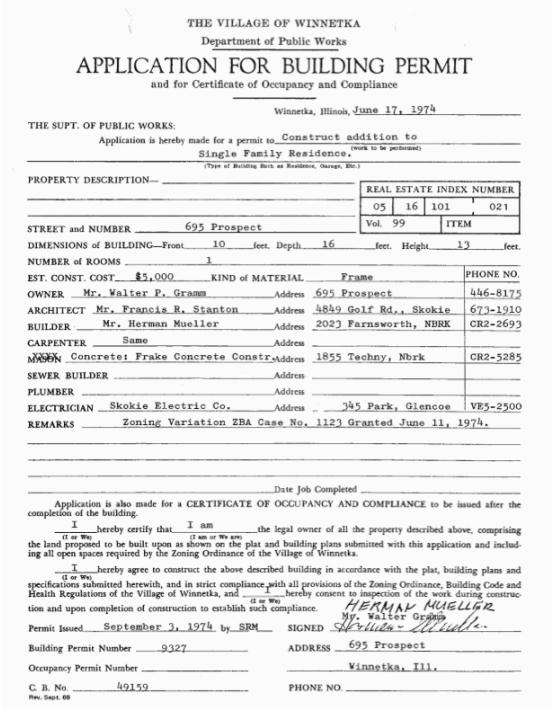
Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

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. Mr/Mrs. Walter P. Gramm

Permit Issued Feb. 2, 1972 by HWB By Francis R. Stanton
Building Permit Number 9011 ADDRESS 695 Prospect Ave.
Occupancy Permit Number Winnetka, Ill. 60093
C. B. No. 37441 PHONE NO.

1972: interior alterations



THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, June 17, 1974

THE SUPT. OF PUBLIC WORKS:
Application is hereby made for a permit to Construct addition to
Single Family Residence. (work to be performed)
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER: 05 | 16 | 101 | 021
Vol. 99 | ITEM

STREET and NUMBER 695 Prospect
DIMENSIONS of BUILDING—Front 10 feet. Depth 16 feet. Height 13 feet.
NUMBER of ROOMS 1
EST. CONST. COST $5,000 KIND of MATERIAL Frame

		Address	PHONE NO.
OWNER	Mr. Walter P. Gramm	695 Prospect	446-8175
ARCHITECT	Mr. Francis R. Stanton	4849 Golf Rd., Skokie	673-1910
BUILDER	Mr. Herman Mueller	2023 Farnsworth, NBRK	CR2-2693
CARPENTER	Same		
MASON	Concrete: Frake Concrete Constr.	1855 Techny, Nbrk	CR2-5285
SEWER BUILDER			
PLUMBER			
ELECTRICIAN	Skokie Electric Co.	345 Park, Glencoe	VE5-2500

REMARKS Zoning Variation ZBA Case No. 1123 Granted June 11, 1974.

Date Job Completed

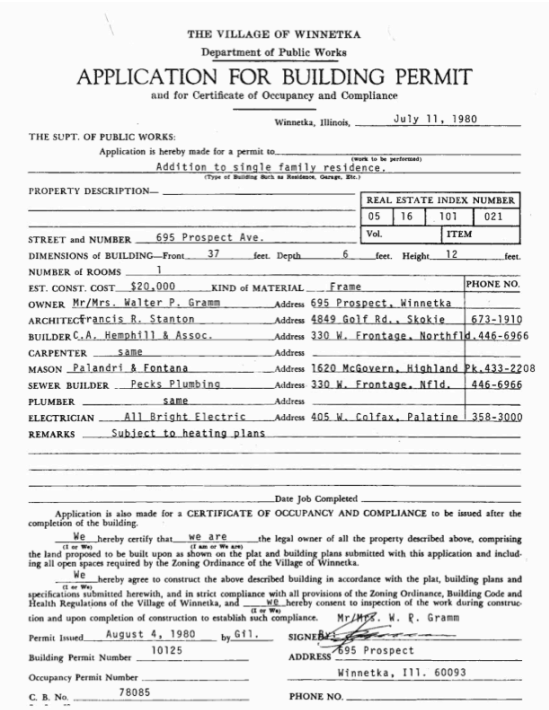
Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

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. HERMAN MUELLER
Mr. Walter Gramm

Permit Issued September 3, 1974 by SRM SIGNED Herman Mueller
Building Permit Number 9327 ADDRESS 695 Prospect
Occupancy Permit Number Winnetka, Ill.
C. B. No. 49159 PHONE NO.

1974: second side porch enclosure



THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, July 11, 1980

THE SUPT. OF PUBLIC WORKS:
Application is hereby made for a permit to (work to be performed)
Addition to single family residence. (Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER: 05 | 16 | 101 | 021
Vol. | ITEM

STREET and NUMBER 695 Prospect Ave.
DIMENSIONS of BUILDING—Front 37 feet. Depth 6 feet. Height 12 feet.
NUMBER of ROOMS 1
EST. CONST. COST $20,000 KIND of MATERIAL Frame

		Address	PHONE NO.
OWNER	Mr/Mrs. Walter P. Gramm	695 Prospect, Winnetka	
ARCHITECT	Francis R. Stanton	4849 Golf Rd., Skokie	673-1910
BUILDER	C.A. Hemphill & Assoc.	330 W. Frontage, Northfld.	446-6966
CARPENTER	same		
MASON	Palandri & Fontana	1620 McGovern, Highland Pk.	433-2208
SEWER BUILDER	Pecks Plumbing	330 W. Frontage, Nfld.	446-6966
PLUMBER	same		
ELECTRICIAN	All Bright Electric	405 W. Colfax, Palatine	358-3000

REMARKS Subject to heating plans

Date Job Completed

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

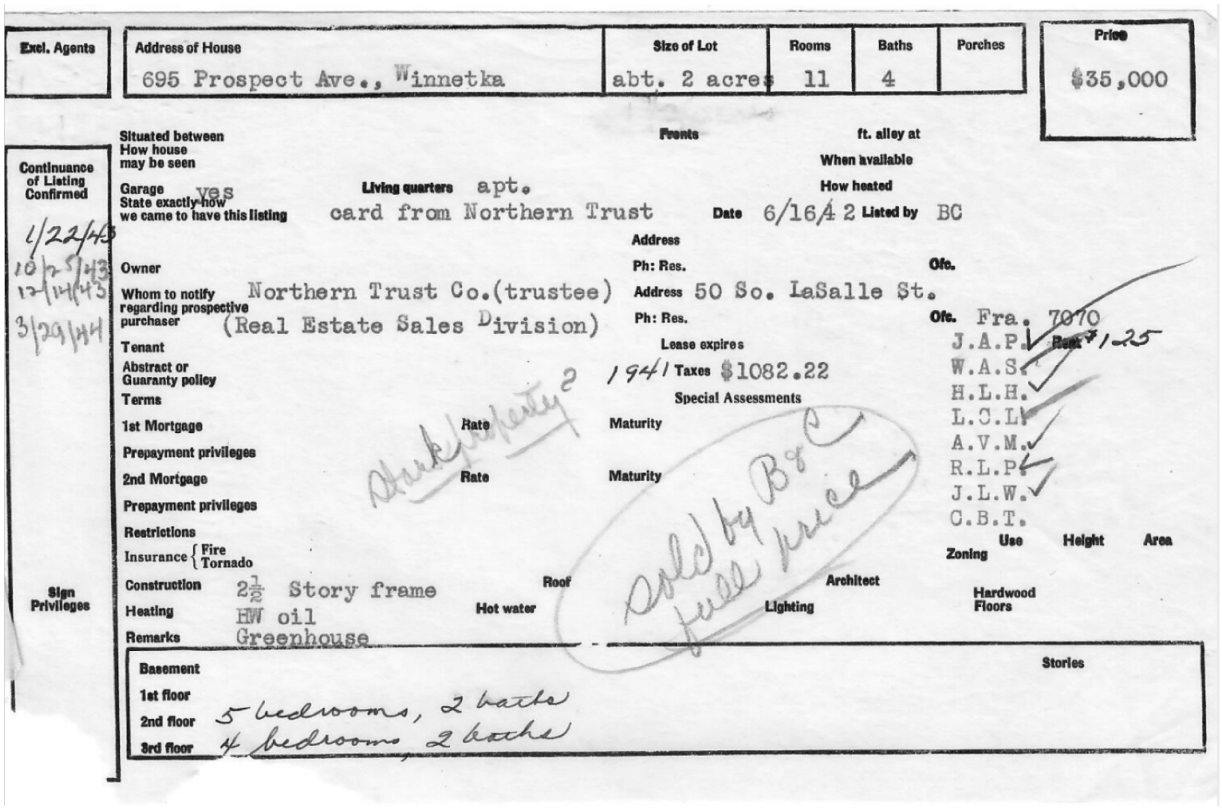
We (I or We) hereby certify that we are (I am or We are) the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village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

Permit Issued August 4, 1980 by Gil. SIGNED
Building Permit Number 10125 ADDRESS 695 Prospect
Occupancy Permit Number Winnetka, Ill. 60093
C. B. No. 78085 PHONE NO.

1980: sunroom
Source: Winnetka Historical Society

6. Real Estate Listings



Excl. Agents

Address of House: 695 Prospect Ave., Winnetka | Size of Lot: abt. 2 acres | Rooms: 11 | Baths: 4 | Porches:

Price: $35,000

Continuance of Listing Confirmed: 1/22/43; 10/25/43; 12/14/43; 3/29/44

Situated between
How house may be seen
Fronts ft. alley at
When available
Garage yes Living quarters apt. How heated
State exactly how we came to have this listing card from Northern Trust Date 6/16/42 Listed by BC

Owner Address
Ph: Res. Ofc.
Whom to notify regarding prospective purchaser Northern Trust Co.(trustee) (Real Estate Sales Division) Address 50 So. LaSalle St.
Ph: Res. Ofc. Fra. 7070
Tenant Lease expires
Abstract or Guaranty policy 1941 Taxes $1082.22 Special Assessments
Terms
1st Mortgage Rate Maturity
Prepayment privileges
2nd Mortgage Rate Maturity
Prepayment privileges
Restrictions
Insurance { Fire / Tornado

J.A.P. ✓ Rent 1-25
W.A.S. ✓
H.L.H. ✓
L.C.L. ✓
A.V.M. ✓
R.L.P. ✓
J.L.W. ✓
C.B.T.

Zoning Use Height Area

Construction 2½ Story frame Roof Architect
Heating HW oil Hot water Lighting Hardwood Floors
Remarks Greenhouse

Sign Privileges

Basement
1st floor
2nd floor 5 bedrooms, 2 baths
3rd floor 4 bedrooms, 2 baths
Stories

Sold by B & C less price

Source: Winnetka Historical Society

7. Historic Photographs

695 Prospect c. 1889

695 Prospect c. 1889. Photo includes Mr. and Mrs. Frederick Greeley, Samuel A. Greeley, and Harriet Greeley

Source: Winnetka Historical Society

695 Prospect c. 1889

695 Prospect property looking east to Sheridan Rd. Likely Frederick Greeley in the foreground c. 1889

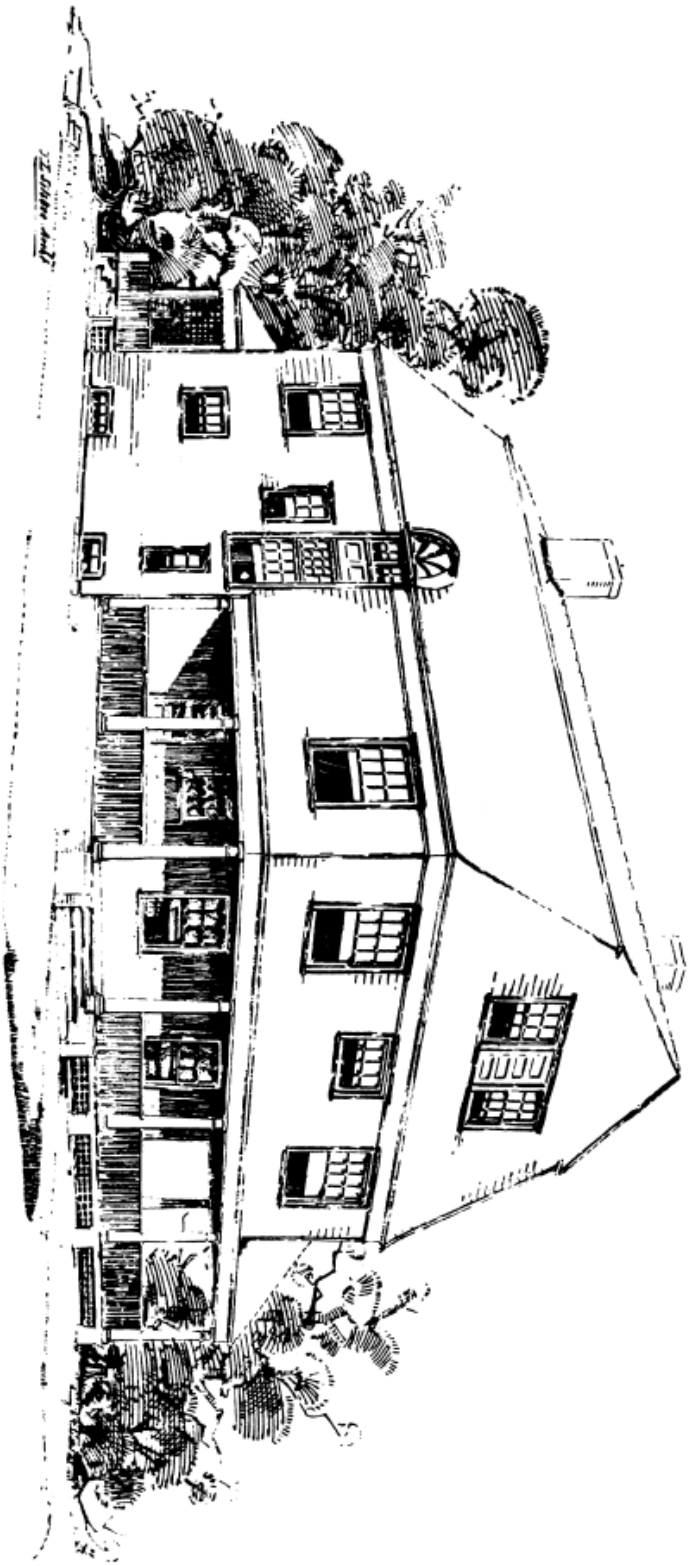
Source: Winnetka Historical Society

Mrs. Frederick Greeley in the dining room at 695 Prospect in 1889

695 Prospect in 1976

Source: Winnetka Historical Society

8. Articles



HOUSE FOR F. GREELEY, WINNETKA, ILL.

J. L. Silsbee, Architect, Chicago.

ones are standing to-day, thirty-five years old, and are every season yielding larger crops of the most toothsome nuts. Mr. E. R. Lake, Assistant Pomologist, United States Department of Agriculture, was moved to write to D. N. Pomeroy, the present owner: "Although small and especially suited to confectioner's use, it is the sweetest nut which I have had the pleasure of sampling."

It is not all romance, however, for these seven trees are doing a really good and practical work in the world. At the Pomeroy homestead there are now more than two hundred trees on ten acres of land, and from them thousands of other trees have been grown in many different states, even northern Michigan. They have taught much about nut-growing in America and have demonstrated how successfully English walnuts may be grown here, even in northern latitudes.

The best way to start an orchard of trees grown by direct reproduction is to secure three-year old seedlings (at seventy-five cents to $2 each) of nearby nurseries or nut growers, thus insuring the quality of the crop and also acclimatization to the latitude in which they are to be grown. Nuts intended for food are not suitable for planting because most of them are not from acclimated trees and have been kiln dried, which is detrimental to their germinating power.

Yearling trees at seventy-five cents each will prove very satisfactory, but require more cultivation at first than three-year stock. Thus they are not advisable unless one lives near his young orchard and can give it the needed attention.

The work of harvesting the walnut crop is a sinecure

For these seedling varieties, the following cultural methods are recommended, differing slightly from those employed for grafted stock. Transplant in spring or fall, setting the trees two inches deeper than they were in the nursery. If planted in the fall, mulch with straw or stable manure. Do not cut back the main growing stem. If the tap-root is long, it may be advantageously cut back a few inches. All lateral branches should be pruned from young trees the first year after transplanting. Cultivation should be similar to that of an apple orchard.

Walnut wood, when the trees are young, is too soft and light for any commercial purpose. In fact, it is of little use at any age, but deep under the ground where the big hard roots lie in a knotted mass, is a wood much prized and sought after by gunmakers for the stocks of sporting guns. When for any reason it is desirable to cut English walnut trees, this portion of them is easily disposed of, but the boles will hardly make anything better than fuel. Happily our purpose is to grow trees rather than to cut them, so all this does not very much matter.

Regarding varieties, Walter F. Allen writes in his monograph on "English Walnuts:

There are three distinct kinds of English walnuts — hard-shell, soft-shell, and paper-shell, the soft-shell being the best. Each of these three is divided into a number of varieties, the names of some of the more popular ones being the Barthere, Chaberte, Cluster, Drew, Ford, Franquette, Gant or Bijou, Grand Noblesse, Lanfray, Mammoth, Mayette, Wiltz Mayette, Mesange, Meylan, Mission, Parisienne, Poorman, Proeparturiens, Santa Barbara, Pomeroy, Serotina, Sexton, Vourey, Concord, Chase, and the Eureka.

The question of the best varieties for planting in the North as well as in the South is somewhat open to discussion, due largely to a lack of sufficient information in regard to some of the more promising kinds. There is but little question that the best proven variety for the Northwest is the Franquette and for the East and Northeast, the Pomeroy. Both of these are good producers bearing a fine nut, well filled with a white meat of excellent flavor, and of good shape, and commanding the highest market prices. The two varieties are also very late in starting in the spring, making them safe against the late frosts. Their pistillate and staminate blossoms mature at the same time.

The white-meated nut is far superior to any other The browning or staining is caused by extremely dry heat and sun in the far South. In the North or where the tree has an abundant thick foliage the meat is invariably whiter.

In answer to a request for a list of the best varieties, Dr. Morris said:

It is not yet time for any one to give an authoritative list of best Persian (English) walnuts for the North and East. Some of the varieties which are very hardy near large bodies of water as far north as southern Ontario, are not hardy near the seacoast at Stamford, Conn. At least two varieties which come from pretty far south on the Pacific Coast have passed through the last severe winter at Stamford, without injury. A variety which is very hardy so far as regards the original tree at Greenwich, Conn., in a somewhat sheltered locality, has been severely injured so far as grafted progeny is concerned at Stamford this last winter. A variety from the northern part of China promises to be one of the hardiest walnuts for the North and East in North America.

Aside from the question of hardiness, the question of quality is one of great importance. Most American-grown varieties of the Persian walnut, even when of grafted stock of the best French sorts, store up too much tannin in the pellicle, besides a certain bitter principle which I suppose to be berberine. The Persian walnuts in America, particularly on the California coast, are apt to store up so much starch in the kernel that they become rather coarse. We shall have to do in America as has been done in France — raise thousands of seedlings, and from these seedling trees propagate the few which are hardy and prolific, and which bear nuts of high quality.

There is no doubt that Persian walnut culture is to become a very important industry in this country eventually.

HOW TO MULTIPLY YOUR GROUNDS BY FOUR

A LESSON FROM A CHICAGO SUBURB WHERE FOUR FAMILIES PLANNED THEIR PLACES TOGETHER — EACH ENJOYS FOUR TIMES AS BIG A PLACE, WITHOUT EXTRA COST

By WILHELM MILLER

Photographs by HENRY H. SAYLOR

BLIND and stupid! If we had only a little imagination, and a little give-and-take, what wonders we could perform, simply by a little coöperation! For instance, if I have one acre and plan it by myself I can not get complete privacy, shut out all unsightly objects, and have some charming little vistas. But if I can persuade you to plan your acre in connection with mine, both of us together can accomplish these things. And if we can persuade two others to join us we can practically multiply our grounds by four, without the cost of buying the extra land, planting it, and maintaining it. Thus, you have the freedom of four gardens at the cost of one, while retaining your own independence. You reserve the right to quarrel. If the neighbors change, if their children make a noise beneath your windows, if their dogs trample on your flowers, you can close the gate. Even then you win because your place is more artistic than if you had planned it alone. For when four people get together they can afford to employ a really great landscape gardener.

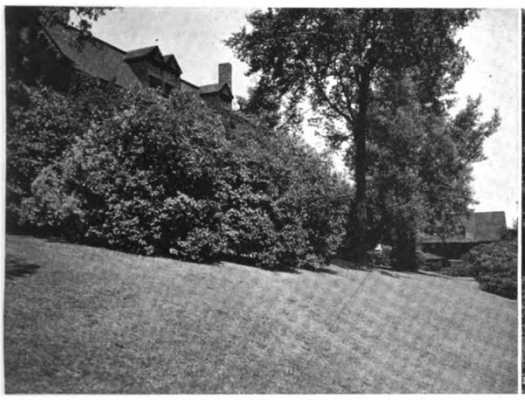
If you wish to know how to get the greatest benefit from the least coöperation read the story of the four neighbors at Winnetka, Ill., a suburb of Chicago which is distant seventeen miles, or twenty-seven minutes. In this case the houses were built independently and the gardens began before a landscape gardener was employed. The better way, however, is to engage a landscape adviser before building. The chief attraction of the property was a hill, or ridge, which originally gave each family a view of Lake Michigan. Three of these lake views have since been cut off by the growth of street trees owned by the city, but a hill is a good thing in itself, especially on the Great Plains, where any change from flatness is a blessed relief. So the four families finally resolved to make the most of their views and hill, and they wisely engaged Mr. O. C. Simonds, the celebrated landscape gardener of Chicago, to design their places as a single whole.

Turn now to the plan and see the main features. First, notice the four houses strung along the top of the ridge. Second, the steep bank, which is clothed with shrubbery, except where openings have been made for vistas of lake and gardens. Third, notice a number of tennis courts and gardens on the flat land beneath the hill.

The most striking advantage of this coöperation is that each family has the freedom of four flower gardens at the cost of one, for they are all connected by a charming walk. You begin this walk below the first house, where you see the figures 1 and 2, each in a circle — with an arrow which shows just how the camera was pointed to obtain each photograph. But below the second house there is no formal garden, so you simply walk across that bit of lawn to the third property, where you pass through the flower garden to the fourth property, and end your walk in a lawn surrounded by beautiful flowers. It must be very pleasant to stroll from garden to garden with a friend. Moral: do this sort of thing and you can enjoy four gardens at the cost of one.

The second striking advantage of coöperation is the increased amount of lawn which three of the families enjoy. Turn to the plan and you will see a narrow strip of grass marked "long lawn vista." Next you will notice that the people in the third house can look straight south a distance of 500 feet. Do not be deceived by the trees in front of the first house; they do not stop the view, for you can look right under them to the big bay south of the first house. So, too, the people in the first house gain 300 feet of vista over what they would have if their neighbors chose to shut them off. The people in the second house gain about 100 feet on one side and 275 on the other. Moreover, each family gains the privilege of walking along this lawn a distance of 500 feet. How pleasant a privilege this is you can imagine from figures 1 and 6 which show bits of the lawn. This lawn looks very narrow on the plan, but in reality

Digitized by Google
Original from MICHIGAN STATE UNIVERSITY



At the top of the ridge a long, narrow lawn connects three of the four places. This trebles the length of view for the first and third house (6)

Hills are rare near Chicago. Four families built on this ridge so that each could have a view of Lake Michigan (7)

it varies from twenty-five to fifty feet in width. Moral: triple your lawn by persuading your neighbors to throw theirs and yours together.

Any one can see at a glance the two advantages of coöperation described above. But there are others that beginners do not see which are quite as important; for example, the unity of design in this landscape composition. To illustrate, each of these houses faces the lake and is arranged so that the most sunlight comes into the important rooms. It would spoil the unity if some of the houses faced the public road. Again, each house is invisible from the street; it would spoil the unity if some of the houses could be seen by passers-by. Again, the stables are all placed so carefully that they are not seen, either from the houses or the street, yet they are handy. It would spoil the unity if

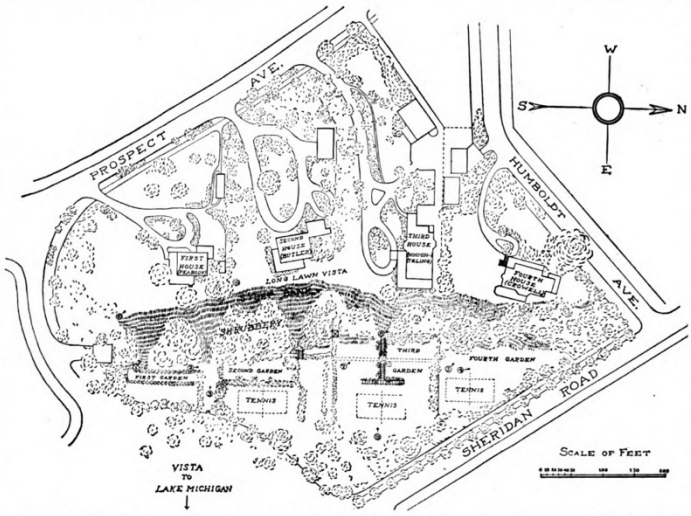


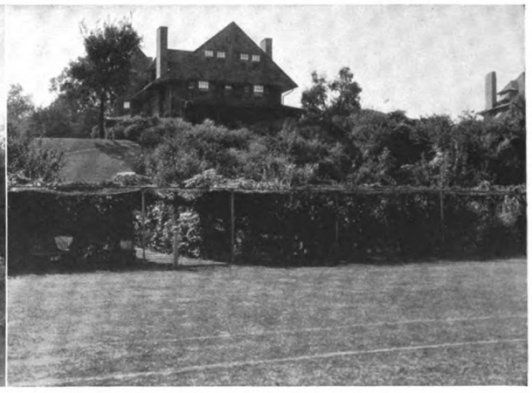
Diagram of the four places planned as one, showing the four houses on the ridge facing toward Lake Michigan; the steep bank clothed with shrubbery, except where vistas are made toward lake and gardens; and the four gardens below. The figures in circles agree with the photographs and show by arrows how the camera was pointed

some of them were down hill right next to a flower garden. Once more, the whole area is dominated by native trees and shrubs, so that the whole tract seems like a bit of woodland. It would spoil the unity if some of these places were dominated by showy foreign plants and horticultural varieties, such as Norway spruce, Scotch pine, pink dogwood, and purple beech. For the highest ideal is to blend a place with the landscape, not to make it stand out in strong contrast.

"Perhaps there is too much unity?" you ask. I am glad you raise the point because no one wants tameness or monotony. We all want variety, yet variety and unity are opposing forces. Our business is to see that they do not mix badly but blend nicely. Let us see, then, how much individuality each place has.

The first home has the

Although the four places are planned as one, each place has marked individuality: for instance, the first garden has more formality than the others (8)



Three of the places have tennis courts with vine-covered backstops. One has ampelopsis, one wild clematis, while the third has climbing roses, *Clematis paniculata*, etc. (9)

Digitized by Google
Original from MICHIGAN STATE UNIVERSITY

The first house has the best view of Lake Michigan but no tennis court (1)

The straight walk at the base of the ridge, which connects the four gardens (2)

Reverse side of the first house, showing how shrubbery frames the vista both ways (3)

best view of Lake Michigan, the broadest lawn view, and the most formal garden, but it has no tennis court.

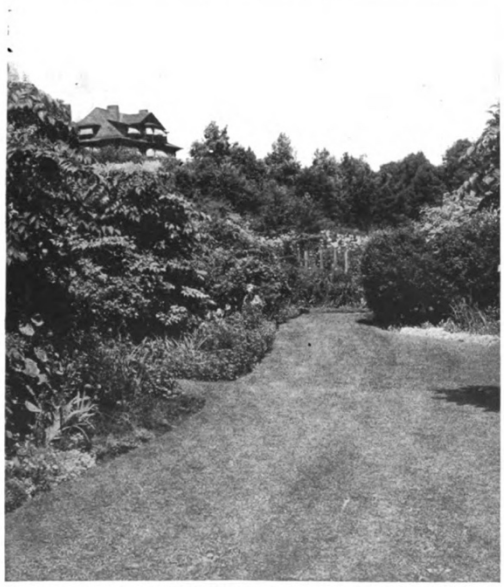
The second home is rich in shrubbery both on the bank and between house and street, owing to the extra large turn-around.

The third home is the most retired of all because it is the farthest from the street, and it has the largest flower garden.

The fourth home does not enjoy a vista of its garden, but the garden has all the more character because it is secluded and kept as a surprise. Moreover, it is at a right angle to the other garden vistas.

The above analysis shows that the four places have plenty of variety, and this conclusion is confirmed by the photographs.

But the subtlest and most important advantage of coöperation has still to be mentioned — the vast gain in privacy. These four places are diametrically opposed to the common American way of doing things, which is to set every dollar on edge and then arrange them in tiers, so that every one can be seen from the street. The charm of this property is its sylvan seclusion. Yet, the other day I heard of a Pittsburgh millionaire who engaged a first-class landscape gardener and then spoiled his work by insisting that his terraces should be kept very low, because he "liked to see the automobiles go by." You never realize what barbarians we Americans are until you go to England where the supreme passion of the whole nation, rich and poor, is for domestic privacy.



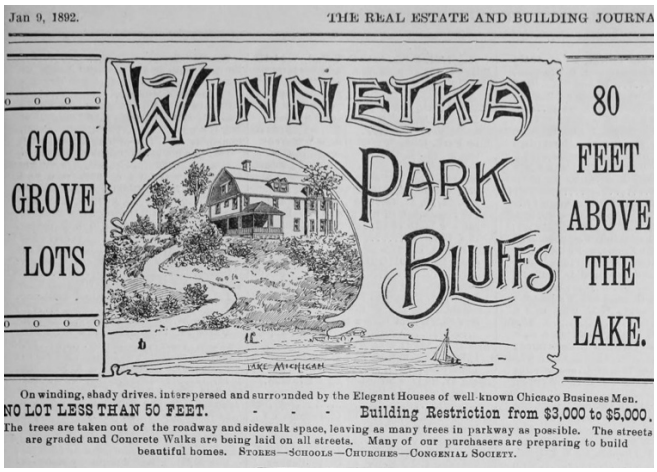
The fourth place has a peculiar little garden suggested by the land which here comes to a point. It is at right angles to the other gardens (4)

The hill is covered with flowering shrubs and the lawns are bordered with perennials (5)

Now the most important thing that makes for privacy here is the irregular boundary of trees and tall shrubs around the whole property. I hope you will turn to the plan and burn this idea into your mind, because it is the first thing that every landscape gardener wants to do in order to make your place artistic. He wants it to shut out dust, germs, noise, unsightly objects, and curiosity seekers. He wants it to blend your place with the landscape. He wants it to make your place nature-like, to give year-round interest, to furnish a background for flowers. Unless you are a very cultured American you probably want something very different. You want a big lawn, a clear view of the street, and privet hedges. Forget all that. Your privet hedge gives you no privacy because every one can see over it; it spoils the landscape because it is a straight line; it makes your place artificial because it is trimmed; and it is monotonous because it is only one thing.

See here, my Eastern friends, especially you who have never been west of the Hudson or the Charles, I want to show you that something good can come even from Chicago. Take one of those eighteen-hour trains which will "save you a day," and spend half of that day at Winnetka. When you go, be sure to notice two things: first, those exquisite little islands of vegetation between sidewalk and curb, which help to give a forest character to the community. Second, the enchanting glimpses which you get of the houses. These viewpoints have been carefully provided by Mr. Simonds, who says that "a glimpse is better than the whole thing." That is why he brings his tall shrubbery right down to the sidewalk so that you cannot see all the house and lawn, but occasionally he puts a low shrub right where you can see part of the house to the best advantage.

Digitized by Google
Original from MICHIGAN STATE UNIVERSITY



Jan 9, 1892. THE REAL ESTATE AND BUILDING JOURNA

GOOD GROVE LOTS

WINNETKA PARK BLUFFS

80 FEET ABOVE THE LAKE.

On winding, shady drives, interspersed and surrounded by the Elegant Houses of well-known Chicago Business Men.
NO LOT LESS THAN 50 FEET. - - - Building Restriction from $3,000 to $5,000.
The trees are taken out of the roadway and sidewalk space, leaving as many trees in parkway as possible. The streets are graded and Concrete Walks are being laid on all streets. Many of our purchasers are preparing to build beautiful homes. STORES—SCHOOLS—CHURCHES—CONGENIAL SOCIETY.

Real Estate and Building Journal, January 9, 1892

Silsbee, J. L. reports 2 frame dwellings at Winnetka, one for K. Copeland, and the other for Frederick Greeley; also a frame r dence for Judge E. Jamison at Lake View, and a frame dwell

The Building Budget, August 4, 1888

Messrs. Fred Greeley and F. S. Copeland are erecting fine residences. Messrs. F. B. Peabody, J. S. Houghton, and E. L. Ryerson, of Chicago, expect to build residences next spring.

The Inter Ocean, December 16, 1888

cago & Evanston, is remarkably cheap. B. F. Culver has just sold 660 feet on the Sheridan Road, west front, to Fred Greeley, F. B. Peabody, J. L. Ryerson, and J. L. Houghteling for $10,000. The land extends back to the lake a distance of over 400 feet.

Chicago Tribune, June 16, 1889

WINNETKA.

Mr. and Mrs. Frederick Greeley have removed into their fine residence here.

The Inter Ocean, July 7, 1889

New Trier.

Winnetka, Prospect av, n e cor Park av, w f, 230½x100x275x450; Feb. 25—Frederick Greeley to Augustus S. Peabody..... 1
Trust deed back on same property and buildings; Feb. 25; 5 years, 6 per cent—Augustus S. Peabody to Frederick Greeley, trustee 30,000

The Inter Ocean, March 7, 1908

SUBURBAN REAL ESTATE.

FOR SALE—

HURRAH FOR THE CHARMING NORTH SHORE.
HURRAH FOR THE CHARMING NORTH SHORE.
HURRAH FOR THE CHARMING NORTH SHORE.

WINNETKA PARK BLUFFS
WINNETKA PARK BLUFFS
WINNETKA PARK BLUFFS
is
the first
HIGH BLUFF, NORTH SHORE SUBURB.
HIGH BLUFF, NORTH SHORE SUBURB.
HIGH BLUFF, NORTH SHORE SUBURB.

BIG GROVE LOTS
BIG GROVE LOTS
BIG GROVE LOTS
80 FEET
80 FEET
80 FEET
ABOVE THE LAKE.
ABOVE THE LAKE.
ABOVE THE LAKE.

THE UNANIMOUS VERDICT of all who have seen "WINNETKA PARK BLUFFS" is that it is the most beautiful property on the market. Its undulating surface, beautifully wooded and interspersed with the charming homes of well-known Chicago business-men located on winding, shady drives, lend to it an attractive and picturesque appearance that captivates the admiration of the beholder.

CONCRETE WALKS of the best quality, guaranteed for a long term of years, is being laid over the entire property. The opening up and grading of all streets will soon be completed, and the construction of a number of handsome residences will be begun this fall.

Vigorous steps are now being taken by the Village Council of Winnetka, whereby the residents of "WINNETKA PARK BLUFFS" will be supplied with lake water at city prices, and they are also providing for a complete system of sewerage. The elevation of this property makes all sanitary conditions perfect. The air is as pure and surroundings as restful as could be found by traveling a thousand miles from the city.

PRICES OF LOTS
ONLY $15, $16, $17, AND UPWARDS PER FRONT FOOT.
EASY TERMS ON LOTS.
MONEY LOANED TO BUILD.

SPECIAL ATTENTION of those desiring TO BUILD FOR OCCUPANCY NEXT SPRING is invited to the fact that we are now preparing plans which can be suited to their taste, and also to the fact that we have unexcelled facilities for building so as to save them time, trouble, and money.

HOW TO GET TO WINNETKA PARK BLUFFS.
Our representatives leave our office every week day at 1:45 P. M. and will cheerfully take you out and back free of cost to you.

40 DAILY TRAINS of the Chicago and Northwestern R. R. (Milwaukee Division) run between "WINNETKA PARK BLUFFS" and the center of the city.
TIME—40 MINUTES.
LOW COMMUTATION FARE.

If you will call at our office and talk with us we will figure with you on a liberal basis whether you wish to buy a lot for investment or buy a lot on which to build a future home on this charming lake shore property, or whether you wish to buy a lot and have us build a home for you at once on such terms as you can easily meet. We will give you a
BEAUTIFULLY ILLUSTRATED CIRCULAR
showing a plat of "WINNETKA PARK BLUFFS," giving the sizes of lots, width of streets, and cuts of many of the beautiful homes already built and occupied around this charming property.
For the convenience of our customers who may wish to visit "WINNETKA PARK BLUFFS," with as little loss of time as possible, we have put a COMFORTABLE CARRIAGE in charge of our agent at our Winnetka office, which enables our patrons to inspect the property and surroundings with the least possible fatigue and loss of time.
"WINNETKA PARK BLUFFS" comprises all of the high bluff property in the market at Winnetka, between the railroad and the lake, and is accommodated by two depots—WINNETKA depot at its south boundary and Lakeside at its northern limit, thus bringing every lot within easy walking distance of the station.
THE LARGE SALES made on this property during our first month (August), notwithstanding the general quietness of the real-estate market, speaks volumes for the real merit of this property.

VISIT
WINNETKA PARK BUUFFS.
WINNETKA PARK BLUFFS.
WINNETKA PARK BLUFFS.

W. H. CAIRNDUFF & CO.,
W. H. CAIRNDUFF & CO.,
W. H. CAIRNDUFF & CO.,
OWNERS.
303 to 304 Inter-Ocean Building
N. W. Cor. Dearborn and Madison-sts.

Chicago Tribune, Sep. 24, 1891

GOSSIP OF SOCIETY.

THE JUBILEE VISITORS.

By this time jubilation is in pretty full swing at the court of the great and only jubilee queen, and London is probably getting hourly more unbearable. Some of the Americans who went over expecting in the kindness of their hearts to help the old lady rejoice have given up in disgust and are already wending their way homeward. The Hamilton McCormicks are notable instances, not only having abjured the jubilee themselves, but having persuaded Mrs. McCormick's sister, herself an Englishwoman, to come home with them. And someone was saying that the Potter Palmers were not staying any longer, but were already homeward bound. And altogether, between you and me and the post, I begin to think the jubilee is going to be rather a fizzle.

The Fred Greeleys of Winnetka are another example of homeward bound Americans who had expected to join in the rejoicings in London. They went abroad during the winter, intending to stay south until the weather got warm and then work their way up toward London. Instead of which they sailed for home yesterday, having become too mortally homesick to stay any longer.

The Chicago Chronicle, June 20, 1897

As for the jubilee pilgrims, many of them are already turning their faces homeward, and the "cottages" at Lake Geneva and Oconomowoc, and all along the north shore, which have heretofore been closed or occupied only by servants, will soon be welcoming their prodigal families home again. And the families will be settling down in their own quarters with a huge sigh of content. But there be others, like the Fred Greeleys of Winnetka, who recklessly rented their homes, expecting to stay away for some time, but who became so hopelessly homesick that they returned only to find the alien in possession and themselves homeless and forlorn. The Greeleys are people of many friends and they are staying at present with the Dr. Hoopers up on North State. But, like lost children, they would like to go home.

The Chicago Chronicle, July 8, 1897

FREDERICK GREELEY.

Among the men who have contributed actively and for many years toward the civic betterment of this community, Frederick Greeley deserves an honorable place. Mr. Greeley was chairman of the very useful special parks commission for fourteen years, and had much to do with the establishment and development of the small parks system, which is the leader in American cities. He was also first president of the Playgrounds Association of America, the organization of that splendid movement to provide wholesome expression for the play needs of city children. He was an active member of the Chicago plan committee of the Commercial club and an officer of the Children's Home and Aid society. He was one of those men increasing, we believe, in numbers who have the social conscience and a high conception of citizenship.

Chicago Tribune, January 25, 1912

GREELEY, CITY PLANNER, DIES

First President of Playground Organization Was Pioneer.

DR. STARKWEATHER DEAD.

Fall on Ice Fatal; Mrs. C. A. Knight Succumbs.

Frederick Greeley, a surveyor, died at his home in Winnetka last Saturday. He was born in Chicago in 1857. In his profession of surveyor he took an active part in the improvement of civic conditions in Chicago. For fourteen years he was a chairman of the small parks commission and became the first president of the playground organization. He was an original city planner and was selected by the Commercial club as a member of its committee for the development of Chicago's planning.

The decedent was a member of the Greeley-Howard company, a firm of surveyors. At one time he was secretary of the Union League club and an officer of the Children's Home and Aid society.

He leaves a widow and two children, Samuel A. Greeley and Mrs. Alvah Croker Jr. Funeral services will be held this afternoon at 1:30 at Christ church, Winnetka.

Chicago Tribune, January 23,

GREELEY—Florence M. Greeley, widow of Frederick Greeley, at her home in Winnetka, Jan. 20. Service at Christ church, Winnetka, at 2 o'clock Wednesday afternoon, Jan. 21. Please omit flowers.

Chicago Tribune, January 21, 1920

Examples of Homelike Beauty.

The more notable of the homes along the ridge, where there are many handsome ones, are those of Augustus Peabody, J. L. Houghteling, Mrs. Herman Butler, William Boyden, C. I. Sturges, Lyman Walker, and H. P. Crowell, president of the American Cereal company. The Hetty Green place, several acres in extent, lies just north of Elm street, one of the most beautiful of the town's thoroughfares, studded on either side with great beautiful elm trees, which, arching overhead in many places, sweep in an unbroken line down to the lake. Other handsome homes on the ridge are those of John M. Curran, E. S. Fetchheimer, Ernst M. Kimball, John Leonard, and Joseph R. Gay. Other new homes are in process of construction.

Prospect avenue probably is the most exclusive of the ridge streets, where $100 a front foot is about the current price and with little on the market at this figure. Bryant avenue, practically an extension of Prospect avenue, is a handsome street, but only two blocks long, running from Humboldt to North avenue, and is the first street west of Sheridan road. Values run from $60 to $75 a foot. Others of the ridge streets are Columbus and Lincoln avenues and Pine street, where values run from $50 to $75 a foot.

Chicago Tribune, October 4, 1908

Rain Drives Garden Party Into Winnetka Residence.

A PIANO swathed in a rubber coat; a dripping red and white awning protecting a table filled with 'frappé glasses; a few tea tables with beautifully embroidered coverings with every thread drenched, was all that was left yesterday of what was to have been the most attractive outdoor event of the season.

The garden party had been arranged for Providence Day nursery, in which many Episcopalian maids and matrons are interested actively. The setting chosen was the famous triple gardens of Mr. and Mrs. Augustus Peabody, Mrs. Hermon Butler, and Mrs. James L. Houghteling at Winnetka.

The gardens roll over Winnetka's hill to the road bordering the lake. They are filled with flower bordered walks, vine covered arches and pergolas, sun dials, marble seats, great lawn spaces, trees, bushes heavy with red currants, and tennis courts set apart by arbors. Sunken gardens they are, too, for the three houses stand on a cliff looking out over them to the lake. The lawn had been freshly mown, the gardens put into their best dresses—everything was ready for the guests and the open air program—and then it poured.

Even though the rain interfered, however, it did not spoil the entertainment of the afternoon. The great rooms of the Houghteling residence were thrown open to the guests, and while matrons took turns presiding at the tea table, set in the dining room, the program of songs by Mrs. A. F. Callahan and Mrs. John Slade was given in the music room adjoining.

The group of young women who had arranged colonial bouquets, and arm bouquets, and tiny paper bordered Mayfairs of the blossoms from the gardens and were selling them for the charity, transferred their duties from the gardens to the rooms. They were Miss May Peabody, Miss Alice Buckingham, Miss Lelia and Miss Margaret Houghteling, Miss Dorothy Coffin, and her guest, Miss Norvelle Brown of New York.

The women who were to have presided at the various tea tables set about the lawn, but who served in twos at the dining table instead, were: Mrs. Charles Fuller, Mrs. Josiah McRoberts, Mrs. Augustus Peabody, Mrs. Allen Haines, Mrs. Barrett Conway, Mrs. Howard Clements, Miss Dorothy Stirling, Miss Josephine Landon, and Mrs. Arthur Coffin.

Five hundred dollars was made for the Day nursery's new building.

* *

Chicago Tribune, August 2, 1912

Annual Picnic for Children.

In the full tide of summer's many and varied ent ments it is good to know that the less fortunate a left out of the general merrymaking. On Thursday Augustus Peabody had fifty of the little patients fr Children's Memorial hospital and four of the nurses Miss Addie Walsh come out to her summer home at netka for a picnic which has become an annual event looked forward to by both the children and their h The Chicago and Northwestern railway company ga youngsters a special car to take them out and back.

As Mrs. Peabody has one of the noted gardens o netka, the little ones have ideal surroundings for th glimpse of the country in midsummer. A good lunch cold meat, baked potatoes, and plenty of ice cream ar is provided for them, while the chief treat of the day automobile ride that is given each child, for which neighboring motors are lent.

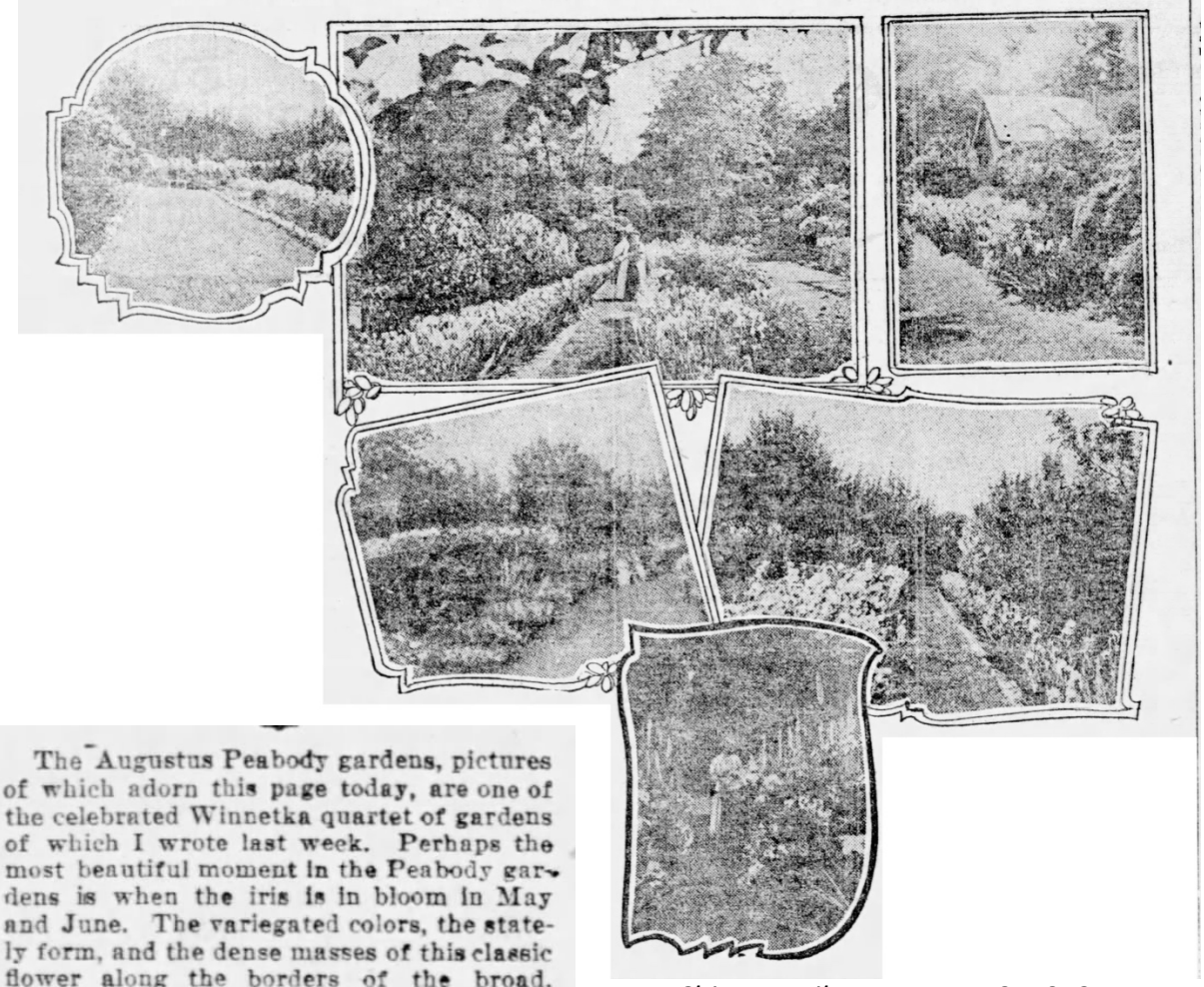
Apropos of the four Winnetka gardens of whic Peabody's is one, the others belonging to Mrs. H Butler, Mrs. James Houghteling, and Mrs. Henry C it is a regrettable fact the three first named wome had to close their gardens to the public, although f eral years all of them (they open one into the other free to whoever wanted to enjoy their beauties. practice of opening gardens and grounds to the pu successful in England and the continental countries, liberty and license are two well defined and thorough arated qualities. But, alas, that we should have to it! the American public is not so orderly nor so we nered. The hospitality of these garden owners abused and misused that finally all but Mrs. Crowe drew this permission and now reserve their g for "friends only," as the signs say. Mrs. Crowell usually away all summer, continues to open her g though it is to be noted on Sundays and holidays th gardener is apt to have the circular sprinkler w away right at the one entrance, a quaint rustic gate.

It is too bad that by their habit of ruthlessly tear flowers to pieces, scattering débris around, loud t laughter, and play the public should have deprived i the privilege of enjoying the brilliant array of flow the charming effects of landscape gardening whic these gardens the object of pilgrimage to garden from far and near.

Chicago Tribune, July 27, 1913

Society as Seen by Mme. X.

Views of the Augustus Peabody Gardens at Winnetka, Ill.



The Augustus Peabody gardens, pictures of which adorn this page today, are one of the celebrated Winnetka quartet of gardens of which I wrote last week. Perhaps the most beautiful moment in the Peabody gardens is when the iris is in bloom in May and June. The variegated colors, the stately form, and the dense masses of this classic flower along the borders of the broad, straight, grass carpeted path that traverses the place from end to end, make an effect never to be forgotten.

Mrs. Peabody studies flowers, their possible combinations of color, and their proper massing to such good effect that she has a continual succession of blossom. She spends a great deal of time in her garden, where tere are many shady nooks and comfortable seats.

Chicago Tribune, August 3, 1913

MERRITT STARR BUYS RESIDENCE OF A. S. PEABODY

BY AL CHASE.

One of Winnetka's most attractive estates—the property of Augustus S. Peabody of Peabody, Houghteling & Co.—has been purchased by Merritt Starr, attorney, for an indicated $65,000, subject to $30,000. The irregular shaped land is 230x160x450x275, and fronts on Prospect and Park avenues. On it is an old fashioned wooden fourteen room residence, one of the landmarks of Winnetka.

Four years ago Mr. Peabody rented his house and moved in town to 936 Lake Shore drive. He and his family now are at Bar Harbor, Maine. Mr. Starr would not say when he intends occupying the Peabody residence. He now lives in Winnetka.

Chicago Tribune, July 30, 1920

MRS. A. S. PEABODY DIES; ILL 2 WEEKS OF PNEUMONIA

Mrs. Grace Van Alstyne Peabody, wife of Augustus S. Peabody, president of the Chicago Citizens' association and an investment banker, died yesterday afternoon at the residence, 936 Lake Shore drive. Mrs. Peabody contracted a slight cold two weeks ago which developed into pneumonia and resulted in her death. Mrs. Peabody is survived by her husband; there are no children. Funeral arrangements are to be announced today.

Chicago Tribune, February 1, 1929

A. S. PEABODY FUNERAL RITES WILL BE TODAY

Known as Leader in Civic Betterment Moves.

Funeral services will be held at 2 o'clock this afternoon in the Graceland cemetery chapel for Augustus S. Peabody, attorney, investment banker, and civic leader. Mr. Peabody, who was 60 years old, died early yesterday in St. Luke's hospital.

A. S. PEABODY.

Ten days ago Mr. Peabody suffered an infection of one of his eyes. A heart ailment developed which was later complicated by pneumonia.

Mr. Peabody's best remembered civic work was as an officer of the Citizens' Association of Chicago, where he followed in the footsteps of his father, Francis B. Peabody, one of the founders and president of the organization in 1887-'88. Becoming a director in 1915, Mr. Peabody was one of the most valued members, according to Shelby M. Singleton, executive secretary. He was president from 1921 to 1931, and honorary president until his death.

Vote frauds were exposed repeatedly and prosecuted at the instance of Mr. Peabody, especially from 1925 to 1930, Mr. Singleton said. Mr. Peabody also was a leader in cultural betterment, as president of the Civic Music association, of the Chamber Music society, and as third vice president of the Chicago Symphony orchestra.

Born in Chicago in the old family home at Dearborn and Division streets, Mr. Peabody was graduated from Yale in 1895. After studying law at Northwestern university he had a private practice for several years. In 1902 he joined the legal division of the investment banking concern of Peabody, Houghteling & Co., which his father founded in 1865. He became vice president and then president. In 1928 he became a member of the law firm of Peabody, Westbrook, Watson & Stephenson.

Surviving Mr. Peabody is his sister, Mrs. Hermon B. Butler, of 715 Prospect avenue, Winnetka. His wife, Mrs. Grace Van Alstyne Peabody, died in 1929. There are no children. Mr. Peabody lived at 70 Cedar street. He was an uncle of Stuyvesant Peabody and a brother of the late Frank S. Peabody, coal man.

Chicago Tribune, April 28, 1934

MERRITT STARR FUNERAL RITES TO BE TOMORROW

Noted as Attorney and Literary Student.

Funeral services for Merritt Starr, author and prominent member of the Chicago bar for almost fifty years, will be held at 4 p. m. tomorrow in the chapel at Rosehill cemetery. Mr. Starr, a member of the law firm of Hopkins, Starr & Godman, died on Sunday in the Passavant hospital after an illness of more than a year. He was 75 years old.

Mr. Starr was a nationally known corporation lawyer. He handled many celebrated law suits. When Former Federal Judge Kenesaw M. Landis levied a fine of $22,000,000 against the Standard Oil company Attorney Starr succeeded in having the judgment set aside. He also established the navigability of the Des Plaines river before the United States Supreme court.

Leader in Civic Service Advance.

Mr. Starr was one of the leaders in establishing civil service and drafted city, county, and state civil service laws. He aided in the establishment of the Municipal and Juvenile courts. Mr. Starr was a student of literature, possessing one of the finest private libraries in the metropolitan area. He was an acknowledged one of the leading Dante scholars in America.

He wrote many works on the Italian poet, of which his "Dante 600 Years After" is considered the best. He was also the author of "Lincoln's Lineage," and "Theodore Roosevelt." He compiled Annotated Statutes of Illinois from 1883-'96, and Illinois portions of the Northeastern Reports from 1885-'88. He contributed frequently to law journals.

Mr. Starr was born at Ellington, N. Y., and moved to Rock Island, Ill., in boyhood. He was graduated from Oberlin college in 1876 and received his master's degree two years later. He received a law degree at Harvard in 1881 and began practice of law here in 1882. He received honorary LL.D. from Oberlin and Knox colleges.

On Board of Two Schools.

He was a member of the board of trustees of Oberlin college, president of the board of trustees of the National Kindergarten and Elementary college, a life member of the Art institute, and a member of the Union league and University clubs.

He is survived by his widow, Mrs. Leila Wheelock Starr; two daughters, Mrs. Newton Jenkins of Chicago and Mrs. Fletcher Dobyns of Pasadena, Cal., and a son, Dr. Paul Starr. A second son, Lieut. Philip C. Starr, was killed in action at Ypres with the British army in 1918. The family home is at 695 Prospect avenue, Winnetka.

Chicago Tribune, August 4, 1931

MERRITT STARR LEAVES $250,000 IN TRUST TO KIN

The late Merritt Starr, attorney and member of the Chicago Bar association for fifty years, left an estate of $250,000 in trust for his wife and three children. This was revealed yesterday when his will was admitted to probate by Oscar Caplan, assistant probate judge. Mr. Starr died at the Passavant hospital on Aug. 2.

Under the will Mrs. Lila Wheelock Starr, the widow, will receive the family home at 430 Walnut street, Winnetka, and two-thirds of the income from the trust formed by the residue of the estate. The remaining third of the income is to be divided among three children, Mrs. Lila Jenkins, 5623 Goodman street; Mrs. Winnifred Dobyns, Pasadena, Cal.; and Dr. Paul Starr, 1078 Spruce street, Winnetka. Bequests of $15,000 to the children and $10,000 to Mrs. Starr also were made.

Chicago Tribune, August 9, 1931

Mrs. Leila W. Starr.

Mrs. Leila Wheelock Starr, widow of Merritt Starr, a widely known Chicago attorney for 50 years, died yesterday in her home, 695 Prospect avenue, Winnetka. Mrs. Starr, who was 85 years old, had been ill for a year. Private funeral services will be conducted tomorrow in Rosehill cemetery chapel. Mrs. Starr was a native of Cleveland, O., and came to Chicago after her marriage, Sept. 8, 1885, to Mr. Starr, who had been a classmate in Oberlin college. Mrs. Starr leaves a son, Dr. Paul Starr, with whom she lived, and two daughters, Mrs. Newton Jenkins and Mrs. Fletcher Dobyns.

Chicago Tribune, January 2, 1942

[TRIBUNE Staff Photo]

PRESIDENTIAL BALL GOWNS—Showing the gowns they will wear to the Presidential Ball Saturday in the Winnetka Community House, 620 Lincoln av., are (from left) Miss Noelle Hartley, 955 Green Bay rd., wearing a 100-year-old gown; Mrs. James Brown, 355 Birch lane, wearing a 50-year-old dress; and Mrs. William Magie, 695 Prospect av., in a 25-year-old gown.

Plans President's Ball in Winnetka

The President's ball, the last event in the Winnetka Centennial celebration, will begin at 9 p. m. Saturday in the Winnetka Community house, 620 Lincoln av., Winnetka.

Invitations to this black tie affair have been sent to all Winnetka residents by the community house's board of governors.

Music will be provided by Lou Breese's orchestra and by strolling guitarists in the dining room.

Mr. and Mrs. William Magie, hosts for the affair expect 500 guests for the evening of dining and dancing. Guests of honor for the evening will greet those attending in a receiving line.

The honored guests include: Mr. Goff Smith, president of the village, several past village presidents, and the presidents of the school district, library, park boards, and the historical society.

Mrs. Magie said several village groups are helping to decorate the community house. The theme, "Four Seasons," is being brought out by floral arrangements done by local garden clubs.

Also helping with the decorations are the men of the village's senior citizens center who are hanging crystal chandeliers and constructing 30 miniature gazebos for table decorations.

A buffet supper will be served by caterers and will begin with roast sirloin of beef and whole poached salmon followed by other courses Mrs. Magie said the caterers will serve thruout the evening so guests may dine when they wish.

Chicago Tribune, November 9, 1969

Recorded at Random

By Judith Cass

IT'S A WOMAN'S WORLD. Even the Harvard Club of Chicago is acceding that point by electing its first woman director in its 97 year history—Mrs. William A. Magie II. If being steeped in Harvard tradition qualifies a person for that post, then Mrs. Magie is qualified. A trustee and alumna of Radcliffe college, which practically shares the Harvard campus, she has a Harvard husband and two Harvard sons — William Magie III of the class of '53 and Peter, a sofomore.

Sydney Stein Jr.

Mrs. Magie is not missing the opportunity to recruit husbands—many of them Harvard men—to act as guards at the Radcliffe Club of Chicago's benefit tour of four of Chicago's privately owned and distinguished art collections from 1 until 5 p. m. Saturday.

The "changing of the guards" will not be as colorful as the traditional ceremony at Buckingham palace in London, but it will involve a distinguished cross section of Chicagoans! The guards will wear gray flannels and badges while they keep an eye on the valuable properties of those who are opening their homes and office for the event. Some of the husbands who will be on duty that afternoon are William A. Magie II, Francis C. Whitehead, Otto F. G. Schilling, Arthur T. Hamlin, David W. Stickney, Noel L. Seeburg, and Sydney Stein Jr. The collections of Nathan Cummings, of the Earle Ludgins, of the Samuel A. Marxes, and of the Jay Z. Steinbergs will be visited by those buying tour tickets.

Chicago Tribune, December 1, 1954

William A. Magie

A memorial service for William A. Magie, 66, of 1152 Asbury Av., Winnetka, retired president and board chairman of Magie Brothers Oil Co., 9101 W. Fullerton Av., Franklin Park, will be held at 4 p. m. today in Christ Church, 784 Sheridan Rd., Winnetka. Mr. Magie died Monday in his home. He was a past president of the National Lubricating Grease Institute, a director of Pennsylvania Refining Co., and past chairman of the Winnetka Community House and the North Shore Area Council of Boy Scouts of America. He is survived by his widow, Margaret; three sons, William A. Jr., Peter, and John Q. II; a daughter, Mrs. Margaret Dunham; eight grandchildren; a brother; and two sisters.

Chicago Tribune, November 8, 1972

Another Obituary

William A. Magie

Memorial services for William A. Magie, 66, were held Nov. 8 at Christ Church, Winnetka.

He died Nov. 6 in his home at 1152 Asbury Av., Winnetka.

Magie was the retired president and board chairman of Magie Brothers Oil Co. of Chicago, a family concern founded in 1880 which he developed into an international supplier of printing ink solvents and industrial lubricants.

He was a director of the Pennsylvania Refining Co. of Butler, Pa., a past president of the National Lubricating Grease Institute, former chairman of the Winnetka Community House Board of Governors, local Boy Scout official and Christ Church vestryman.

He also was a member of the University Club of Chicago, Skokie Country Club and the Harvard clubs of Chicago and New York.

Survivors include his wife, Margaret; three sons, William A. Jr. of Northbrook, Peter M. of Weston, Mass. and John Q. II of Forest Park; a daughter, Margaret Dunham of Minneapolis; brother, John Q. of Evanston; two sisters, Henrietta M. Montgomery of Palm Beach, Fla. and Dorothy M. Whittlesey of Washington, D.C.; and eight grandchildren.

Contributions may be made to the Cathedral Shelter, 207 S. Ashland Av., Chicago 60607.

Winnetka Talk, November 16, 1972

MARGARET MAGIE, 93

60-year Winnetka resident was civic-minded woman

By Ruth E. Igoe
Tribune staff reporter

Margaret Magie, 93, a Winnetka resident for more than 60 years who was active in civic, social and charitable organizations, died Wednesday, May 2, in her Westminster Place home at the Presbyterian Homes in Evanston.

Born in New York City in 1907, the former Margaret MacGregor graduated from Harvard University's sister school Radcliffe College in 1928 with a degree in English literature. She married Winnetka native and fellow Harvard campus classmate William A. Magie that summer.

"They met as students at Harvard-Radcliffe," said her son John. "He was a class officer and sort of a big man on campus. She was quite tickled."

They moved to Winnetka, where Mr. Magie joined the Chicago-based family business, the Magie Bros. Oil Co.

Mrs. Magie began her civic involvement by joining the Winnetka PTA, family members said. Eventually, Mrs. Magie worked with numerous organizations. She was twice president of the Winnetka Weeders Garden Club, a member of the Winnetka and Chicago Fortnightly Clubs and treasurer of the historic Skokie School fund from 1984 to 1988. She and her husband were active with Winnetka Christ Church.

She also served on the board of governors of Community House, a historic Winnetka community center, and was the chairwoman of the first Winnetka Ball in 1969, which celebrated the 100th anniversary of Winnetka's incorporation. Mrs. Magie was president of the Winnetka League of Women Voters around the 1950s when it forged ties to become the League of Women Voters of Winnetka, Northfield and Kenilworth.

"She just loved Winnetka," said her daughter Peggy Dunham. "She started her civic career as a PTA mother and sort of rose through the civic ranks."

Margaret Magie

Dunham recalled that when she and her three siblings were growing up, their home on Prospect Avenue was often host to gatherings—book clubs, political groups or lavish parties. During the summer the family's east-exposure porch would often overflow with guests.

"They loved to entertain and entertained frequently. It was a busy and very full life. I often felt it was a very charmed life. Her heartbeat was that house," Dunham said. "She felt that an educated woman means an educated family. She felt that her sphere was to model forward-thinking philosophy that—if my father was tied up with business—she would model that giving back to the community."

Mrs. Magie also was active in the Harvard and Radcliffe Clubs of Chicago. From 1953 to 1959, she was a Radcliffe College trustee. She was one of the first women to serve on the board of directors of any Harvard Club and was chairwoman of a 200-woman committee to celebrate the 100th anniversary of the oldest Harvard Club in 1957.

Other survivors include two more sons, William and Peter; eight grandchildren; and 12 great-grandchildren.

A memorial service will be held at 2 p.m. June 9 in the Elliott Chapel at the Presbyterian Homes, 3131 Simpson St., Evanston.

Chicago Tribune, May 7, 2001

The Frederick Greeleys arrived in Winnetka in 1889 to live in their newly completed home at 695 Prospect Avenue. Their son, Sam, recalled that day, many years later:

> **We all (my family) arrived at our new home on a rainy afternoon in April,1889. Our household goods came along on a buckboard-like affair drawnby four small horses. The furniture was stacked on the vehicle to an amazing height, covered by tarpaulins and roped to the wagon. It seemed, literally, to totter. The driver missed our driveway and went up the "hill" away toward the little triangle of Humboldt Avenue. In the mud of the unpaved road, the wagon slithered about and almost tipped over. However, in the dim dusk and rain, it was safely unloaded.**

Their fine three story house was designed by J.L. Silsbee, at the beginning of his classical phase. Therefore, there are columns on the porches and a fanlight window in a shingle style house. The culmination of this phase for Silsbee occurred with the design of the West Virginia Building at the World's Columbian Exposition.

Prospect Avenue was considered by many to be "the place to live" in Winnetka. The height of the hill assured both a dry basement and an excellent view. The house and its 2.5 acre lot supposedly cost $8,900, and Mrs. Greeley hired noted horticulturist Edith Beech Barnum to design the extensive gardens. However, space was left for a tennis court, a playhouse, a hill for skiing and coasting and - a cow.

Other members of the Greeley family lived in Winnetka. Frederick's brother, Morris, arrived in 1895 and built the house at 655 Maple where he raised five children. One sister, Ethel, married Lowell Copeland and lived at 645 Maple; another sister, Ruth, lived with Morris. Samuel Sewell Greeley, their father, was honored for his service to the community, which named Greeley school after him.

Source: Winnetka Historical Society

Mrs. William A. Magie
1152 Asbury Avenue
Winnetka, Illinois 60093

May 24, 1979

In re 695 Prospect Avenue, Winnetka

This house was built in 1889 by Mr. and Mrs. Frederick Greeley. He was the son of Samuel Sewell Greeley and brother of Maurice Learned Greeley. Mrs. Greeley was Florence Copeland (I believe) and the sister of Frederick Copeland who built the house just South at 665 Prospect Avenue at a later date.

Old pictures show that this was the first house South of the Lloyd House and was the first house in that area , preceding by two years the Higginson House, known as the Herman Butler house until 1944, and the Bowles King House , at the foot of Park Avenue. Old pictures taken from the bluff of 695 Prospect Avenue, showthe Lorenzo Johnson House (now owned by their grandson , Stewart Boal). I think that the old Kultchar House, now owned by George Ronan,Jr. at 674 Prospect Avenue, predated the Frederick Greeley House.

Prospect Avenue was at the time the Greeleys built THE place to live, rather than Sheridan Road along the Lake. When we bought the place in 1944 there were good views of the Lake without having to suffer the storms and their depredations.

Samuel Greeley,Senior, told me a lot about the house. It was supposedly designed by a Ralph Illsley who according to Sam was the builder of the first skyscaper in Chicago, though I have never been able to learn anything more about him.

We thought it had a wonderful design with a minimum amount of space devoted to hallways. It had a full three floors, with the original staircasegoing up to the third floor where there were four rooms, two of them being for servants, and the other two very good-sized and used for family rooms.

The original house had one full 2nd floor bathroom on the North side of the house and one lavatory under the stairs on the first floor. The basement toilet may have been there, also, as well as three spacious soapstone laundry tubs. By the time we bought the house in 1944, a bathroom had been added between two rooms on the South side of the house (later modernized by Bill Magie with his own hands) and there was a servants' bathroom on the third floor , ingeniously lighted and ventilated by a pulley-operated sky light. There was also another bathroom on the third floor. This had formerly housed a water tank which must have been open as Sam Greeley used to sail his little boats in it.

To the West of the house and West of a greenhouse (most houses of this era had them) there was a windmill which pumped water from a well to the third floor tank room. There is a picture of this (in Helen Woolson's possession). I don't know whether there were any other windmills in Winnetka.

Another ingenious device was in the basement where the Greeleys manufactured their own gas. You can still see the round area in the floor of the basement, but I don't understand the process. This gas was used for lighting and cooking. When we bought the house there was still a handsome brass pipe at the left of the dining room fireplace on which there was a plate where Mrs. Greeley made afternoon tea.She introduced putting a little rum in her tea and one picture shows her -

having a glass of sherry in the dining room (Helen Woolson has a copy of this picture).

I assume there was some kind of heat as there was a coal bin in the furnace room and I think there was a way of loading the coal from the North side of the house. When we bought the house in 1944, there was a large oil tank (still there) under the driveway, in front of the present garage which we built in 1945. We later converted to gas.

There are five fireplaces in the house, two particularly beautiful ones made of Dutch tiles which the Greeleys either brought back from Holland or imported. One is in the dining room and the other in the N.E. Bedroom. There is another fireplace in the Master Bedroom S.E. and corner fireplaces in the living room and library. All were in wonderful condition and used frequently. Sam Greeley Sr. describes New Years parties for 30 or 40 people with the living and dining room fireplaces burning merrily while his mother's famous oyster stew was being served.

The dining room was actually larger than the living room as people entertained at dinner parties rather than cocktail parties in the XIX Century.

Sam Greeley, Sr. told me that the house and the almost 2½ acres of property (which was still attached to the house when we bought it in 1944) cost the Greeleys $12,000. !

The Greeley family lived in it until 1910 when it was sold to Mrs. Herman Butler's brother Augustus S. Peabody while her sister (I think it was) and her husband , the Lawrence Houghtelings built the very large house, just north of the Butler House. This was owned by Kay Bulkley Lowrey until three years ago.

Thus all these houses in a row were owned by relatives. Margie Copeland told me that when she married Nat Blatchford at Christ Church she walked through a continuouse bower of roses at the foot of the bluff to her home at 665 Prospect Avenue! It was my wartime Victory Vegetable Garden (at the foot of our bluff) in 1945 and 1946.

Mrs. Greeley was a famous horticulturist and employed Edith Beech Barnum as their landscape gardener. I almost tore out some strange-looking plants which no-one could identify in the main border on the South end of the lawn next to the woods the first summer after we moved there. I thought they were weeds. In July they came into bloom and I learned from Edith Barnum that they were a special variety of perennial Canterbury Bell which she had imported from England for Mrs. Greeley. She got a few herself and all others in the Village were obtained from Mrs. Greeley or from me. They are very prolific. Many of the peonies (around the house still) were planted by the Greeleys. In the early pictures you can see some of the beautiful trees planted by the Greeleys.

I believe it was the Peabodys who built the brick stable on Park Avenue for their horses, naturally building it as far away from the house as possible. The groom's apartment was over it. It became a garage but we found it very impractical especially in the winter and sold it to the Hobart Youngs with a ½ acre of property in 1945. They remodeled it extensively and with great taste and it now has a built-in swimming pool and is quite grand.

A few years later (probably 1948) we sold what had been our Victory Garden to Roderick Webster who built another very attractive brick house , the architect of which was his uncle, Maurice Webster. Rod was married to Marjorie Kelley in 1953 and they have many improvements. Their address is 704 Park Lane, which runs along the park to the North of the King House (usually referred to as Polly King's House)

Our final sale of property was what we always called "The Croquet Court" to the West of the house was in 1959 to the architect Kenneth McGrew who built the house at 703 Prospect Avenue. The McGrews sold this house in 1963 (I believe) to the W. Patrick Gramms. The Gramms, in turn bougt the big house at 695 Prospect Avenue from us in January, 1972, selling their house to the Andrew K. Blocks who had been our summer tenants for three years.

To get back to the history of the house the Merritt Starrs bought the house from the Augustus Peabodys I think in 1920. Paul and Eliza (Kultchar)Starr lived in the house with their three sons at various times and Eliza had music groups for small children and taught piano besides. While Dr. Paul Starr was in the service the house was rented, as it was when we bought it from the Merritt Starr Estate in 1944. Tenants had not taken good care of the grounds , the furnishings or the house itself and a great deal of work had to be done before Bill and I could move into it in the late summer of 1944.

At the time we bought it there were 15 rooms in the house.Two were rather flimsily added to the North side. These were a servant's dining room and what we would call today a utility room (actually a linen and ironing room). There was an amusing garage with a West and East entrance used for some lady's electric car. Mrs. Copeland,Sr. who lived at 665 Prospect Ave., still drove her electric car until almost the time she died, probably about 1943????I remember seeing her around the Village to which we moved in 1931.

We removed that garage and the two servants' rooms off the kitchen, restoring the house to its original state,in 1944.

One of the great features of the house when we bought it was that all the family bedrooms (five) connected on the inside of the second floor. This was mainly for fire protection but was also a safety device against burglaries. This latter feature was proved when the Herman Butler House, then owned by the Pete Hamms, was entered by a prowler who was not able to get into the family bedrooms, where the mother and children had locked themselves while the father was away on a business trip. Our house was never entered while we were there as we made generous use of timer lights. We were almost unique in that rather large block bounded by Prospect, Park, Sheridan Rd. and Humboldt Ave.

When we bought it, there was a very large porch on the East side of the house which was unique in that it had four exposures. We always said that when you couldn't get a breeze from any other source, one was sure to spring up from the West. We lived there in the summer and I always felt that the only mistake my talented husband made was to have that porch roof removed while we were away and as an unpleasant surprise for me when I returned before he did. He knew I had opposed it. ----BUT those were wonderful years when we brought up our four children in this great house. It is the house of our memories!

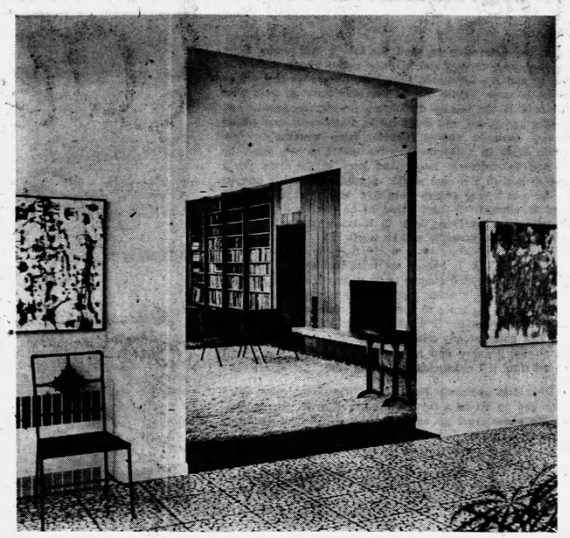
Affectionately,

Margaret MacLean Mamie

Source: Winnetka Historical Society

Chicago Tribune
WEDNESDAY, JANUARY 29, 1964
FEATURES • THEATER
BRIDGE • SOCIAL LIFE

When a 68-year-old Winnetka house was remodeled, see what happened to the entrance hall! Home is that of the Francis R. Stantons. [TRIBUNE Staff Photos by Hardy Wieling]



After the Stantons finished remodeling their home—he is an architect, she a painter—the Victorian look had disappeared. Here is living room as seen from hall.

Staid Old House Gets a Face Lifting

At Age 68, It Looks Like New Model

BY GENEVIEVE MAHER

A 68-year-old grande dame is preening herself on a hilltop in Winnetka.

She used to be a hulking Victorian dowager of a house, but now—"you wouldn't think the old battle ax had it in her, would you?" said one amazed neighbor. She's chic and modern, streamlined,—if a bit statuesque—and she owes it all to the Francis R. Stantons.

The neighbors were startled enough when the Stantons bought the house two years ago. He is a Chicago architect, noted for his contemporary design, and the old house was sadly unsuited to contemporary ideas.

"It was what I call Newport style—and not the fancy Newport," said Mrs. Stanton. "Just a big, comfortable, old beach house." It was brown shingled, sprawling with porches, and loaded with rococo eaves, beams, pillars and white trim.

Face Lifting Needed

The house had looked that way since the turn of the century, when it was first bought by the late Mrs. Hermon B. Butler, the former Jessie Peabody.

Mrs. Butler's sister, Mrs. James L. Houghteling, and brother, Augustus Peabody, owned the two next door houses which were similar in style.

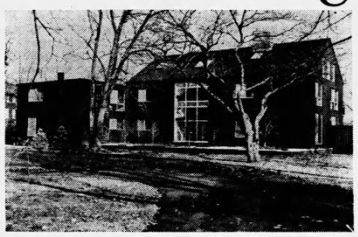
When the Stantons took over, they decided it was time for a beauty treatment.

First, they stripped the exterior—even to the shingles, and gave the house a lift of simple and stunning black stained redwood. Streamlining the exterior of the house involved several steps. The walls were extended to take in the porch on the front wing; the huge rear porch was removed, and the area was converted into a terrace. The Stantons decided to keep an upper balcony, which adjoins the master bedroom, and they added a deck off the kitchen and dining rooms.

The interior presented different problems.

"We thought the proportions of the rooms were beautiful and wanted to keep them, but we did need more light," said Mrs. Stanton. The narrow leaded windows were eliminated. Broad picture windows and sliding glass panels in living and dining rooms solved that problem.

Before—"hulking Victorian dowager . . ."



After—"chic, modern, and streamlined . . ."

Neat Glass Walls

The second solution was spectacular: Solid glass walls were installed at both ends of the entrance hall, which runs the length of the house and is its most dominant feature. From the front of the house, the three story staircase is silhouetted against the glass pane. The Stantons retained the old-fashioned angular lines of the stairwell, removed the bulky supports, sanded and stained the treads and landings and covered the whole thing in bright orange.

It was unnecessary to make many changes in the floor plan. The kitchen was moved from its original location to a more convenient area which had been cramped with two pantries and a sitting room. On the second floor, four of the five tiny maid's rooms were eliminated to make way for Mrs. Stanton's studio. [She paints professionally under her maiden name, Louise Parsons.] One bedroom was converted into the master bath and dressing room.

Bath Is a Sensation!

This bath is something of a sensation; it's done in slate, and has not only an inset bath and washstand, but a miniature greenhouse, set on a rock garden bed along one wall. "I don't know why this hasn't been done before; the plants have plenty of humidity, and they're easy to water here," said Mrs. Stanton. They also get a gentle Southern exposure, which isn't the case in every bathroom; draw draperies assure privacy when the bath is in use.

The rejuvenation of the house's interior meant stripping extraneous woodwork, molding and beams. The dark mahogany paneling was replaced with a variety of interesting woods: teak in the living room and library, vertically sliced cork in the dining room.

Bright Finishing Touches

Like expert cosmeticians, the Stantons spruced up their elderly beauty queen with all the "just right" finishing touches. Her complexion improved with the predominant use of bold colors, orange, white and bright blue, and her natural beauty was enhanced by a minimum of jewels: the furnishings are simple and functional, with low built-in shelves providing most of the desk and work space.

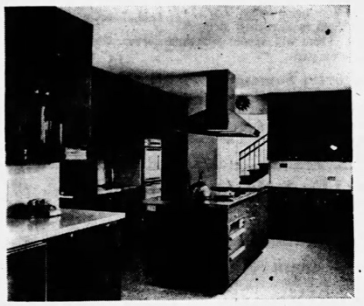
The decorative pieces are all choice. An antique Persian mirror and an antique Russian samovar are in the dining room; ornate Mexican boxes line the dressing table in the dressing room, and a large hemp chest serves as an end table in the bedroom. Artwork thruout the house is done either by Mrs. Stanton, or the Stantons' daughter, Suzanne, an art major at Bennington college.

The successful comeback of the aging beauty has not, however, spoiled her disposition.

She's serene despite the fact that guests enthusing rapturously over the rough wood walls of the family room usually stop in mid-sentence to laugh when they spot the stuffed toy birds which peer jauntily down from various knotholes.

The feathered pretenders were not included in the original plans; they were added in a moment of whimsy by Suzanne, and are about as unglamorous a stroke as is possible.

It takes a touch of humor to make a showplace a home.



No wood-burning stove here. Mr. Stanton is noted for the contemporary styling of his residential work.

A room with a view—the dining room, after Mr. Stanton finished opening it up to the wooded hillside.

Chicago Tribune, January 29, 1964
Shown as an example of Stanton's design

9. Survey Forms

WINNETKA ARCHITECTURAL SURVEY NO. _____

ADDRESS: 695 Prospect Avenue SIDE OF STREET: East

PRESENT OWNER: W. Patrick Gramm PHONE: 446-8175
(filled out by Margaret Mrs G. Magie) 446-3665

PREVIOUS OWNERS: (Please list if known)

NAME	PRESENT ADDRESS	YEARS
Mr. and Mrs. Frederick Greeley	Deceased	1889-1910
Mr. and Mrs. Augustus S. Peabody	"	1910-1920
Mr. and Mrs. Merritt Starr (Estate)	"	1920-1944
Mr. and Mrs. Wm. A. Magie		1944-1972

CONSTRUCTION: (X) Frame ( ) Brick ( ) Stucco

STYLE: ( ) Victorian ( ) Georgian ( ) _____

DATE BUILT: 1889 SOURCE: _____

ARCHITECT/BUILDER: reputedly, Ralph Sibley

FOUNDATION: (X) BRICK ( ) STONE ( ) CONCRETE

OUTBUILDINGS?(Specify-Garage,etc) originally (1910) a stable on Park Ave., 1945 a garage attached to house

ROOF: GABLE (Front, Side, Composite) HIP MANSARD GAMBREL

TOWERS? _____ CUPOLA? _____ DORMERS? _____

ENTRANCE: FRONT--CENTER FRONT--SIDE SIDE OTHER

OTHER FEATURES: (Porch; Portico, etc.):

WINDOWS, BAY WINDOWS, STAINED GLASS? Long Window over stairway (1st to 3rd flr)

ORNAMENTAL: BRACKETS UNDER EAVES? CORBELLED CHIMNEY? (Please describe) _____

REMODELING: (Please describe known changes): Remodeling by Magies 1944, '45, '59, '64 and 1965. Remodeling by Gramms in 1972

Please attach current photo if possible. Are older photos available for copying or donation? Helen Calhoun Waelsch has copies of many given to MMM by Sam'l Greeley Sr.

Do you have any articles, clippings copying? _____

Would you be interested in showing
YES ( ) NO (

Please expand your commentary on hi
sheet.

WTKA HERITAGE HSE (
C/O ROBT, REMFERT
379 ROSEWOOD WTKA IL

The Winnetka Historical Society

WINNETKA ARCHITECTURAL SURVEY NO. _____

ADDRESS: 695 PROSPECT SIDE OF STREET: East

PRESENT OWNER: Patricia Gramm PHONE: 446-8175 - evening
938-9240 - Daytime

DATE PURCHASED 1972

PREVIOUS OWNERS: (Please list if known)

NAME	PRESENT ADDRESS	YEARS (FROM-TO)
Wm. Magie	Winnetka	until 1972
Stuyvesant Peabody		
by Frederick Greeley		1890±

CONSTRUCTION:
(X) Frame
( ) Brick
( ) Stucco

STYLE:
( ) Victorian
( ) Georgian
( ) _____

DATE BUILT: 1890± SOURCE: former resident
ARCHITECT/BUILDER:
FOUNDATION: ( ) BRICK (✓) STONE ( ) CONCRETE Photo
OUTBUILDINGS? (Specify-Garage, etc) garage

ROOF: GABLE (Front, Side, Composite) HIP MANSARD GAMBREL

TOWERS? ____ CUPOLA? ____ DORMERS? yes

ENTRANCE: (FRONT--CENTER) FRONT--SIDE SIDE OTHER

OTHER FEATURES: (Porch; Portico, etc.):
WINDOWS, BAY WINDOWS, STAINED GLASS?
ORNAMENTAL: BRACKETS UNDER EAVES? CORBELLED CHIMNEY? (Please describe) _____

REMODELING: (Please describe known changes): new fenestration, added Sunroom, mudroom, stairway

Please attach current photo if possible. Are older photos available for copying or donation? _____

Do you have any articles, clippings or other historical data available for photo-copying? Photo of original house and view

Would you be interested in showing your home for an historical society benefit?
YES (✓) NO ( )

Please expand your commentary on history of your home on back, or attach additional sheet.

(Over)

THE WINNETKA HISTORICAL SOCIETY
Heritage House Committee
Robert Rempert-Chairman

- original property included several acres which were sold off to adjacent house holders
- removal of wall paper revealed original owners signature on walls, marking height of son on date shown (1894) – we have preserved this by framing that portion of wall –
- Greeley, original owner, was of family after which local school was named
- house is constructed on one of if not the highest points in Winnetka thereby insuring a dry basement and excellent view

ADDRESS 695 Prospect

OTHER SURVEYS HH

HISTORIC NAME

COMMON NAME

LOCAL CRITERIA 10

TARGET AREA I

DATE 5/30/90

SURVEYOR SB

(Building Outline Map) (Photograph)

Roll # 17 Photographer SB
Frame # 7 Date 4/90
Building facing N

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

1. Classification: Building ✓ Site ____ Structure ____ Object ____
Other (describe) ____

2. Original Use: RESID 3. Current Use: RESID

4. Status: Occupied ✓ Unoccupied ____ 5. Public or Private? PRIV

6. Open to Public? N 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: WINDOWS + DOORWAY changed considerably altered

ARCHITECTURAL INFORMATION

9. Architectural Style: orig ~~Dutch~~ Colonial
10. Noteworthy Features: ____
→ JOSEPH LYMAN SILSBEE
11. Architect: ____ 12. Builder: ____
Source of Information: ____
13. Date of Construction: ~~1895~~ Source: SB
14. Comments on Significance: ____
1888-89 Historical

PHYSICAL FEATURES

15. Overall Shape or Plan: Rect
16. Stories: 2 Approx. Dimensions(see Sanborns):
17. Foundation (Material and Color): Red Brick
18. Walls (Material and Color): White clapboard - shingles on Gambrel ends
19. Roof: Type Gambrel Material Asphalt Original? N
    Pitch steep Color Bl
20. Dormers? No., Location, Material:
21. Chimneys? No., Location, Material: 1 Red Brick chimney - rear
22. Ornamental Trim (Material and Color): Wood trim - incl tiny dentils under cornice line - painted white
23. Entrance(s) (Location and Description): Center in front facing Dr. Tall Glass Arch over Door
24. Porches:
25. Window Treatment: 1-1 Sliding Single pane windows flanked by narrow lights & topped by Arch. 2-8/1
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: Set back from St

Winnetka Historical Society

July 15, 2021

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

Dear Mr. Marx,

The Winnetka Historical Society has reviewed Benjamin Historic Certifications' thorough research of the Frederick Greeley House at 695 Prospect. We agree that the property maintains considerable historical significance. While we have reviewed the analysis of the changes to the original house designed by Joseph Silsbee and agree that they are substantial, we maintain our assessment that demolishing 695 Prospect would be a loss for the Winnetka community. Despite the renovations, this property has been part of the Winnetka Historical Society's walking tour for many decades because of its age, impressive architectural history (of which alterations are a part), and as the home of Frederick Greeley and other prominent Winnetkans.

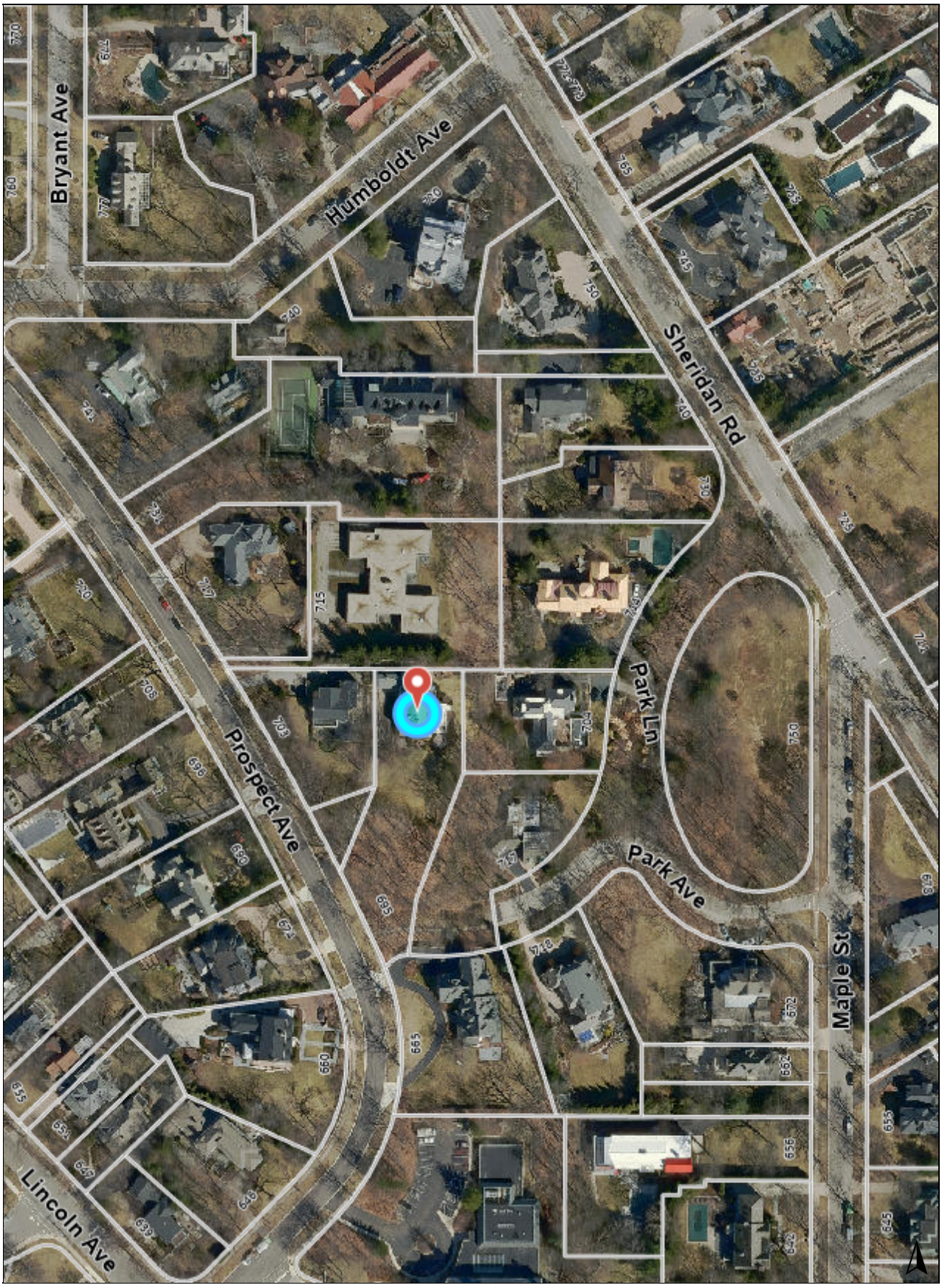
Sincerely,

Mary Trieschmann
Executive Director

Meagan McChesney, PhD.
Curator

P.O. Box 365 - Winnetka, Illinois 60093 t 847-446-0001 www.winnetkahistory.org curator@winnetkahistory.org

ATTACHMENT C



0 200 400 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: APRIL 6, 2021

SUBJECT: CASE NO. 21-10: 695 PROSPECT AVENUE

INTRODUCTION

On May 3, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage at 695 Prospect Avenue. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Tuesday, April 20, 2021. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

Date	Type	Owner	Architect
3-24-1926	Build 1½ story wing to residence	Merritt Starr	Otis Fuller
7-5-1945	Construct 1 story frame garage addition to residence	W. A. Magie II	Lindsay Suter
10-23-1959	Construct 1 story addition to single family dwelling	Mr. and Mrs. W.A. Magie	Werner & Dohner
12-30-1965	Reconstruct single family residence; add room addition onto porch	Margaret M. Magie	Margaret M. Magie
2-2-1972	Alterations to single family residence	Mr. and Mrs. Walter Patrick Gramm	Francis R. Stanton
7-4-1980	Addition to single family residence	Mr. and Mrs. Walter p. Gramm	Francis R. Stanton

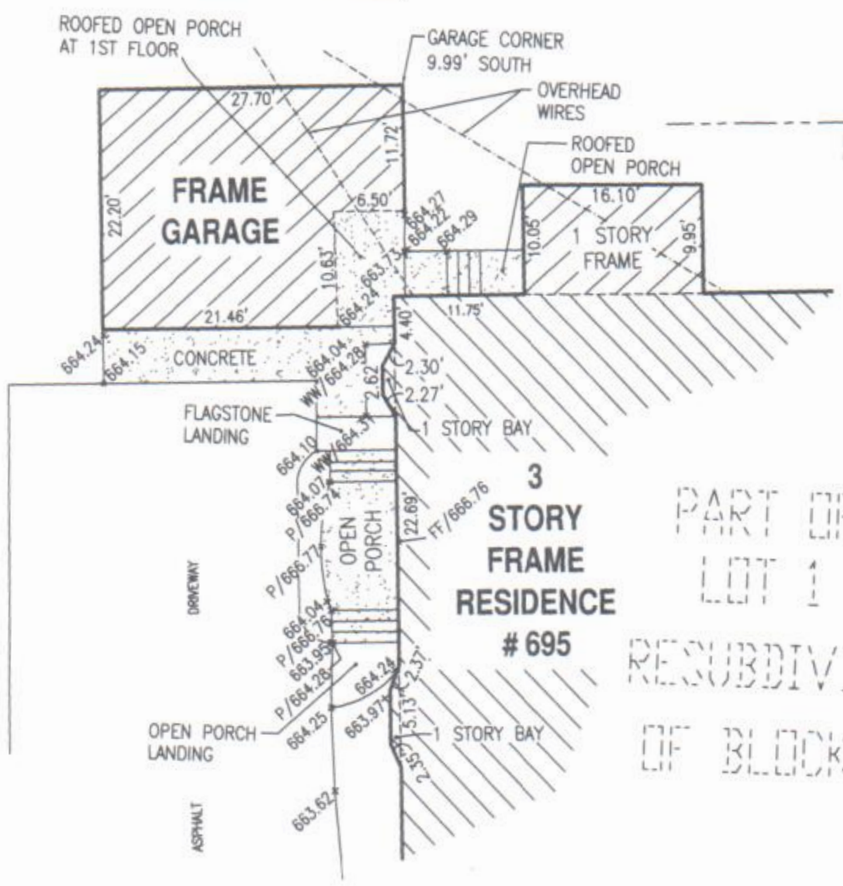
PLAT of SURVEY with TOPOGRAPHY

LEGAL DESCRIPTION:
LOT 1 IN GRAMM'S SUBDIVISION, A RESUBDIVISION OF PART OF LOT 1 IN THE RESUBDIVISION OF BLOCK 8 IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO LOT 1 (EXCEPT GRAMM'S SUBDIVISION) AND (EXCEPT WEBSTER'S CONSOLIDATION) AND (EXCEPT MISKELL'S SUBDIVISION) AND (EXCEPT THAT PART WEST OF A LINE COMMENCING ON THE NORTH LINE 172.31 FEET EAST OF THE NORTHWEST CORNER; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE, 141 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE WITH THE LAST DESCRIBED LINE OF 150 DEGREES 33 MINUTES 40 SECONDS EAST, 91.20 FEET TO THE SOUTHWESTERLY LINE) IN THE RESUBDIVISION OF BLOCK 8 IN PARK ADDITION TO WINNETKA, A SUBDIVISION IN SECTIONS 17, 20, 21 AND IN SECTION 16, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

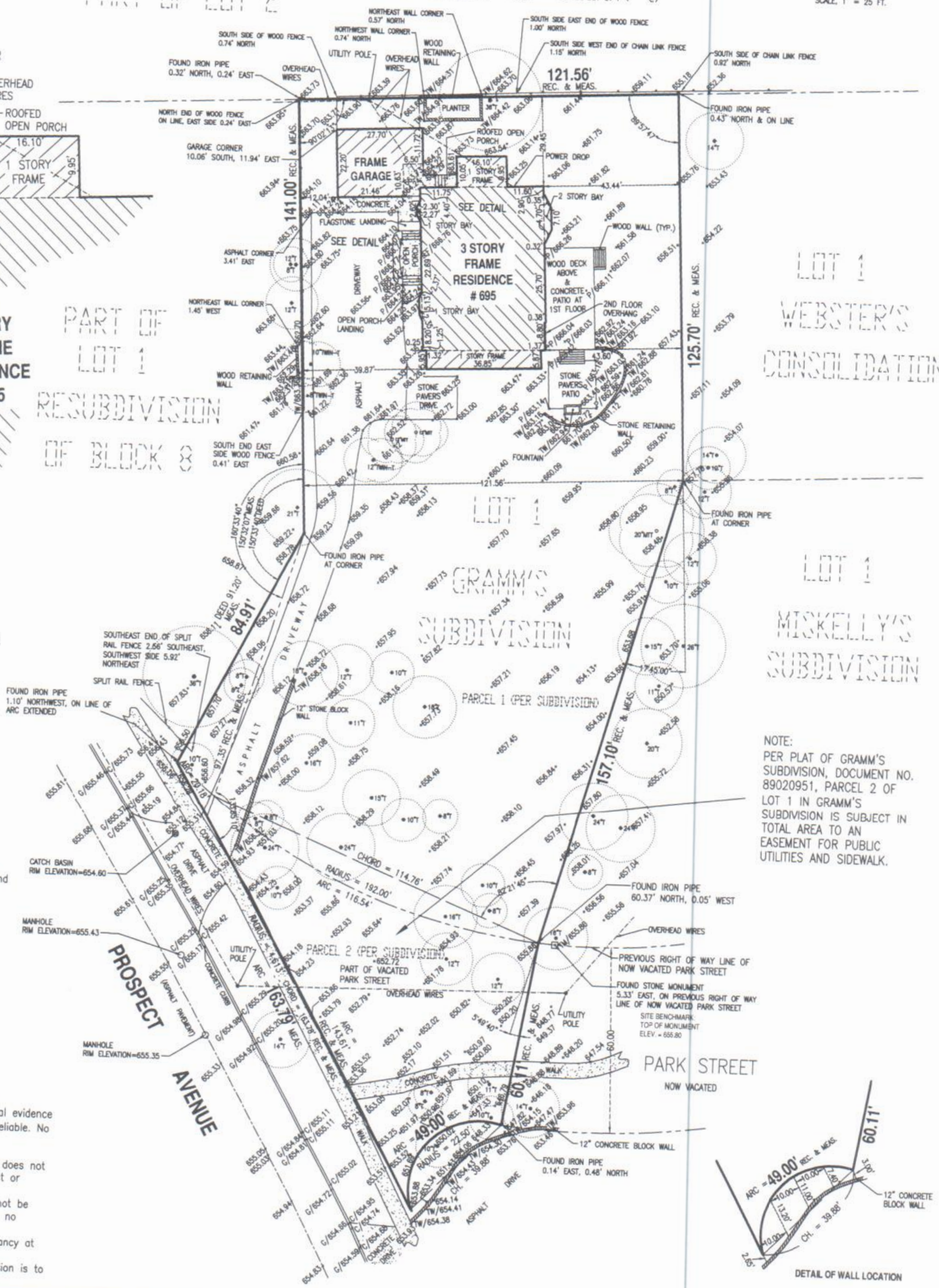
COMMONLY KNOWN AS: **695 PROSPECT AVENUE, WINNETKA, ILLINOIS.**

GRAPHIC SCALE
SCALE, 1" = 25 FT.

DETAIL
(NOT TO SCALE)



PART OF LOT 2 — RESUBDIVISION OF BLOCK 8



NOTE:
PER PLAT OF GRAMM'S SUBDIVISION, DOCUMENT NO. 89020951, PARCEL 2 OF LOT 1 IN GRAMM'S SUBDIVISION IS SUBJECT IN TOTAL AREA TO AN EASEMENT FOR PUBLIC UTILITIES AND SIDEWALK.

DETAIL OF WALL LOCATION

REFERENCES:
-Plat of Gramm's Subdivision, Document No. 89020951.
-Fidelity National Title Insurance Company's commitment for title insurance Commitment No. FD-20-1358, Commitment Date: August 12, 2020.
-Plat of Survey #20-0831 by Jens K. Doe Professional Land Surveyors, P.C., dated December 8, 2020.

SITE NOTES:
Area = 36,947 sq. ft.

Reference Benchmark:
Per Monument record on file with the Village of Winnetka for the Northwest corner of Section 21-42-13:
Witness monument aluminum cap in concrete, Northeast of the public concrete walk at Residence #742 Pine Street.
Elevation = 645.10 feet (NAVD 1988)

Site Benchmark:
Top of stone monument located 5.33' East and approximately 60' North of the Southeast property corner.
Elevation= 655.80 feet (NAVD 1988)

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

Legend:
C = Curb
FF = Finished Floor
G = Gutter
P = Porch/Patio
TF = Top of Foundation
TW = Top of Wall
TM = Top of Monument
WW = Top of Window Well

•6" = Tree/Diameter (MTT = Multiple Trunk)

GENERAL NOTES:
-All information provided to the surveyor is shown or noted hereon.
-Location of underground utilities where not substantiated by physical evidence are taken from records and/or field markings normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.
-Prior to excavation call toll free J.U.L.I.E. 1-800-892-0123
-The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.
-All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.
-Compare all points before building by same and report any discrepancy at once.
-Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.
R. R. HANSEN
MEMBER: I.P.L.S.A. N.S.P.S.
SURVEYORS ESTABLISHED 1911
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS. 60062
TEL. (847) 864-6315 / FAX (847) 864-9341
E-MAIL: SURVEYOR@BHSUHR.COM
Professional Design Firm License No. 184.006027-0006

LOCATION 695 PROSPECT AVENUE SURVEY DATE, SEPTEMBER 25 20 20
ORDER No. 20-154-REVISED ORDERED BY : KONSTANT ARCHITECTURE
SONIA ARMINIO

AA/FC © 2020 B. H. Suhr & Company, Inc. All rights reserved.

FIELD MEASUREMENTS COMPLETED SEPTEMBER 25 20 20

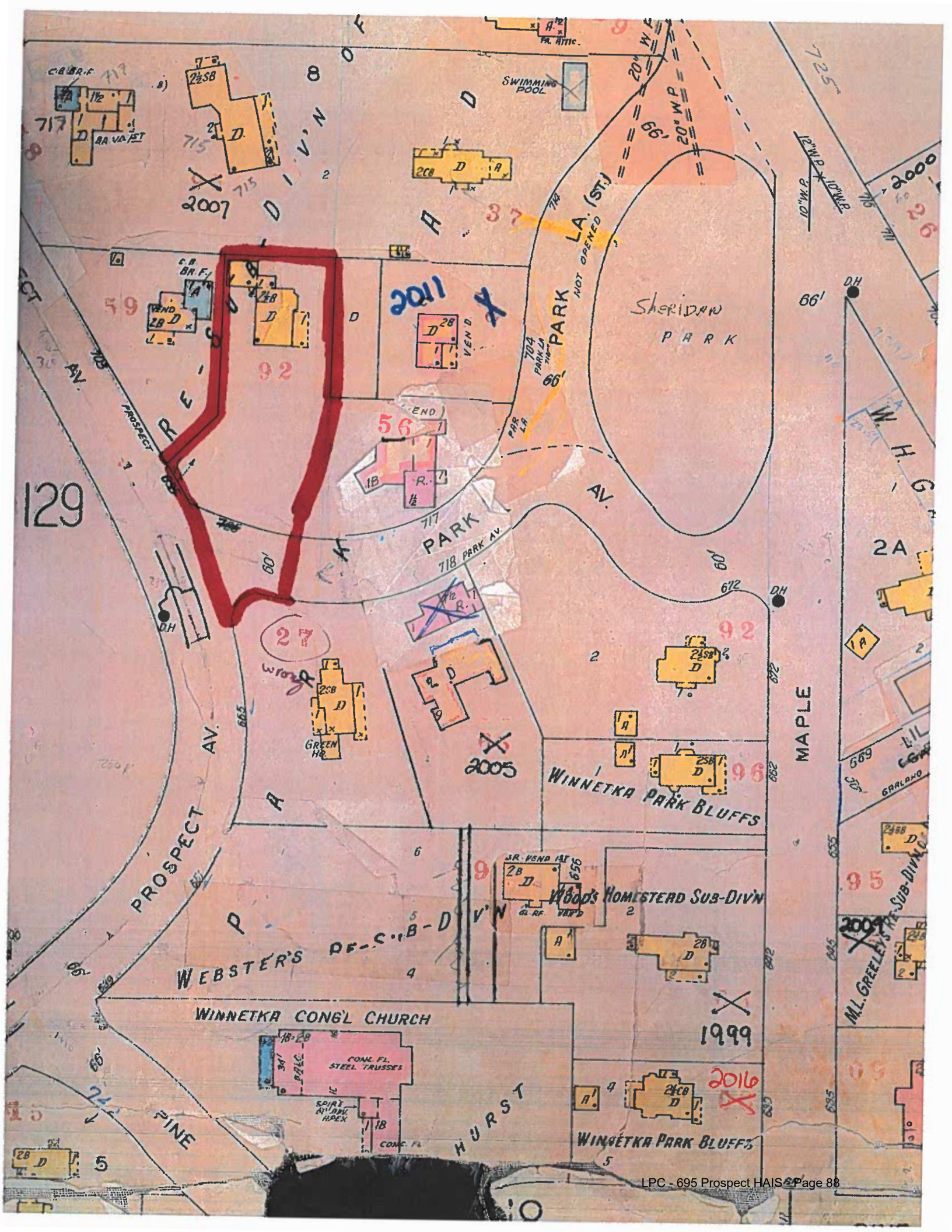
STATE OF ILLINOIS } ss.
COUNTY OF COOK }

This professional service conforms to the current Illinois Minimum Standards for a boundary and topographic survey.

By _____ Dated DECEMBER 16 20 20
Raymond R. Hansen
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/22

RAYMOND R. HANSEN 2542 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS NORTHBROOK, IL

PAGE 1 OF 2


PARK AV.
PROSPECT AV.
PARK LA. (ST.)
NOT OPENED
704 PARK LA
718 PARK AV.
Sheridan PARK
MAPLE
WINNETKA PARK BLUFFS
Wood's HOMESTEAD SUB-DIV'N
WEBSTER'S RE-SUB-DIV'N
WINNETKA CONG'L CHURCH
CONC. FL. STEEL TRUSSES
PINE
HURST
ML. GREELEY'S RE-SUB-DIV'N
GARLAND
2011
2007
2005
1999
2009
2016
129
717
715
712
711
672
669
656
655
652
649
665
92
96
95
56
27
wrong
GREEN HS
SWIMMING POOL
20" W.P.
12" W.P.
10" W.P.
66'
60'
D.H.

695 Prospect – March 2021

PROPERTY RESEARCH COVERSHEET

Address: 695 Prospect

Construction Details:

Original construction date: c. 1889
Construction type: Clapboard
Style: Colonial Revival

OWNERSHIP HISTORY:

OWNER/RESIDENT NAME(S)	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Frederick and Florence M. (Arnold) Greeley	1889 – approx. 1910	Winnetka Architectural Survey; 1897 phone book; 1902 phone book; Ancestry.com records; *Chicago Daily Tribune* obituary and article	Frederick was a civil engineer and Chicago city planner. He was also the son of Samuel Sewell Greeley, whom Greeley School is named for.
Mr. and Mrs. Augustus S. Peabody Renters: 1917 Oliver M. Burton 1920 Mrs. William Page	1910 – 1920	Winnetka Architectural Survey; 1912 phone book; 1917 phone book; 1920 phone book; *Chicago Daily Tribune* articles and obituary	President of Chicago brokerage firm Peabody, Houghteling & Co.; President of the Chicago Civic Music Association and Chamber Music Society; VP of the Chicago Symphony Orchestra.
Merritt and Lila (also spelled Leila) Starr; Paul Starr (son of Merritt and Lila) Probable renters*: 1931 Robert Roloson 1933-35 Fairbank (son) and Helen (mother) Carpenter 1937 Margaret Roberts 1939 Mrs. Gerald (Margaret) Peck	1920 – 1944	Winnetka Architectural Survey; 1923 phone book; 1931 phone book; 1933 phone book; 1935 phone book; 1937 phone book; 1939 phone book; 1942 phone book; *Chicago Daily Tribune* articles and obituary	Merritt was a well-known accomplished attorney at Hopkins, Starr and Godman and the author of several books.

Margaret M. and William A. Magie II	1944 – 1972	Winnetka Architectural Survey; real estate listing	William was the president of Magie Brothers Oil Company and chairman of the Winnetka Community House. Margaret was president of the Winnetka League of Women Voters, board of the Community House, a trustee at Radcliffe College (now part of Harvard) and the first woman director or the Harvard Club of Chicago.
Walter Patrick and Anne Marie H. Gramm	1972 – 2020	Cook County Assessor records	

*Merritt Starr died on August 2, 1931. While I wasn't able to confirm, it seems likely that the property was still owned by the Starr family and rented to those listed in the phone books until it was sold to the Magies in 1944.

SIGNIFICANT EVENTS ON PROPERTY: N/A

ARCHITECTS:

ARCHITECT NAME	**DATE AND DESCRIPTION OF PROJECT**	**INFORMATION ATTACHED**
Joseph Lyman Silsbee	1889 – Design and build single family home	Buffalo architectural history website
Otis and Fuller	1926 – Build 1½ story wing to residence	Entry on William Otis
Lindsay Suter (builder was Frank Kristof)	1945 – Construct 1 story frame garage addition to residence	
Werner and Dohner (or Donner or Danner or Danhner)	1959 – Construct 1 story addition to single family dwelling	
Margaret M. Magie (owner)	1965 – Room addition onto porch	
Francis R. Stanton	1972 – Alterations to single family residence; 1980 – Addition to single family residence	*Chicago Tribune* obituary

RESEARCH SOURCES USED:

Findings:

Our research indicates that this property maintains both architectural and historical significance. 695 Prospect was completed c. 1889 and was originally designed by renowned architect Joseph Lyman Silsbee. Well-known as the first employer and mentor of Frank Lloyd Wright and George Maher, Silsbee designed several notable buildings across the Midwest and Northeast. Seven of his designs are listed on the National Register of Historic Places, including three in Illinois.[1] In the Chicago area, Silsbee also designed the Lincoln Park Conservatory (often considered one of Chicago's most beautiful buildings), as well as the chapel at Rosehill Cemetery. Notably, Silsbee designed the movable walkway at the 1893 World's Columbian Exposition, for which he won the esteemed Peabody Medal. In Winnetka, Silsbee also designed the historic property at 665 Prospect.

The property at 695 Prospect is also notable for its connection to prolific architects William Otis and Revilot Fuller, who designed the 1926 wing addition. Otis designed several notable Winnetka and North Shore buildings, including Christ Church, the Orrington Lunt Library at Northwestern University, and, during his partnership with Edwin Clark, the Greeley School. Otis (with Fuller in some cases) also designed several historic Winnetka homes, including 661 Blackthorn, 485 Cherry, and 1127 Sheridan.

In addition, our research indicates that this property is historically significant as the home of several notable Winnetkans. Silsbee originally designed the home for Frederick Greeley, an accomplished civil engineer and Chicago city planner. Greeley was also chairman of the Chicago Parks Commission, and was the first president of the Playgrounds Association of America. In 1912, the *Chicago Tribune* stated: "Among the men who have contributed actively and for many years toward the civic betterment of this community, Frederick Greeley deserves an honorable place."[2] He was also the son of Samuel Sewell Greeley, whom Greeley School is named for. Greeley's wife, Florence Arnold Greeley, also came from a notable family. She was the daughter of Isaac Newton Arnold, a politician who served two terms in the House of Representatives and was famously the first congressman to introduce the proposed constitutional amendment to abolish slavery throughout the United States and its territories in 1864.[3]

695 Prospect has also been home to other notable Winnetkans, including A.S. Peabody, who was the president of Chicago brokerage firm Peabody, Houghteling & Co., the president of the Chicago Civic Music Association and Chamber Music Society, and the vice president of the

[1] The William S. Warfield House, the Bryant H. Barber House, and the Henry D. Barber House. In New York, the following Silsbee-designed structures are on the National Register: the Amos Block, Syracuse Savings Bank, and the White Memorial Building. In addition, the Silsbee-designed Unity Chapel in Wisconsin is listed on the National Register. https://www.buffaloah.com/a/archs/silsb/silsonntlreg.html.

[2] "Frederick Greeley," in the *Chicago Daily Tribune*, January 25, 1912. Entire article attached.

[3] Rawley, James. A, "Isaac Newton Arnold, Lincoln's Friend and Biographer," in the *Journal of the Abraham Lincoln Association*, Vol. 19, Issue 1, Winter 1998, pp. 39-56. Accessed via https://quod.lib.umich.edu/j/jala/2629860.0019.105/--isaac-newton-arnold-lincolns-friend-and-biographer?rgn=main;view=fulltext.

Chicago Symphony Orchestra. The property was later home to Merritt Starr, who was a well-known and accomplished attorney at Hopkins, Starr and Godman and the author of several books, as well as William and Margaret Magie. William Magie was the president of Magie Brothers Oil Company, director of the Pennsylvania Refining Co., and president of the National Lubricating Grease Institute. Both of the Magies held leadership positions at the Winnetka Community House. In addition, Margaret was the president of the Winnetka League of Women Voters, a trustee at Radcliffe College (now part of Harvard), and the first woman director or the Harvard Club of Chicago.

For the Winnetka community, this property has undoubtedly maintained its significance for over 120 years. This property has been featured in various local newspapers, and has been part of the Winnetka Historical Society's walking tour for many decades.

Date of Research: 4/8/2021

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, 3-24 1926

TO THE SUPT. OF PUBLIC WORKS:

Application ~~is~~ hereby made for a permit to build a 2 1½ Story and Basement wings to present residence.
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION — Lot 1, Block 8

Subdivision Park Add.

STREET and NUMBER ~~707 Park Ave.~~ 695 Prospect

DIMENSIONS of BUILDING — Front 15 feet. Depth 38 feet. Height ____ feet

NUMBER of ROOMS 6 rooms.

KIND of MATERIAL brick

OWNER Merritt Starr. Address Winnetka

TOTAL COST 15000 oo

ARCHITECT Otis & Fuller. Address

BUILDER ____ 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 3-29 1926

Permit Number 2770 ✓

Fee ____

SIGNED Otis & Fuller Architects

ADDRESS 6 N Michigan Ave Chicago

LPC - 695 Prospect HAIS - Page 25

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, JUNE 18, 1935

THE SUPT. OF PUBLIC WORKS;

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

~~and Basement~~ FRAME GARAGE ADDITION TO RESIDENCE
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION—LOT Part of 1, Block 8

Subdivision Park Addition

(COMPLETE LEGAL ON REVERSE SIDE)

STREET and NUMBER 695 PROSPECT

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

NUMBER of ROOMS _____

KIND of MATERIAL FRAME

OWNER Wm A. MAGIE II. Address _____

TOTAL COST 1000

ARCHITECT LINDSAY SUTER Address _____

BUILDER FRANK KRISTOF Address _____

CARPENTER " " Address _____

MASON KASSEN BROS 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 (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 JULY 5, 1935

Building Permit Number 5209

Occupancy Permit Number —

SIGNED Wm Magie Jr

ADDRESS 695 Prospect Rd

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 10 - 19, 1959

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct a 1 story ~~and Basement~~ Addition to a Single Family Dwelling
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT part. 1, Block 8

Subdivision Re-sub of Block 8 in Park Add. to Winnetka

STREET and NUMBER 695 Prospect AV

DIMENSIONS of BUILDING—Front 9 feet. Depth 14 feet. Height 9½ feet.

NUMBER of ROOMS One

KIND of MATERIAL Frame

OWNER Mr & Mrs W. A. Magie Address 695 Prospect AV

TOTAL COST 5000.00

ARCHITECT Werner & Donner Address 4353 Lawrence AV Chgo

BUILDER Bert Williams 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.

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.

Permit Issued 10 - 23 19 59

Building Permit Number 7138

Occupancy Permit Number

Mr & Mrs W. A. Magie

SIGNED x by Albert W. Donner Werner - Donner - Architects

ADDRESS

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, November 30, 1965

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to reconstruct (work to be performed)

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

PROPERTY DESCRIPTION- _____

REAL ESTATE INDEX NUMBER			
05	16	101	021
Vol. 101		Item 99 D 2	

STREET and NUMBER 695 Prospect

DIMENSIONS of BUILDING—Front 12 feet. Depth 8 feet. Height 8 feet.

NUMBER of ROOMS Room addition onto porch

TOTAL COST 1,500.00 KIND of MATERIAL frame

OWNER Margaret M. Magie Address O.P.

ARCHITECT " Address _____

BUILDER " 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 (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.

Margaret M. Magie

Permit Issued 11-30-65 by _____ by

Building Permit Number 8091 SIGNED Margaret M Magie

Occupancy Permit Number _____ ADDRESS 695 Prospect Avenue

C. B. No. 9560

VILLAGE of WINNETKA

Office of
THE SUPERINTENDENT OF PUBLIC WORKS

BUILDING PERMIT

FILE 695 Prospect

Permit Number 8091

Fees 7.50

Valuation 1,500.00

Winnetka, Illinois November 30, 1965

Permission is hereby granted to Margaret M. Magie
(Owner)

to add a room addition onto a porch
(Description of work covered by permit)

on property identified by the following Permanent Real Estate Index Number:

AREA NUMBER	SUB AREA NUMBER	PARCEL BLOCK NO.	PARCEL NUMBER	VOLUME NUMBER	ITEM NUMBER
05	16	101	021	101	99 D 2

Commonly referred to as 695 Prospect
(Street Address)

This permit is granted upon the express condition that said Margaret M. Magie
(Owner)
agrees to faithfully comply with the rules and regulations established, or which may hereafter be established, covering the construction, heating, lighting, ventilation, drainage and water service of buildings; that said building shall be located and built in strict accordance with description, plans and plats submitted to and approved by the Superintendent of Public Works and shall conform in all respects to the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

This permit may be revoked at any time upon violation of any of the provisions of said ordinances.

VILLAGE OF WINNETKA

FILE COPY

By Robert F. Anderson
SUPERINTENDENT OF PUBLIC WORKS

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, January 25, 1972

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Alterations (work to be performed)

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

PROPERTY DESCRIPTION— _____

REAL ESTATE INDEX NUMBER			
05	16	101	021
Vol.		ITEM	

STREET and NUMBER 695 Prospect Ave.

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

NUMBER of ROOMS _____

EST. CONST. COST $35,000. KIND of MATERIAL Wood & plaster

			PHONE NO.
OWNER	Mr/Mrs. Walter Patrick Gramm	Address 703 Prospect Ave.	446-8175
ARCHITECT	Francis R. Stanton	Address 4849 Golf Rd.,Skokie	Or3-1910
BUILDER		Address	
CARPENTER	Herman Mueller	Address 2023 Farnsworth, Nfld.	CR2-2693
MASON		Address	
SEWER BUILDER		Address	
PLUMBER	Ostman Plumbing	Address 1607 Techny Rd. Nbrk	CR2-0276
ELECTRICIAN	Reidinger, George A.	Address 149 St. Armand, Wheeling	537-6518

REMARKS

Heating:J. V. Thornton 586 Earl St. Nfld 446-7079

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. Mr/Mrs. Walter P. Gramm

Permit Issued Feb. 2, 1972 by HWB By Francis R. Stanton

Building Permit Number 9011 ADDRESS 695 Prospect Ave.

Occupancy Permit Number _____ Winnetka, Ill. 60093

C. B. No. 37441 PHONE NO. _____

Rev. Sept. 68

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, June 17, 1974

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct addition to Single Family Residence. (work to be performed)

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

PROPERTY DESCRIPTION— _____

REAL ESTATE INDEX NUMBER			
05	16	101	021
Vol. 99		ITEM	

STREET and NUMBER 695 Prospect

DIMENSIONS of BUILDING—Front 10 feet. Depth 16 feet. Height 13 feet.

NUMBER of ROOMS 1

EST. CONST. COST $5,000	KIND of MATERIAL	Frame		PHONE NO.
OWNER	Mr. Walter P. Gramm	Address	695 Prospect	446-8175
ARCHITECT	Mr. Francis R. Stanton	Address	4849 Golf Rd., Skokie	673-1910
BUILDER	Mr. Herman Mueller	Address	2023 Farnsworth, NBRK	CR2-2693
CARPENTER	Same	Address		
~~MASON~~ XXXX	Concrete: Frake Concrete Constr.	Address	1855 Techny, Nbrk	CR2-5285
SEWER BUILDER		Address		
PLUMBER		Address		
ELECTRICIAN	Skokie Electric Co.	Address	345 Park, Glencoe	VE5-2500

REMARKS Zoning Variation ZBA Case No. 1123 Granted June 11, 1974.

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.

HERMAN MUELLER
Mr. Walter Gramm

Permit Issued September 3, 1974 by SRM

SIGNED Herman Mueller

Building Permit Number 9327

ADDRESS 695 Prospect

Occupancy Permit Number _____

Winnetka, Ill.

C. B. No. 49159

PHONE NO. _____

Rev. Sept. 68

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, July 11, 1980

THE SUPT. OF PUBLIC WORKS:

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

Addition to single family residence.
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION— _____

REAL ESTATE INDEX NUMBER			
05	16	101	021
Vol.		ITEM	

STREET and NUMBER 695 Prospect Ave.

DIMENSIONS of BUILDING—Front 37 feet. Depth 6 feet. Height 12 feet.

NUMBER of ROOMS 1

EST. CONST. COST $20,000 KIND of MATERIAL Frame

			PHONE NO.
OWNER	Mr/Mrs. Walter P. Gramm	Address 695 Prospect, Winnetka	
ARCHITECT	Francis R. Stanton	Address 4849 Golf Rd., Skokie	673-1910
BUILDER	C.A. Hemphill & Assoc.	Address 330 W. Frontage, Northfld.	446-6966
CARPENTER	same	Address	
MASON	Palandri & Fontana	Address 1620 McGovern, Highland Pk.	433-2208
SEWER BUILDER	Pecks Plumbing	Address 330 W. Frontage, Nfld.	446-6966
PLUMBER	same	Address	
ELECTRICIAN	All Bright Electric	Address 405 W. Colfax, Palatine	358-3000

REMARKS Subject to heating plans

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. Mr/Mrs. W. R. Gramm

Permit Issued August 4, 1980 by Gil.

Building Permit Number 10125

Occupancy Permit Number _____

C. B. No. 78085

SIGNED By: _____

ADDRESS 695 Prospect

Winnetka, Ill. 60093

PHONE NO. _____

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, July 11, 1980

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to ADDITION TO RESIDENCE (work to be performed) for single family

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

PROPERTY DESCRIPTION— _____

REAL ESTATE INDEX NUMBER			
05	16	101	021
Vol.		ITEM	

STREET and NUMBER 695 PROSPECT AVE.

DIMENSIONS of BUILDING—Front 32 feet. Depth 6 feet. Height 12 feet.

NUMBER of ROOMS 1

				PHONE NO.
EST. CONST. COST	$20,000	KIND of MATERIAL	FRAME	
OWNER	MR. & MRS WALTER P. GRAMM	Address	695 PROSPECT AVE, WINNETKA	
ARCHITECT	FRANCIS R. STANTON	Address	4849 GOLF RD, SKOKIE	673-1910
BUILDER	C.A. HEMPHILL & ASSOC.	Address	330 W. FRONTAGE RD, NORTHFIELD	
CARPENTER	C.A. HEMPHILL & ASSOC.	Address	"	446-6966
MASON	PALANDRI & FOSTANA	Address	1620 McGOVERN, HIGHLAND PARK	433-2208
SEWER BUILDER	PECKS PLUMBING	Address	330 W. FRONTAGE RD, NORTHFIELD	446-6966
PLUMBER	PECKS PLUMBING	Address	330 W. FRONTAGE RD, NORTHFIELD	446-6966
ELECTRICIAN	ALL BRIGHT ELECTRIC	Address	405 W. WOLFRAM, PALATINE	358-3000

REMARKS Subject to heating plans.

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 (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 8-4-80 by GL

Building Permit Number 10125

Occupancy Permit Number _____

C. B. No. 78085

SIGNED C.A. Hemphill & Assoc.

ADDRESS 330 W. FRONTAGE ROAD

NORTHFIELD, ILL

PHONE NO. 446-6966

LPC - 695 Prospect HAIS - Page 103

ADDRESS 695 Prospect

OTHER SURVEYS H/H

HISTORIC NAME

COMMON NAME

LOCAL CRITERIA 10

TARGET AREA I

DATE 5/30/90

SURVEYOR SB

(Building Outline Map) (Photograph)

Roll # 17 Photographer SP
Frame # 3 Date 9/4/90
Building facing N

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

1. Classification: Building ✓ Site ____ Structure ____ Object ____
   Other (describe) ____
2. Original Use: RESID 3. Current Use: RESID
4. Status: Occupied ✓ Unoccupied ____ 5. Public or Private? Priv
6. Open to Public? N 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: WINDOWS + DOORWAY changed considerably altered

ARCHITECTURAL INFORMATION

9. Architectural Style: orig ~~Dutch~~ Colonial
10. Noteworthy Features: → JOSEPH LYMAN SILSBEE
11. Architect: ____ 12. Builder: ____
    Source of Information: ____
13. Date of Construction: ~~1885~~ 1888-89 Source: SB
14. Comments on Significance: Historical

PHYSICAL FEATURES

15. Overall Shape or Plan: Rect

16. Stories: 2 Approx. Dimensions(see Sanborns):

17. Foundation (Material and Color): Red Brick

18. Walls (Material and Color): White clapboard - shingles on Gambrel ends

19. Roof: Type Gambrel Material Asphalt Original? N
Pitch Steep Color Bl

20. Dormers? No., Location, Material:

21. Chimneys? No., Location, Material: 1 Red Brick chimney - rear

22. Ornamental Trim (Material and Color): Wood trim - incl tiny dentils under cornice line - painted white

23. Entrance(s) (Location and Description): Center of front facing Dr. Tall Glass Arch over Door

24. Porches:

25. Window Treatment: 1-1 Sliding Single pane windows flanked by narrow lights & topped by Arch. 2-8/1

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: Set back from St

695 Prospect c. 1889

695 Prospect c. 1889. Photo includes Mr. and Mrs. Frederick Greeley, Samuel A. Greeley, and Harriet Greeley

695 Prospect c. 1889

695 Prospect property looking east to Sheridan Rd. Likely Frederick Greeley in the foreground c. 1889

Mrs. Frederick Greeley in the dining room at 695 Prospect in 1889

695 Prospect in 1976

A. S PEABODY FUNERAL RITES WILL BE TODAY: KNOWN AS LEADER IN CIVIC BET
Chicago Daily Tribune (1923-1963); Apr 28, 1934; ProQuest Historical Newspapers: Chicago Tribune
pg. 16

A. S. PEABODY FUNERAL RITES WILL BE TODAY

Known as Leader in Civic Betterment Moves.

Funeral services will be held at 2 o'clock this afternoon in the Graceland cemetery chapel for Augustus S. Peabody, attorney, investment banker, and civic leader. Mr. Peabody, who was 60 years old, died early yesterday in St. Luke's hospital.

A. S. PEABODY.

Ten days ago Mr. Peabody suffered an infection of one of his eyes. A heart ailment developed which was later complicated by pneumonia.

Mr. Peabody's best remembered civic work was as an officer of the Citizens' Association of Chicago, where he followed in the footsteps of his father, Francis B. Peabody, one of the founders and president of the organization in 1887-'88. Becoming a director in 1915, Mr. Peabody was one of the most valued members, according to Shelby M. Singleton, executive secretary. He was president from 1921 to 1931, and honorary president until his death.

Vote frauds were exposed repeatedly and prosecuted at the instance of Mr. Peabody, especially from 1925 to 1930, Mr. Singleton said. Mr. Peabody also was a leader in cultural betterment, as president of the Civic Music association, of the Chamber Music society, and as third vice president of the Chicago Symphony orchestra.

Born in Chicago in the old family home at Dearborn and Division streets, Mr. Peabody was graduated from Yale in 1895. After studying law at Northwestern university he had a private practice for several years. In 1902 he joined the legal division of the investment banking concern of Peabody, Houghteling & Co., which his father founded in 1865. He became vice president and then president. In 1923 he became a member of the law firm of Peabody, Westbrook, Watson & Stephenson.

Surviving Mr. Peabody is his sister, Mrs. Hermon B. Butler, of 715 Prospect avenue, Winnetka. His wife, Mrs. Grace Van Alstyne Peabody, died in 1929. There are no children. Mr. Peabody lived at 70 Cedar street. He was an uncle of Stuyvesant Peabody and a brother of the late Frank S. Peabody, coal man.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

NewsBank inc.

OBITUARIES

Winnetka Talk (IL) - May 10, 2001

- Section: news
- Page: 030
- Readability: 6-8 grade level (Lexile: 1020)

Caryl J. Cole

A memorial service for Caryl J. (nee Spiegel) Cole is scheduled for 2 p.m. today,May 10, at the Piser Chapel, 9200 N. Skokie Blvd., Skokie. Mrs. Cole, a longtime resident of Glencoe and Winnetka, died May 6 in Highland Park Hospital. She was 72.

Mrs. Cole grew up in Winnetka and was a 1946 graduate of New Trier High School. Four years later she earned a degree from Colorado College, where she studied education.

Mrs. Cole and her husband Jerry, lived in Glencoe for the past 40 years. Last year they celebrated their 50th wedding anniversary, surrounded by their children and grandchildren.

Mrs. Cole had worked at Pioneer Press as an administrative assistant in the display advertising department for 27 years. A loyal and dedicated employee, she won an "Unsung Hero" award in 1992. "She was a unique individual," said her daughter Kim. "She was most loving and giving to everyone who knew her."

"The staff at Pioneer Press knew that Caryl delighted in hearing news about our families," said Elaine Fandell, managing editor of the Glencoe News, Wilmette Life and Winnetka Talk. "It was as if we were her extended family. We miss her very much."

Mrs. Cole and her husband enjoyed traveling, expecially to the Caribbean.

In addition to her husband, Mrs. Cole is survived by four daughters, Kim (Jay) Santich of Englewood, Colo., Wendy (Rob) Snelson of Orlando, Fla., DeeDee of Hanover, Md., and Melanie (Gary) Petrasek of Deefield; two sons, Dennis (Cindy) Cole of Arlington Heights and David (Diane) Cole of Deerfield; nine grandchildren, Matt, Katherine, Josh, Sarah, Sammy, Ashley, Tony, Jessica and Clayton; and a sister, Bobby (Howard) Jacobs of Highland Park.

Memorial donations may be made to the Illinois Special Olympics, 401 N. Wabash Ave., Suite 519, Chicago IL 60611.

Margaret M. Magie

A memorial service for Margaret (nee MacGregor) Magie is planned for 2 p.m. Saturday, June 9, at the Elliott Chapel at the Presbyterian Homes, 3131 Simpson St., Evanston.

Mrs. Magie, who lived in Winnetka for more than 60 years, died May 2 at Westminster Place in the Presbyterian Homes in Evanston. She was 93.

Mrs. Magie was born June 1, 1907 in New York City. She was the daughter of the Rev. Charles Peter and Mary Eleanor (nee Mercer) MacGregor.

Mrs. Magie graduated from Radcliffe College in 1928 and the next year she married William A. Magie Sr.of Winnetka in Manchester, N.H.

A civic leader, Mrs. Magie was president of the Winnetka League of Women Voters when it became the League of Women Voters of Winnetka-Northfield-Kenilworth. She also was a director of Citizens Information Service. She also had been treasurer of the organization that worked to save Skokie School from demolition.

She also was active in in the Winnetka PTA, the Winnetka Weeders Garden Club and the Fortnightly Club.

She also served on the board of governors of Winnetka Community House and in 1959 was chairman of the first Winnetka Ball, which celebrated the 100th anniversary of the incorporation of Winnetka as a village.

She served her alma mater as a trustee of Radcliffe College from 1953-1959. In addition, she was active in the Harvard and Radcliffe clubs of Chicago. She was the first woman to serve on the board of directors of any Harvard Club and chaired a woman's committee to celebrate the 100th Anniversary of the oldest Harvard Club in 1957.

She was a member of Christ Church in Winnetka.

Mrs. Magie was preceded in death by her husband, William, in 1972.

Survivors include three sons, William A. Magie Jr. of Villa Rica, Calif., Peter Magie of Southern Pines, N.C., and John Q. Magie of Chicago; and two daughters, Margaret (Peggy) Dunham of St. Paul, Minn., and Susan W. Vick of Waltham, Mass.

Memorial contributions may be sent to the Radcliffe Scholarship Fund, Radcliffe College, 10 Garden St., Cambridge MA 02138.

Andrew Norris East

Memorial services for Andrew Norris East are scheduled for 3:30 p.m., Friday, May 18, at The Kenilworth Union Church. Mr. East, 40, died April 24 in his Denver home.

Mr. East, who was born in Evanston, was a graduate of New Trier East High School, and Regis College in Denver.

Mr. East was an independent contractor in Denver and named his business Norris Construction, in admiration of hs maternal grandfather, the late Walter Norris of Glencoe. A master craftsman he was an interior trim carpenter for custom built homes throughout Denver.

Mr. East was known as Andy growing up and as Drew while working for Vail Associates as a lift operator after college.

He was an Eagle Scout and was a member of the Denver Barbarians Rugby Club.

Survivors include his wife, Kathleen M. East; 6-year-old twins, William O. and Elizabeth P.; his grandmother, Rachel B. Norris of Evanston; his father, Marvin R. East of Denver; two sisters, Melissa C. East of Denver, and Lydia P. East of Chicago; and a brother, Richard N. East of Alameda, Calif.

He was preceded in death by his mother, Betsy Norris East.

Interment will be at Kenilworth Union Church, where his mother also is buried. As a fifth generation Coloradan, a memorial plaque will be placed in Crown Hill Cemetery with his Colorado ancestors. In Denver, a memorial plaque has also been placed in front of his favorite stool at his favorite pub.

John A. McLaren

A memorial service for John Alexander McLaren is scheduled for 2 p.m. Saturday, May 19, at the First Congregational Church of Wilmette, 1125 Wilmette Ave.

Dr. McLaren, a longtime resident of of Wilmette and Northbrook, died on April 11 in Miami, Fla. He was 82.

Born in Vancouver, B.C., Dr. McLaren was a graduate of the University of British Columbia and McGill University Medical School.

After serving in the Royal Canadian Army Medical Corps, he came to Wilmette in 1948 where he became affiliated with Evanston Hospital and Northwestern University Medical School. He practiced internal medicine in Wilmette and Evanston for 20 years.

He then joined the administrative staff of Evanston Hospital in 1968, serving in several capacities. During his 12 years there; he was a pioneer in bringing full-time emergency room physicians to the hospital as well as embarking on hospital marketing activities. Both were considered cutting-edge advances for modern hospitals at the time.

He fostered the creation of NorthCare, a local health maintenance organization, which subsequently became PruCare and then Humana. He was the administrative overseer of the building of Glenbrook Hospital. He returned to practice in 1980 until his retirement in 1984.

Survivors include his wife of 57 years, Valerie; three daughters, Jeannie Martz of Palm Beach Gardens, Fla., Laurie (Randy Gates) of Burlington, Vt., and Margaret of Chicago; one son, Duncan (Linda) of Atlanta, Ga.; five grandchildren; and two brothers.

He was preceded in death by his eldest son, Alec.

Memorial donations may be made to a charity of your choice.

Frances M. Muench

Frances M. Muench, a resident of Wilmette for 62 years, died May 3 at St. Francis Hospital in Evanston. He was 87.

Mrs. Muench was born Jan. 27, 1914 in Chicago. She was a book store manager at Marillac High School for about 12 years and a homemaker.

She also was active at St. Joseph Church in the Women's Club and she and her husband were affiliates of Daughters of Charity, which recognized them for their years of service.

Survivors include her husband, James J. Muench; one son, Richard (Carol) Muench; four daughters, Ann Muench, Judith (the late James Moore) Muench, Eileen Muench and Celia (Ed Miller) Muench; five grandchildren, Richard Muench, Jeanne Payne, Catherine and Michael Wright and Erin Moore; and two great-grandchildren, Carly and Jack Muench.

A funeral Mass was celebrated May 7 at St. Joseph Church in Wilmette and burial was in Calvary Cemetery in Evanston.

Memorial Donations may be made to Daughters of Charity Foundation, 9404 New Harmony Road, Evansville IN 47720.

Irvin H. Hartman

A memorial service for Irvin H. "Buzz" Hartman of Wilmette is scheduled for 11 a.m. May 26 at Kelley & Spalding Funeral Home, 1787 Deerfield Road, Highland Park. Mr. Hartman died April 12 in Rancho Mirage, Calif., at age 87.

Mr. Hartman was a U.S. Army officer during World War II and participated in the Omaha Beach invasion. After the war he worked for Leath Furniture Co., where he became president and CEO.

He is survived by his wife of 58 years, Barbara B., his children, Martha (James) Gray, Kathleen (the late Bill) Commins, John Stephen (Suzanne) Hartman, Barbara (Kenneth) Campbell and Bruce H. (Nancy) Hartman; 11 grandchildren; his sisters, Mary (the late David) Marx and Betty (David) Himmelblau; and brother-in-law, J. Vicktors (Marjorie) Brown and Samuel E. (Viola) Brown.

Memorial donations may be made to the Irvin H. Hartman Jr. Memorial Fund at Evanston/Northwestern Memorial Hospital, Att. David Loveland, 1603 Orrington AVe., Suite 1120, Evanston IL 60201.

Wallis S. Hamilton

Wallis S. Hamilton, 90, emeritus professor of civil engineering at Northwestern University, died May 2 in Rapid City, S.D.

Mr. Hamilton formerly lived in Wilmette and Evanston for over 50 years.

Mr. Hamilton, who was born Feb. 14, 1911, grew up in Williamsport, Pa. He received his undergraduate and master's degrees from Carnegie Tech (now Carnegie Mellon University) in Pittsburgh in 1935 and 1939. He received his Ph.D. from the University of Iowa in 1943.

His professional associations included the American Society of Civil Engineers, the American Geophysical Union, Tau Beta Pi and Sigma Xi. In 1990, he received the ASCE Hydraulic Structures Medal.

Mr. Hamilton hd been a member of the First Congregational Church in Wilmette.

Survivors include his wife, Eva (nee Blichfeldt) Hamilton of Rapid City; and a daughter, Mary Sue (William) Waxler of Custer, S.D.

Tim Dekin

Memorial services for Tim Dekin, 58, of Wilmette, will be held at 3 p.m. Saturday, May 12, at the Winnetka Presbyterian Church, 1255 Willow Road.

Mr. Dekin, a poet and teacher, died March 23.

Mr. Dekin served in the U.S. States Air Force from 1960 to 1964.

Mr. Dekin came to this area in 1984 to teach creative writing at Northwestern. He also then taught at Loyola.

His early career as a writer included a prestigious Stegner Fellowship at Stanford University. In 1987 he won an Illinois Arts Council fellowship. His previous published work included the book "Winter Fruit" (1982) and two poetry books. He also published fiction in TriQuarterly magazine.

His book of poems, "Another Day on Earth," will be published by TriQuarterly Books, Northwestern University Press, in 2002.

Mr. Dekin was well-known for his wry, self-deprecating sense of humor. He greatly enjoyed fly-fishing in the rivers of Michigan and Wisconsin.

His forthcoming book of poems is filled with keen perceptiveness of nature and his fellow human beings, and also with a calm wisdom of acceptance and loving kindness.

In one poem from that book, he writes that the angler standing beside a river realizes he will have to "Become invisible/Like St. Francis, (and) give away/Totally his fears, hopes, pleasures, guilts/With nothing promised in return/Whereby the fox and the tortoise/Fear him no more,/And the perfect blue jay sky turns more blue."

Survivors include his wife, Elaine Hamrick Dekin and a son Joseph Dekin both of Wilmette; and his son by an earlier marriage, Samuel Dekin, who lives in California.

He was preceded in death by his parents, Donald and June Dekin; a sister; and two brothers.

George R. Ives Jr.

George Robert Ives Jr., 79, a lifelong resident of Northfield, died May 4 in Jacksonville, Fla.

Visitation will be from 3 to 5 p.m. Saturday, May 12, at the Herndon Home, 858 Woodbine Lane, Northbrook.

Mr. Ives was born in Evanston. He worked for Popular Mechanics Magazine for nine years and was an owner of a publishing business for 30 years.

During World War II he was a flight commander.

Survivors include his wife, Judith; one daughter, Janice (Chip) Herndon; and two sons, George Robert (Lynda) III and John (Janiece).

Memorial Donations may be made to the American Cancer Society or a hospice organization of choice.

Elizabeth K. Ward

A memorial service for former Glenview resident Elizabeth "Betty" (nee Kearney) Ward was scheduled for 10 a.m. today at Mather Place of Wilmette, 2801 Old Glenview Road. Mrs. Ward died May 6 at age 93.

She had lived in Glenview for 45 years and previously lived in Birmingham and Detroit, Mich.

Mrs. Ward was employed in retail sales.

She was preceded in death by her husbands, Edward M. Smith and Harley Ward; and a son, E. Malcolm Smith Jr.

Survivors include a son, Lanway K. Smith of Las Vegas; two step-daughters, Ellen of Boca Raton, Fla. and Harlene of San Francisco; five grandchildren; two step-grandchildren; and six great-grandchildren.

Interment will be in in White Chapel Memorial Cemetery, Troy, Mich.

Memorial contributions may be made to the Lake Street Church of Evanston, 607 Lake St., Evanston IL 60201.

Dorothy LaCasse

Dorothy LaCasse, 80, died April 20 at her Wilmette home.

Mrs. LaCasse was born Dec. 17, 1920 in Chicago. She was a graduate of Senn High School in Chicago and the University of Illinois. She was a former employee of Illinois Bell Telephone and of the Mather Home in Evanston.

She was a longtime member of First Church of Christ, Scientist, in Wilmette.

Her husband was the late Larry.

Survivors include her daughters, Jeanne of Evanston and Betsy of Wilmette; her son, Phil of Silverthorne, Colo.; a grandson; her sister, Betty Cantalupo of Northbrook; and a brother, Bill Seifert of Tucson, Ariz.

Jeanne LaCasse is compiling a memory book for her mother. Please send notes to Jeanne LaCasse, 815 Ridge Ave., Evanston IL 60202 or e-mail: JSLACASSE@Juno.com

- *Record: 1091*
- *Copyright: Copyright 2001, Winnetka Talk, Pioneer Press. All rights reserved. REPRODUCTION PROHIBITED.*

MERRITT STARR BUYS RESIDENCE OF A. S. PEABODY
Chase, Al
Chicago Daily Tribune (1872-1922); Jul 30, 1920; ProQuest Historical Newspapers: Chicago Tribune
pg. 16

MERRITT STARR BUYS RESIDENCE OF A. S. PEABODY

BY AL CHASE.

One of Winnetka's most attractive estates—the property of Augustus S. Peabody of Peabody, Houghteling & Co.—has been purchased by Merritt Starr, attorney, for an indicated $65,000, subject to $30,000. The irregular shaped land is 230x160x450x275, and fronts on Prospect and Park avenues. On it is an old fashioned wooden fourteen room residence, one of the landmarks of Winnetka.

Four years ago Mr. Peabody rented his house and moved in town to 936 Lake Shore drive. He and his family now are at Bar Harbor, Maine. Mr. Starr would not say when he intends occupying the Peabody residence. He now lives in Winnetka.

Other Residence Sales.

Another north shore residence sale was that of Harry G. Phillips at 240 Sheridan road, Hubbard Woods, lot 150x397, to George E. Routh for an indicated $10,000, subject to $18,000.

Still another residence sale of the day was the brick house at 540 Melrose avenue, purchased by Edwin L. Ward of Swift & Co. from Joseph W. Story of the Mueller Furnace company through Baird & Warner for a reported $30,000. The lot has a 91 foot frontage.

Dr. John Nelson has sold to Robert Schmidt the six flat building at 4917-19 North Ashland avenue for a reported $28,000. The same broker, C. F. Adams, of J. R. Williams & Co., also sold the six flat building at 4431-33 North Lincoln street for Herman Petzel to G. C. Spengler for a reported $26,000, subject to $6,500.

South Side Deal.

Miss Mary A. Daly has sold her six flat building at 650-52 East Fifty-first street, facing Washington park, at a reported $33,000, subject to $13,000, to Henry K. Kohn of the Fashion Cleaners. Jenson & Wolff were brokers.

The six flat building in East Lake terrace, lot 50x150, east front, 100 feet north of Howard street, has been sold by Gustave Hallstein to John Flaherty for an indicated $37,000, subject to $15,000.

Maurie Burr has purchased from Lucius B. Everett the six flat building in West Jackson boulevard, 249 feet north of Springfield avenue, north front, lot 52x124, for an indicated price of $32,000, subject to $10,000. Later Mr. Burr resold the property to Arthur E. Ehrmann for a reported $33,800.

LPC - 695 Prospect HAIS - Page 115

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

MERRITT STARR LEAVES $250,000 IN TRUST TO KIN
Chicago Daily Tribune (1923-1963); Aug 9, 1931; ProQuest Historical Newspapers: Chicago Tribune
pg. 16

MERRITT STARR LEAVES $250,000 IN TRUST TO KIN

The late Merritt Starr, attorney and member of the Chicago Bar association for fifty years, left an estate of $250,000 in trust for his wife and three children. This was revealed yesterday when his will was admitted to probate by Oscar Caplan, assistant probate judge. Mr. Starr died at the Passavant hospital on Aug. 2.

Under the will Mrs. Lila Wheelock Starr, the widow, will receive the family home at 430 Walnut street, Winnetka, and two-thirds of the income from the trust formed by the residue of the estate. The remaining third of the income is to be divided among three children, Mrs. Lila Jenkins, 5623 Goodman street; Mrs. Winifred Dobyns, Pasadena, Cal.; and Dr. Paul Starr, 1078 Spruce street, Winnetka. Bequests of $15,000 to the children and $10,000 to Mrs. Starr also were made.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

MERRITT STARR FUNERAL RITES TO BE TOMORROW: NOTED AS ATTORNEY AND
Chicago Daily Tribune (1923-1963); Aug 4, 1931; ProQuest Historical Newspapers: Chicago Tribune
pg. 18

MERRITT STARR FUNERAL RITES TO BE TOMORROW

Noted as Attorney and Literary Student.

Funeral services for Merritt Starr, author and prominent member of the Chicago bar for almost fifty years, will be held at 4 p. m. tomorrow in the chapel at Rosehill cemetery. Mr. Starr, a member of the law firm of Hopkins, Starr & Godman, died on Sunday in the Passavant hospital after an illness of more than a year. He was 75 years old.

Mr. Starr was a nationally known corporation lawyer. He handled many celebrated law suits. When Former Federal Judge Kenesaw M. Landis levied a fine of $22,000,000 against the Standard Oil company Attorney Starr succeeded in having the judgment set aside. He also established the navigability of the Des Plaines river before the United States Supreme court.

Leader in Civic Service Advance.

Mr. Starr was one of the leaders in establishing civil service and drafted city, county, and state civil service laws. He aided in the establishment of the Municipal and Juvenile courts. Mr. Starr was a student of literature, possessing one of the finest private libraries in the metropolitan area. He was an acknowledged one of the leading Dante scholars in America.

He wrote many works on the Italian poet, of which his "Dante 600 Years After" is considered the best. He was also the author of "Lincoln's Lineage," and "Theodore Roosevelt." He compiled Annotated Statutes of Illinois from 1883-'96, and Illinois portions of the Northeastern Reports from 1885-'88. He contributed frequently to law journals.

Mr. Starr was born at Ellington, N. Y., and moved to Rock Island, Ill., in boyhood. He was graduated from Oberlin college in 1876 and received his master's degree two years later. He received a law degree at Harvard in 1881 and began practice of law here in 1882. He received honorary LL.D. from Oberlin and Knox colleges.

On Board of Two Schools.

He was a member of the board of trustees of Oberlin college, president of the board of trustees of the National Kindergarten and Elementary college, a life member of the Art institute, and a member of the Union league and University clubs.

He is survived by his widow, Mrs. Leila Wheelock Starr; two daughters, Mrs. Newton Jenkins of Chicago and Mrs. Fletcher Dobyns of Pasadena, Cal., and a son, Dr. Paul Starr. A second son, Lieut. Philip C. Starr, was killed in action at Ypres with the British army in 1918. The family home is at 695 Prospect avenue, Winnetka.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Recorded at Random
Cass, Judith
Chicago Daily Tribune (1923-1963); Dec 1, 1954; ProQuest Historical Newspapers: Chicago Tribune
pg. B7

Recorded at Random

By Judith Cass

IT'S A WOMAN'S WORLD. Even the Harvard Club of Chicago is acceding that point by electing its first woman director in its 97 year history—Mrs. William A. Magie II. If being steeped in Harvard tradition qualifies a person for that post, then Mrs. Magie is qualified. A trustee and alumna of Radcliffe college, which practically shares the Harvard campus, she has a Harvard husband and two Harvard sons — William Magie III of the class of '53 and Peter, a sofomore.

Sydney Stein Jr.

Mrs. Magie is not missing the opportunity to recruit husbands—many of them Harvard men—to act as guards at the Radcliffe Club of Chicago's benefit tour of four of Chicago's privately owned and distinguished art collections from 1 until 5 p. m. Saturday.

The "changing of the guards" will not be as colorful as the traditional ceremony at Buckingham palace in London, but it will involve a distinguished cross section of Chicagoans! The guards will wear gray flannels and badges while they keep an eye on the valuable properties of those who are opening their homes and office for the event. Some of the husbands who will be on duty that afternoon are William A. Magie II, Francis C. Whitehead, Otto F. G. Schilling, Arthur T. Hamlin, David W. Stickney, Noel L. Seeburg, and Sydney Stein Jr. The collections of Nathan Cummings, of the Earle Ludgins, of the Samuel A. Marxes, and of the Jay Z. Steinbergs will be visited by those buying tour tickets.

A NORTH SHORE MATRON remarked wearily, "If I could only get up in the morning with the zip with which my four children go to bed at night,."

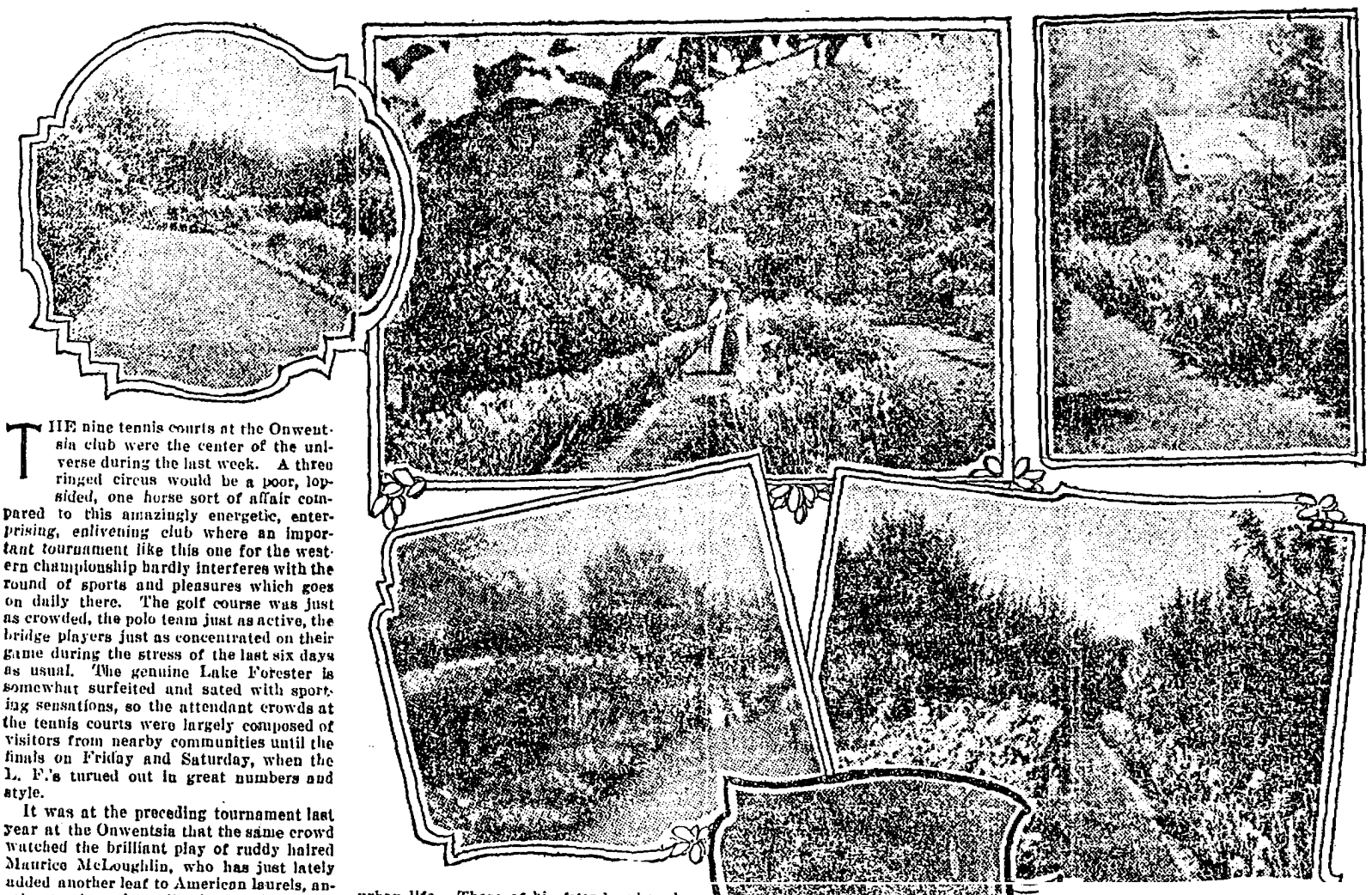
MISCELLANY: Who are these R. Sargent Sargents listed in the new Chicago Social Register? . . . Eleanor Graves has received one of the coveted first team hockey badges at Rosemary Hall. . . . Norma Lillian Knudson of Forest Park has been elected to Phi Beta Kappa at Vassar college. . . . Mrs. Leona Voris Merkel, in Chicago for a few days, is on her way from St. Petersburg, Fla., where she has spent the last four winters, to Phoenix, Ariz., where she will extend a welcoming hand to guests arriving at the Paradise inn this winter. . . . Gifts Joy Atkinson receives at her birthday party from 6:30 to 9:30 p. m. Dec. 10 in the Lake Shore club will be taken to the children's department of the University of Illinois Research and Educational hospital. . . . If Vassar alumnae have gone a little "nutty," it's all in a good cause. Shelled pecans packed in cellophane packages are being sold by the Chicago Vassar club to raise funds for scholarships.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Society as Seen by Mme. X.: Views of the <span ...
Chicago Daily Tribune (1872-1922); Aug 3, 1913; ProQuest Historical Newspapers: Chicago Tribune
pg. E2

Society as Seen by Mme. X.

Views of the Augustus Peabody Gardens at Winnetka, Ill.



THE nine tennis courts at the Onwentsia club were the center of the universe during the last week. A three ringed circus would be a poor, lopsided, one horse sort of affair compared to this amazingly energetic, enterprising, enlivening club where an important tournament like this one for the western championship hardly interferes with the round of sports and pleasures which goes on daily there. The golf course was just as crowded, the polo team just as active, the bridge players just as concentrated on their game during the stress of the last six days as usual. The genuine Lake Forester is somewhat surfeited and sated with sporting sensations, so the attendant crowds at the tennis courts were largely composed of visitors from nearby communities until the finals on Friday and Saturday, when the L. F.'s turned out in great numbers and style.

It was at the preceding tournament last year at the Onwentsia that the same crowd watched the brilliant play of ruddy haired Maurice McLoughlin, who has just lately added another leaf to American laurels, another trophy to her collection by winning the Davis cup in England.

The Lake Forest tournament was interesting to the nonsporting onlooker because of the opportunity it gave to study the American—especially the Chicagoan—at play. Young, old, and in-betweens always turn out for the tennis tournaments and in spite of excessive heat (and the hottest spell of the summer usually celebrates this match), in spite of flies and other distractions, all the spectators give their closest attention to the games and contestants. There is no loud talking; all is as quiet and decorous as the most exacting player could demand. Nor are they chary with their applause. A brilliant return or volley is quickly appreciated. It is a good looking crowd, too; the women are well dressed (this year's fashions lend themselves to graceful outdoor raiment); the men are smart looking, and the lads and lassies are a sunburned, vigorous lot of young people. It resembles any other crowd of prosperous, up to date Americans, but is quite different from an English, French, or German gathering of the same kind.

The most important, the most dramatic socio-sporting event of the week, however, the one that the delver into archives a century hence will seize with greatest interest, is Harold McCormick's first flight from his Lake Forest home to his Chicago office in his hydroaeroyacht, Edith. It opens a new chapter in local sports and in local suburban life. Those of his friends whom he has been taking up in the Edith during the last few days will tell their children's children's children (longevity is increasing in spite of motors and flying machines) about the great experience just as our grandparents and great grandparents told about Fulton and his steamboat and the first railway train. The community owes a great deal to Harold McCormick for the intrepidity and enterprise which mark his first flights between his country home and his city office. Dwellers on or near the twenty-eight miles of lake front that intervene between his two goals spend their mid-morning and midafternoon hours looking out for the strange new bird machine skimming over the waters of the astonished lake or soaring above the populated bluffs.

St. James' Episcopal church, on the corner of Cass and Huron streets, is one of Chicago's oldest and best known religious institutions. It was founded in the '40s of the last century and its first abode was on the corner of Cass and Illinois streets. When the march of progress drove it up to the present site the old church building was used for a warehouse. The sign painter whose brush indicated this change of calling for this edifice with unconscious (or perhaps conscious) irony painted ST ORAGE on its vast side wall. From that time forth, until the great fire of 1871 wiped it out, this building was known as St. Orage. The present tower of St. James, a quaint, delightful, and historic landmark, is noteworthy, as it and the Mahlon D. Ogden house (on the site where now stands the Newberry library) and the waterworks tower (on Chicago avenue) were the only recognizable pieces of architecture in a wide waste of smoking, smoldering ruins, on Oct. 10, 1871. The two towers belong to the same era in local architecture and have the merit that pertains to the naïve, sincere, and unself-conscious in art.

All of this preamble is to lead up to a mention of the most recent addition to St. James' church. This is the Houghteling memorial chapel, built in memory of the late James L. Houghteling, an exquisite bit of modern gothic which is a permanent and noteworthy addition to Chicago's church architecture. It is the work of Cram, Goodhue & Ferguson of Boston, the same firm that is building the new Fourth Presbyterian church on the Lake Shore drive. The chapel is on the north side of the church a few steps below the street level and with an entrance from Huron street.

It is finished with stone floors, walls, and ceiling and fitted with beautifully carved English oak pews, pulpit, and organ woodwork. The rather grave, serious effect of stone and wood is wonderfully illuminated by the richly carved and painted reredos and canopy over the handsome, many hued marble altar. This reredos and canopy might have come out of the famous church of St. Francis at Assisi in Italy, so sumptuous and finely wrought is the carving, so glowing are the colors.

The chapel holds about sixty people. A tablet on the south wall commemorates James Houghteling's work as the founder of the St. Andrew's brotherhood in Chicago and as a stanch member and supporter of the church. His father, William Houghteling, was a vestryman and devoted churchman; James Houghteling was the same, and the mantle of these two distinguished men has now fallen on the shoulders of the grandson and son, James Lawrence Houghteling, who is now a vestryman and also a devoted worker in the St. Andrew's brotherhood.

The Augustus Peabody gardens, pictures of which adorn this page today, are one of the celebrated Winnetka quartet of gardens of which I wrote last week. Perhaps the most beautiful moment in the Peabody gardens is when the iris is in bloom in May and June. The variegated colors, the stately form, and the dense masses of this classic flower along the borders of the broad, straight, grass carpeted path that traverses the place from end to end, make an effect never to be forgotten.

Mrs. Peabody studies flowers, their possible combinations of color, and their proper massing to such good effect that she has a continual succession of blossom. She spends a great deal of time in her garden, where tere are many shady nooks and comfortable seats.

The Chicago Golf club at Wheaton is, by way of branching out in a new direction, starting polo. A field in the center of the golf course—a wide, level, unused space near the pond—is dedicated to this kingly sport. James Stack ("Jim" Stack sounds more natural to Wheatonians) is chief of the polo clan. Mr. Stack has a stock farm in the neighborhood, where he raises polo ponies. Jarvis Hunt also has some ponies, which, as he is too heavy for the game, he lends to younger, spryer players, among whom are Messrs. Corbier and "Wally" Kirk. Jarvis Hunt, however, assists in the matches by standing on the edge of the field and telling the contestants how to play. As most of them are tyros, though good horsemen, the games are thrilling and heart stirring beyond any ordinary polo match. The onlookers at the Saturday and Sunday afternoon contests are torn between that bloodthirsty spirit of the Roman mob which lies dormant in the most tender hearted of us and the twentieth century pitifulness which dreads the sight of blood. Equip eight young men with lively ponies, long, heavy mallets, a miniature cannon ball, set them on a wind swept field with Jarvis Hunt's stentorian voice urging them on to doughty deeds, and you have grand material for exciting mishaps. There may be no sowing of dragons' teeth in that fair and fragrant field, but perhaps some other teeth may be planted there before the summer is over. Let us hope not; there is some fine dental equipment among the Wheaton polo players which it were a pity to damage.

Mr. and Mrs. William J. Calhoun, Mr. and Mrs. William Lyford, Mrs. Frank Gorton, Miss Hunt, and Col. Corbaugh are generally onlookers at the polo matches, which add variety to the life of the coterie spending the summer at or near the club.

Mrs. Cecil Clarke Davis of Chicago, whose excellent work in portrait painting last winter and the year before took her out of the ranks of amateurs into that of professionals, has taken Miss Janet Scudder's studio in Paris for August and September and is going to settle down there to hard work. Mrs. Chanler Astor is to be her studio mate and the two women will form one of those foc points, light radiating centers, which make Paris so interesting.

One of the experiences of the imaginative child is the epoch when the young people's edition of the "Arabian Nights" tales is first placed in his or her hand. The visions conjured up by that wealth of oriental imagery and description form a new and wonderful world of beauty for the child to think of and cherish.

It is seldom that these visions are materialized, but on Thursday night they were for the company Mr. and Mrs. Ogden Armour gathered together at their country seat, Mellody Farm. There was the glittering palace of that childhood's day dream; there were the murmuring fountains, the glimmering pools, the romantic pavilions, the fragrant gardens, the flowering trellises, the carved balustrades, the marble terraces, the thrilling music, the subtle loveliness of the summer night, and over all a canopy of the most brilliant stars ever seen even in Arabia.

To complete and make the picture perfect and unforgetable there was Ruth St. Denis dancing in the court of honor—a court which is one of the most exquisite architectural achievements of this part of the world and an ideal setting for her wonderful terpsichorean interpretations of the orient. The court was lit with softly brilliant electric lights and colored Chinese lanterns leaning over the two long pools that lie side by side mirroring their world. The third pool at the west end of the great inclosure was floored over and here Ruth St. Denis danced with the oriental pavilion, its arches, steps, dome, and rich draperies as a background. She never had so marvelous a setting, nor could any one have fitted it better than she did. Her delicate hands and supple arms once more depicted those twining, gliding, darting, green eyed serpents. Her Japanese idyl was a study in postures. Her two Nautch dances, with their audacious blending of oriental fire and ragtime gayety were a triumph of art. The strong lights turned on her threw the rest of the garden and the company into a soft darkness. Her exits up the gleaming steps and through the arches of the pavilion were delightfully graceful and, as a spectator said, "saucy," and an exit is quite as important as an extrance and much harder to manage.

The beau monde of Lake Forest was there in full force, half the company being the young friends of Miss Lolita Armour. This younger element had a cotillon in the beautiful music room of the house, while an al fresco dance floor was arranged under the trees for the grown up guests.

It is not money alone that can achieve such an entertainment and devise such a setting; it is a trained taste which is the result of unremitting study and the capacity for taking infinite pains. Mrs. Armour has the equipment of cultivated taste, great executive ability, and a power of making her dreams and visions take form and substance. To be both practical and imaginative is a rare combination and she has it.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Winnetka Talk, November 16, 1972

Another Obituary

William A. Magie

Memorial services for William A. Magie, 66, were held Nov. 8 at Christ Church, Winnetka.

He died Nov. 6 in his home at 1152 Asbury Av., Winnetka.

Magie was the retired president and board chairman of Magie Brothers Oil Co. of Chicago, a family concern founded in 1880 which he developed into an international supplier of printing ink solvents and industrial lubricants.

He was a director of the Pennsylvania Refining Co. of Butler, Pa., a past president of the National Lubricating Grease Institute, former chairman of the Winnetka Community House Board of Governors, local Boy Scout official and Christ Church vestryman.

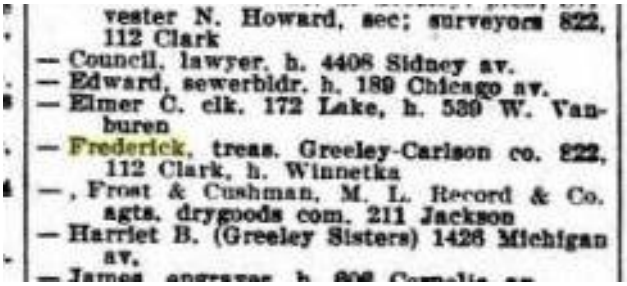
He also was a member of the University Club of Chicago, Skokie Country Club and the Harvard clubs of Chicago and New York.

Survivors include his wife, Margaret; three sons, William A. Jr. of Northbrook, Peter M. of Weston, Mass. and John Q. II of Forest Park; a daughter, Margaret Dunham of Minneapolis; brother, John Q. of Evanston; two sisters, Henrietta M. Montgomery of Palm Beach, Fla. and Dorothy M. Whittlesey of Washington, D.C.; and eight grandchildren.

Contributions may be made to the Cathedral Shelter, 207 S. Ashland Av., Chicago 60607.

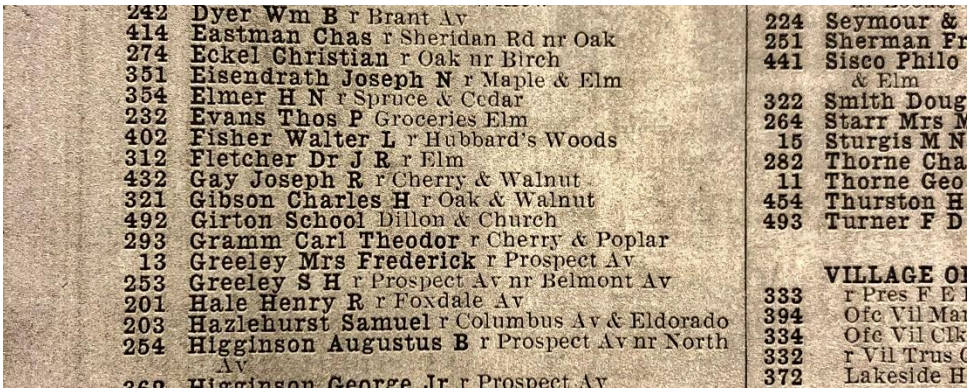
Washburne showing fund-raising films

1897 phone book



vester N. Howard, sec; surveyors 822, 112 Clark
— Council, lawyer, h. 4408 Sidney av.
— Edward, sewerbldr, h. 189 Chicago av.
— Elmer C. clk. 172 Lake, h. 539 W. Vanburen
— Frederick, treas. Greeley-Carlson co. 822, 112 Clark, h. Winnetka
—, Frost & Cushman, M. L. Record & Co. agts. drygoods com. 211 Jackson
— Harriet B. (Greeley Sisters) 1426 Michigan av.

1902 phone book

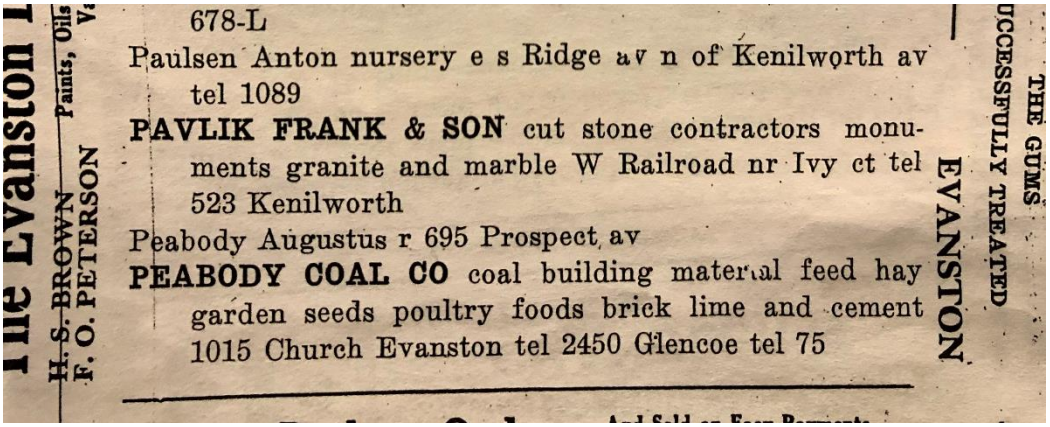


242 Dyer Wm B r Brant Av
414 Eastman Chas r Sheridan Rd nr Oak
274 Eckel Christian r Oak nr Birch
351 Eisendrath Joseph N r Maple & Elm
354 Elmer H N r Spruce & Cedar
232 Evans Thos P Groceries Elm
402 Fisher Walter L r Hubbard's Woods
312 Fletcher Dr J R r Elm
432 Gay Joseph R r Cherry & Walnut
321 Gibson Charles H r Oak & Walnut
492 Girton School Dillon & Church
293 Gramm Carl Theodor r Cherry & Poplar
13 Greeley Mrs Frederick r Prospect Av
253 Greeley S H r Prospect Av nr Belmont Av
201 Hale Henry R r Foxdale Av
203 Hazlehurst Samuel r Columbus Av & Eldorado
254 Higginson Augustus B r Prospect Av nr North Av

224 Seymour &
251 Sherman Fr
441 Sisco Philo & Elm
322 Smith Doug
264 Starr Mrs M
15 Sturgis M N
282 Thorne Cha
11 Thorne Geo
454 Thurston H
493 Turner F D

VILLAGE O
333 r Pres F E
394 Ofc Vil Ma
334 Ofc Vil Clk
332 r Vil Trus
372 Lakeside H

1912 phone book



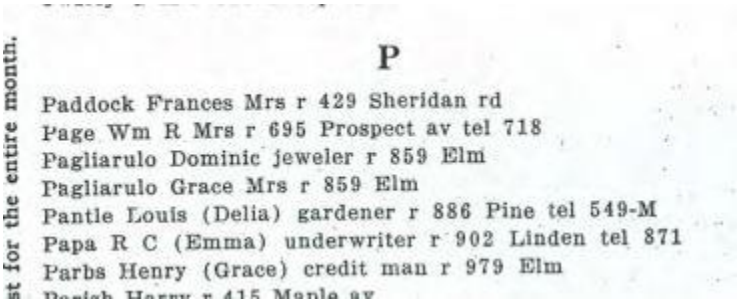
678-L
Paulsen Anton nursery e s Ridge av n of Kenilworth av tel 1089
PAVLIK FRANK & SON cut stone contractors monuments granite and marble W Railroad nr Ivy ct tel 523 Kenilworth
Peabody Augustus r 695 Prospect av
PEABODY COAL CO coal building material feed hay garden seeds poultry foods brick lime and cement 1015 Church Evanston tel 2450 Glencoe tel 75

EVANSTON
THE GUMS
UCCESSFULLY TREATED
H. S. BROWN
F. O. PETERSON
Paints, Oils

1917 phone book

Burroughs F Coleman r 228 Wood St...Wilmette 2031
Burrows R J r 1525 Lake Av.....Wilmette 947-R
Burt Henry J r 1027 Elmwd Av.....Wilmette 1118
Burt Jas E r 1041 Judson Av.....Evanston 3103
Burt Saml L r 815 Chicago Av.....Evanston 4597
Burt Saml L r 1422 W Railroad Av....Evanston 4942
Burt W G r 1723 Chicago Av.....Evanston 3215-J
Burton Herbert P r 1168HamptondaleRdWinnetka 1333
Burton Oliver M r 695 Prospect Av....Winnetka 1487
Burton Thos r 1118 Foster.....Evanston 3948
Burton Thos, Jr r 823 Emerson.....Evanston 1143
Burzik John Buffet Ridge Rd.....Morton Grv 58-J-1
Bush Chester A r 2310 Harrison.....Evanston 2538
Bush D L r 1010 Maple Av.....Evanston 751
Bush E T r 830 Greenleaf Av.....Glencoe 245
Bush John r 1334 Wesley Av.....Evanston 4393
Bush Lamont D r 1218 Greenleaf.....Evanston 3608
Bush Mrs Minnie r 1027 Emerson.....Evanston 3440-R

1920

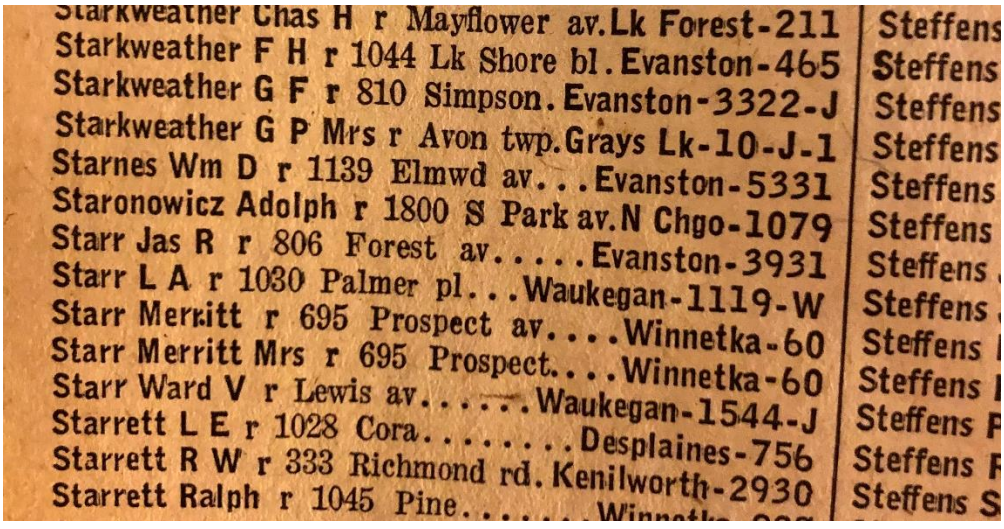


st for the entire month.

P

Paddock Frances Mrs r 429 Sheridan rd
Page Wm R Mrs r 695 Prospect av tel 718
Pagliarulo Dominic jeweler r 859 Elm
Pagliarulo Grace Mrs r 859 Elm
Pantle Louis (Delia) gardener r 886 Pine tel 549-M
Papa R C (Emma) underwriter r 902 Linden tel 871
Parbs Henry (Grace) credit man r 979 Elm

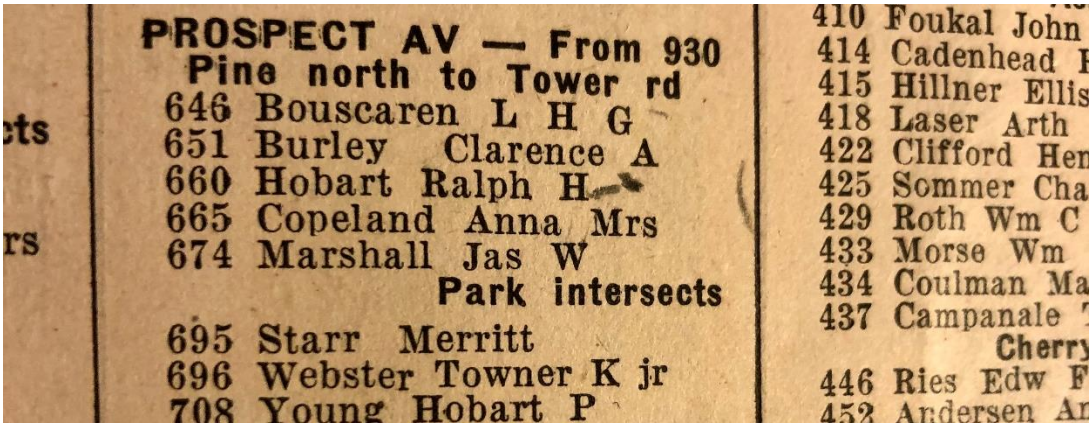
1923 phone book



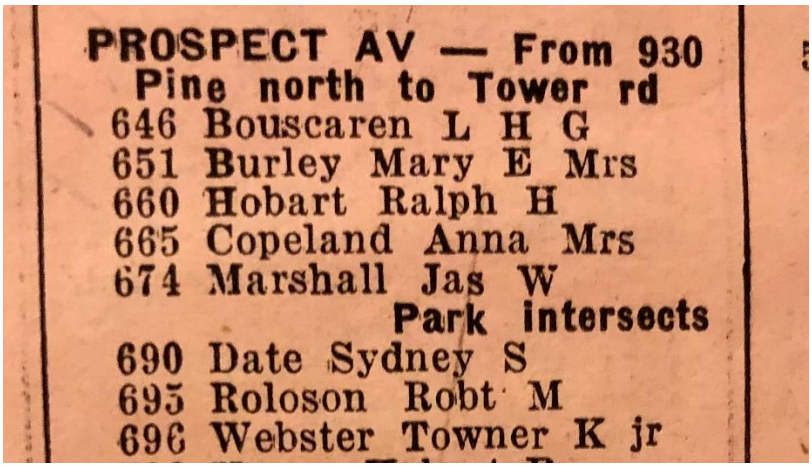
Starkweather Chas H r Mayflower av.Lk Forest-211
Starkweather F H r 1044 Lk Shore bl.Evanston-465
Starkweather G F r 810 Simpson.Evanston-3322-J
Starkweather G P Mrs r Avon twp.Grays Lk-10-J-1
Starnes Wm D r 1139 Elmwd av...Evanston-5331
Staronowicz Adolph r 1800 S Park av.N Chgo-1079
Starr Jas R r 806 Forest av.....Evanston-3931
Starr L A r 1030 Palmer pl...Waukegan-1119-W
Starr Merritt r 695 Prospect av....Winnetka-60
Starr Merritt Mrs r 695 Prospect....Winnetka-60
Starr Ward V r Lewis av.....Waukegan-1544-J
Starrett L E r 1028 Cora.....Desplaines-756
Starrett R W r 333 Richmond rd.Kenilworth-2930
Starrett Ralph r 1045 Pine.....

Steffens
Steffens
Steffens
Steffens
Steffens
Steffens
Steffens
Steffens
Steffens
Steffens
Steffens
Steffens
Steffens

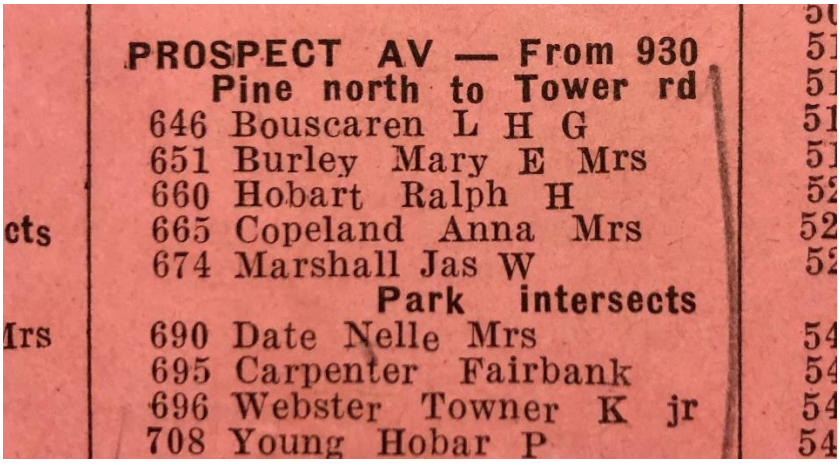
1929 phone book


PROSPECT AV — From 930
Pine north to Tower rd
646 Bouscaren L H G
651 Burley Clarence A
660 Hobart Ralph H
665 Copeland Anna Mrs
674 Marshall Jas W
Park intersects
695 Starr Merritt
696 Webster Towner K jr
708 Young Hobart P
410 Foukal John
414 Cadenhead
415 Hillner Ellis
418 Laser Arth
422 Clifford Her
425 Sommer Cha
429 Roth Wm C
433 Morse Wm
434 Coulman Ma
437 Campanale
Cherry
446 Ries Edw F

1931 phone book


PROSPECT AV — From 930
Pine north to Tower rd
646 Bouscaren L H G
651 Burley Mary E Mrs
660 Hobart Ralph H
665 Copeland Anna Mrs
674 Marshall Jas W
Park intersects
690 Date Sydney S
695 Roloson Robt M
696 Webster Towner K jr

1933 phone book

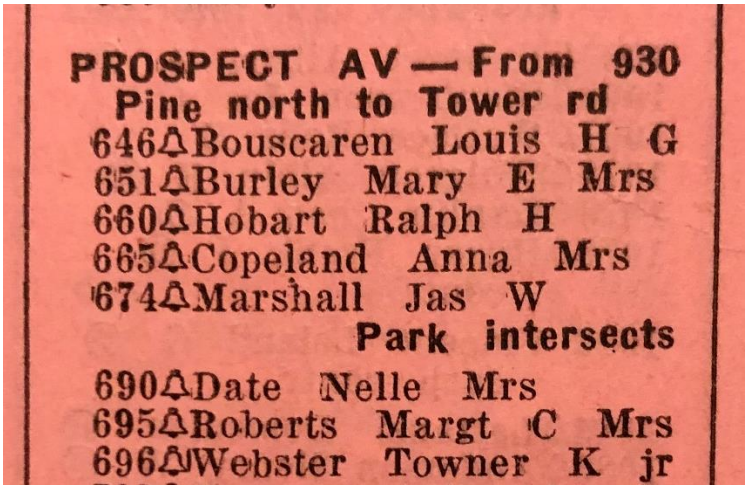

PROSPECT AV — From 930
Pine north to Tower rd
646 Bouscaren L H G
651 Burley Mary E Mrs
660 Hobart Ralph H
665 Copeland Anna Mrs
674 Marshall Jas W
Park intersects
690 Date Nelle Mrs
695 Carpenter Fairbank
696 Webster Towner K jr
708 Young Hobar P

1935 phone book

rsects

PROSPECT AV — From 930
Pine north to Tower rd
646 Bouscaren Louis H G
651 Burley Mary E Mrs
660 Hobart Ralph H
665 Copeland Anna Mrs
674 Marshall Jas W
Park intersects
690 Date Nelle Mrs
695 Carpenter Helen Mrs

1937 phone book

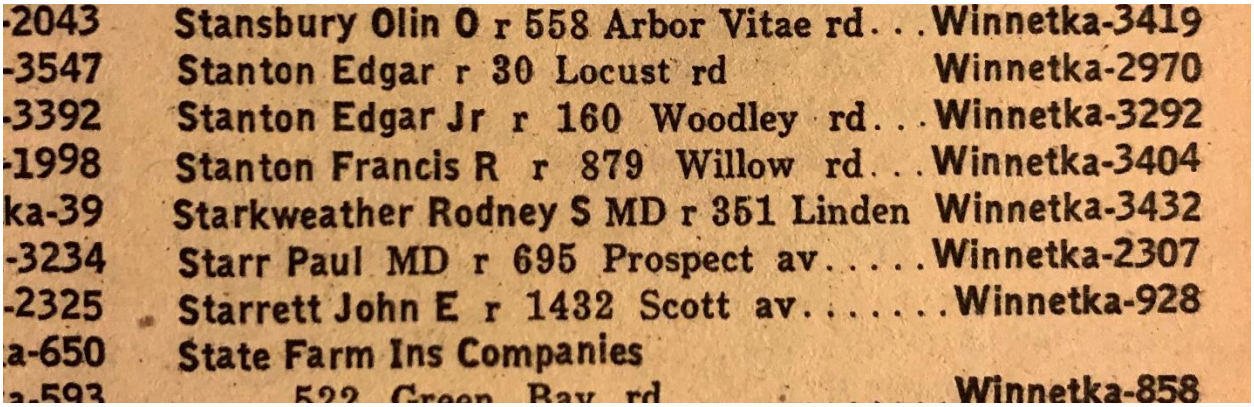


PROSPECT AV — From 930
Pine north to Tower rd
646 Bouscaren Louis H G
651 Burley Mary E Mrs
660 Hobart Ralph H
665 Copeland Anna Mrs
674 Marshall Jas W
Park intersects
690 Date Nelle Mrs
695 Roberts Margt C Mrs
696 Webster Towner K jr

1939 phone book

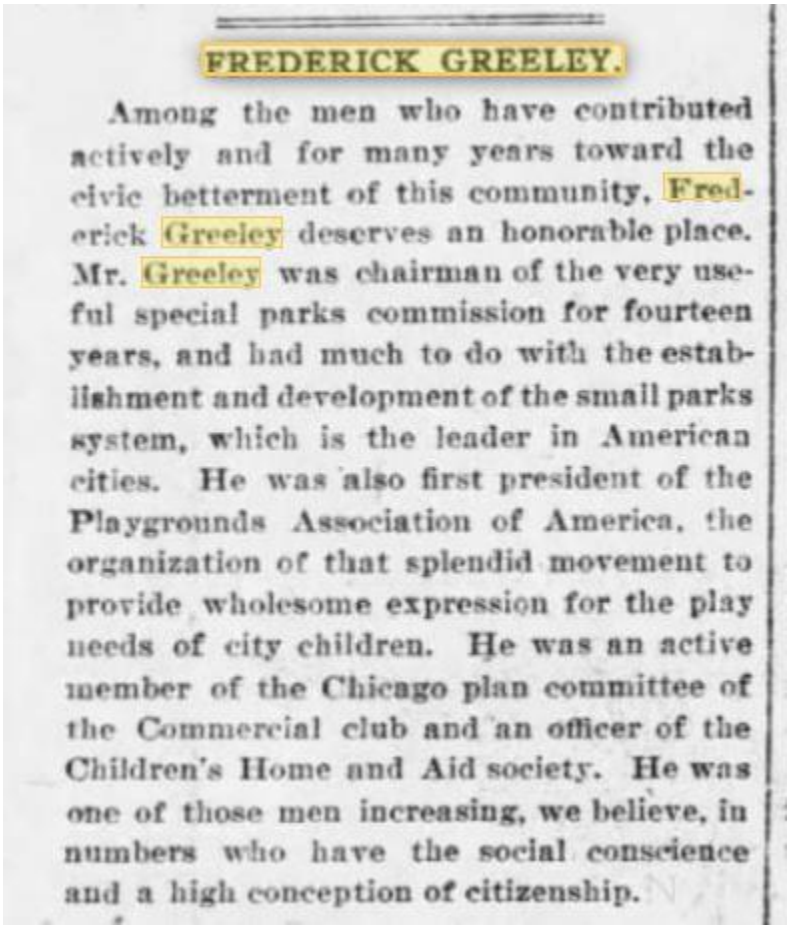
PROSPECT AV—From intersection of Lincoln av and Pine northwest to Tower rd
646 Bouscaren Louis H G ⓪
651 Burley Mary E Mrs ⓪
660 Hobart Ralph H ⓪
665 Copeland Anna Mrs ⓪
East Park av ends
674 Marshall Jas W
Park intersects
690 Date Nelle Mrs ⓪
695 Peck Margt C Mrs
696 Webster Towner K jr ⓪
708 Young Isabelle Mrs ⓪
715 Butler Jessie Mrs ⓪
720 Hill Lon C jr ⓪
722 Brown Ralph C ⓪
rear Carruthers Robt
731 Vacant

1942 phone book



-2043	Stansbury Olin O r 558 Arbor Vitae rd	Winnetka-3419
-3547	Stanton Edgar r 30 Locust rd	Winnetka-2970
-3392	Stanton Edgar Jr r 160 Woodley rd	Winnetka-3292
-1998	Stanton Francis R r 879 Willow rd	Winnetka-3404
ka-39	Starkweather Rodney S MD r 351 Linden	Winnetka-3432
-3234	Starr Paul MD r 695 Prospect av	Winnetka-2307
-2325	Starrett John E r 1432 Scott av	Winnetka-928
a-650	State Farm Ins Companies	
	522 Green Bay rd	Winnetka-858

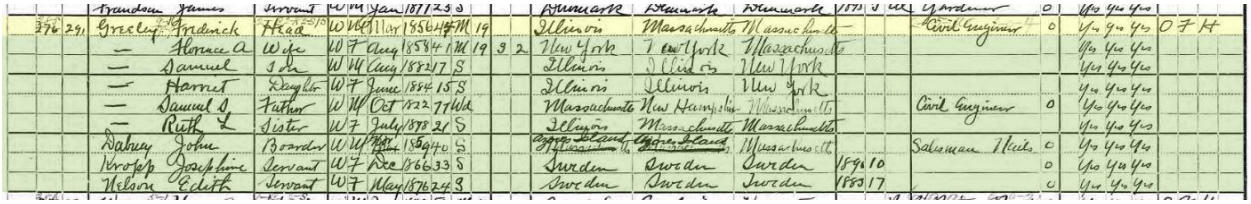
Chicago Tribune, January 25, 1912



FREDERICK GREELEY.

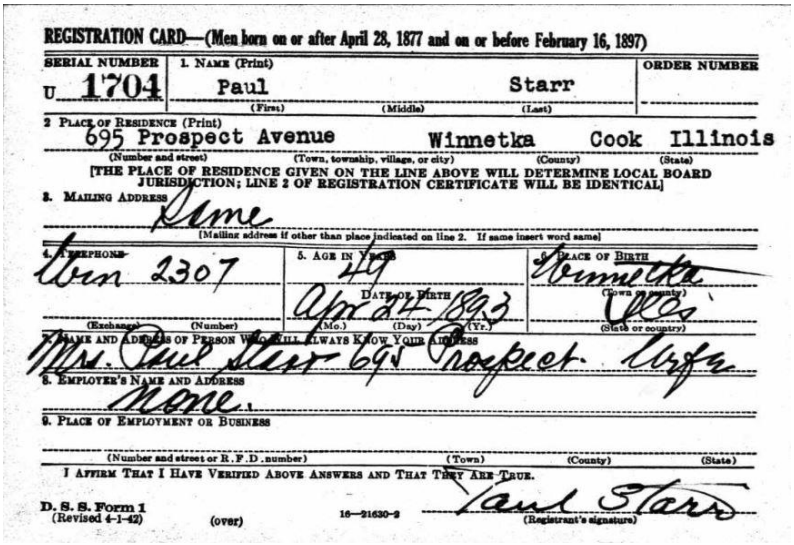
Among the men who have contributed actively and for many years toward the civic betterment of this community, Frederick Greeley deserves an honorable place. Mr. Greeley was chairman of the very useful special parks commission for fourteen years, and had much to do with the establishment and development of the small parks system, which is the leader in American cities. He was also first president of the Playgrounds Association of America, the organization of that splendid movement to provide wholesome expression for the play needs of city children. He was an active member of the Chicago plan committee of the Commercial club and an officer of the Children's Home and Aid society. He was one of those men increasing, we believe, in numbers who have the social conscience and a high conception of citizenship.

1900 Census



| | | |

Paul Starr draft registration card 1942



REGISTRATION CARD—(Men born on or after April 28, 1877 and on or before February 16, 1897)

SERIAL NUMBER U 1704 | 1. NAME (Print) Paul (First) (Middle) Starr (Last) | ORDER NUMBER

2 PLACE OF RESIDENCE (Print) 695 Prospect Avenue (Number and street) Winnetka (Town, township, village, or city) Cook (County) Illinois (State)

[THE PLACE OF RESIDENCE GIVEN ON THE LINE ABOVE WILL DETERMINE LOCAL BOARD JURISDICTION; LINE 2 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL]

3. MAILING ADDRESS Same

[Mailing address if other than place indicated on line 2. If same insert word same]

4. TELEPHONE Win 2307 (Exchange) (Number)

5. AGE IN YEARS 49 DATE OF BIRTH Apr 24 1893 (Mo.) (Day) (Yr.)

6. PLACE OF BIRTH Winnetka (Town or county) Ills (State or country)

7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS Mrs. Paul Starr 695 Prospect Winn.

8. EMPLOYER'S NAME AND ADDRESS None.

9. PLACE OF EMPLOYMENT OR BUSINESS (Number and street or R.F.D. number) (Town) (County) (State)

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE. Paul Starr (Registrant's signature)

D. S. S. Form 1 (Revised 4-1-42) (over) 16—21630-2

Info from Chicago Architecture Foundation cards used by Joan Peck when leading tours

695 Prospect 1889

Built by M/M Frederick Greeley, son of Sam'l. Sewell Greeley, after whom Greeley School is named.

Architect: Jos. Lyman Silsbee, photo, 1970 "Prairie School Review" JLS, born in Mass., fashionable residentail architect who helped introduce shingle style in Midwest. Also did 665 Prospect for T. K Copeland.

West side of house had windmill which pumped water from a well to a huge water tank on 3rd floor. An in same area a greenhouse.

1910-20 Augustus Peabody
1944-72 Magie

Recent remodeling Francis Stanton

Info from Chicago Architecture Foundation cards used by Joan Peck when leading tours

22

695 Prospect

Built by Frederick Greeley, from Boston, 1889
Archit: Jos. Lyman Silsbee (FLW)
Remodeled by Francis Stanton

Orig. windmill on w. side of house, pumped water from a well to huge water tank on 3rd fl.
House on high ground, view of lake. Greenhouse

F. Greeley, son of Sam'l. Sewall Greeley, to Winn. after Chi. fire.

M/M Wm. Magie there '44-'72. Sold off stable and ½ acre to Hobart Young in '45

WINNETKA ARCHITECTURAL SURVEY NO. _____

ADDRESS: 695 Prospect Avenue SIDE OF STREET: East

PRESENT OWNER: W. Patrick Gramm PHONE: 446-8175
(filled out by Margaret Mrs G. Magie) 446-3665

PREVIOUS OWNERS: (Please list if known)

NAME	PRESENT ADDRESS	YEARS
Mr. and Mrs. Frederick Greeley	Deceased	1889-1910
Mr. and Mrs. Augustus S. Peabody	"	1910-1920
Mr. and Mrs. Merritt Starr (Estate)	"	1920-1944
Mr. and Mrs. Wm. A. Magie		1944-1972

CONSTRUCTION:
(X) Frame
( ) Brick
( ) Stucco

STYLE:
( ) Victorian
( ) Georgian
( ) _____

DATE BUILT: 1889 SOURCE: _____
ARCHITECT/BUILDER: reputedly, Ralph Illsley
FOUNDATION: (X) BRICK ( ) STONE ( ) CONCRETE
OUTBUILDINGS?(Specify-Garage,etc) originally (1910) a stable on Park Ave., 1945 a garage attached to house

ROOF: GABLE (Front, Side, Composite) HIP ~~MANSARD~~ GAMBREL
TOWERS? _____ CUPOLA? _____ DORMERS? _____

ENTRANCE: FRONT--CENTER FRONT--SIDE SIDE OTHER

OTHER FEATURES: (Porch; Portico, etc.):
WINDOWS, BAY WINDOWS, STAINED GLASS? Long Window over stairway (1st to 3rd floor)
ORNAMENTAL: BRACKETS UNDER EAVES? CORBELLED CHIMNEY? (Please describe) _____

REMODELING: (Please describe known changes): Remodeling by Magies 1944, '45, '59, '64 and 1965. Remodeling by Gramms in 1972

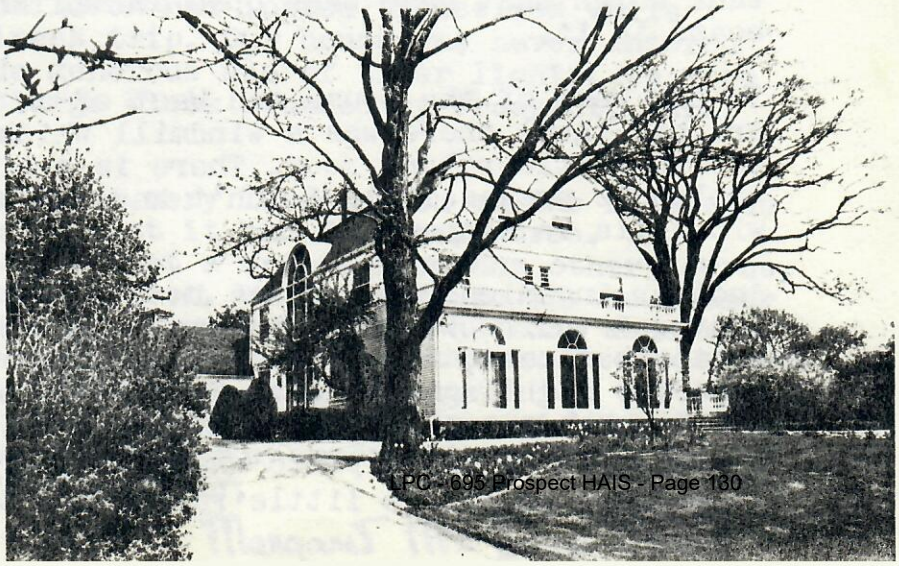
Please attach current photo if possible. Are older photos available for copying or donation? Helen Calhoun Woolson has copies of many given to MMM by Sr. & Jr.

Do you have any articles, clippings copying? _____

Would you be interested in showing
YES ( ) NO (

Please expand your commentary on hi
sheet.

WTKA HERITAGE HSE (
C/O ROBT, REMFERT
379 ROSEWOOD WTKA IL



Mrs. William A. Magie
1152 Asbury Avenue
Winnetka, Illinois 60093

May 24, 1979

In re 695 Prospect Avenue, Winnetka

This house was built in 1889 by Mr. and Mrs. Frederick Greeley. He was the son of Samuel Sewell Greeley and brother of Maurice Learned Greeley. Mrs. Greeley was Florence Copeland (I believe) and the sister of Frederick Copeland who built the house just South at 665 Prospect Avenue at a later date.

Old pictures show that this was the first house South of the Lloyd House and was the first house in that area , preceding by two years the Higginson House, known as the Herman Butler house until 1944, and the Bowles King House , at the foot of Park Avenue. Old pictures taken from the bluff of 695 Prospect Avenue, showthe Lorenzo Johnson House (now owned by their grandson , Stewart Boal). I think that the old Kultchar House, now owned by George Ronan,Jr. at 674 Prospect Avenue, predated the Frederick Greeley House.

Prospect Avenue was at the time the Greeleys built THE place to live, rather than Sheridan Road along the Lake. When we bought the place in 1944 there were good views of the Lake without having to suffer the storms and their depredations.

Samuel Greeley,Senior, told me a lot about the house. It was supposedly designed by a Ralph Illsley who according to Sam was the builder of the first skyscaper in Chicago, though I have never been able to learn anything more about him.

We thought it had a wonderful design with a minimum amount of space devoted to hallways. It had a full three floors, with the original staircasegoing up to the third floor where there were four rooms, two of them being for servants, and the other two very good-sized and used for family rooms.

The original house had one full 2nd floor bathroom on the North side of the house and one lavatory under the stairs on the first floor. The basement toilet may have been there, also, as well as three spacious soapstone laundry tubs. By the time we bought the house in 1944, a bathroom had been added between two rooms on the South side of the house (later modernized by Bill Magie with his own hands) and there was a servants' bathroom on the third floor , ingeniously lighted and ventilated by a pulley-operated sky light. There was also another bathroom on the third floor. This had formerly housed a water tank which must have been open as Sam Greeley used to sail his little boats in it.

To the West of the house and West of a greenhouse (most houses of this era had them) there was a windmill which pumped water from a well to the third floor tank room. There is a picture of this (in Helen Woolson's possession). I don't know whether there were any other windmills in Winnetka.

Another ingenious device was in the basement where the Greeleys manufactured their own gas. You can still see the round area in the floor of the basement, but I don't understand the process. This gas was used for lighting and cooking. When we bought the house there was still a handsome brass pipe at the left of the dining room fireplace on which there was a plate where Mrs. Greeley made afternoon tea. She introduced putting a little rum in her tea and one picture shows her

A few years later (probably 1948) we sold what had been our Victory Garden to Roderick Webster who built another very attractive brick house , the architect of which was his uncle, Maurice Webster. Rod was married to Marjorie Kelley in 1953 and they have many improvements. Their address is 704 Park Lane, which runs along the park to the North of the King House (usually referred to as Polly King's House)

Our final sale of property was what we always called "The Croquet Court" to the West of the house was in 1959 to the architect Kenneth McGrew who built the house at 703 Prospect Avenue. The McGrews sold this house in 1963 (I believe) to the W. Patrick Gramms. The Gramms, in turn bougt the big house at 695 Prospect Avenue from us in January, 1972, selling their house to the Andrew K. Blocks who had been our summer tenants for three years.

To get back to the history of the house the Merritt Starrs bought the house from the Augustus Peabodys I think in 1920. Paul and Eliza (Kultchar)Starr lived in the house with their three sons at various times and Eliza had music groups for small children and taught piano besides. While Dr. Paul Starr was in the service the house was rented, as it was when we bought it from the Merritt Starr Estate in 1944. Tenants had not taken good care of the grounds , the furnishings or the house itself and a great deal of work had to be done before Bill and I could move into it in the late summer of 1944.

At the time we bought it there were 15 rooms in the house.Two were rather flimsily added to the North side. These were a servant's dining room and what we would call today a utility room (actually a linen and ironing room). There was an amusing garage with a West and East entrance used for some lady's electric car. Mrs. Copeland,Sr. who lived at 665 Prospect Ave., still drove her electric car until almost the time she died, probably about 1943???I remember seeing her around the Village to which we moved in 1931.

We removed that garage and the two servants' rooms off the kitchen, restoring the house to its original state,in 1944.

One of the great features of the house when we bought it was that all the family bedrooms (five) connected on the inside of the second floor. This was mainly for fire protection but was also a safety device against burglaries. This latter feature was proved when the Herman Butler House, then owned by the Pete Hamms, was entered by a prowler who was not able to get into the family bedrooms, where the mother and children had locked themselves while the father was away on a business trip. Our house was never entered while we were there as we made generous use of timer lights. We were almost unique in that rather large block bounded by Prospect, Park, Sheridan Rd. and Humboldt Ave.

When we bought it, there was a very large porch on the East side of the house which was unique in that it had four exposures. We always said that when you couldn't get a breeze from any other source, one was sure to spring up from the West. We lived there in the summer and I always felt that the only mistake my talented husband made was to have that porch roof removed while we were away and as an unpleasant surprise for me when I returned before he did. He knew I had opposed it. ----BUT those were wonderful years when we brought up our four children in this great house. It is the house of our memories!

Affectionately,

Margaret MacArthur Morris

having a glass of sherry in the dining room (Helen Woolson has a copy of this picture).

I assume there was some kind of heat as there was a coal bin in the furnace room and I think there was a way of loading the coal from the North side of the house. When we bought the house in 1944, there was a large oil tank (still there) under the driveway, in front of the present garage which we built in 1945. We later converted to gas.

There are five fireplaces in the house, two particularly beautiful ones made of Dutch tiles which the Greeleys either brought back from Holland or imported. One is in the dining room and the other in the N.E. Bedroom. There is another fireplace in the Master Bedroom S.E. and corner fireplaces in the living room and library. All were in wonderful condition and used frequently. Sam Greeley Sr. describes New Years parties for 30 or 40 people with the living and dining room fireplaces burning merrily while his mother's famous oyster stew was being served.

The dining room was actually larger than the living room as people entertained at dinner parties rather than cocktail parties in the XIX Century.

Sam Greeley, Sr. told me that the house and the almost 2½ acres of property (which was still attached to the house when we bought it in 1944) cost the Greeleys $12,000. !

The Greeley family lived in it until 1910 when it was sold to Mrs. Herman Butler's brother Augustus S. Peabody while her sister (I think it was) and her husband , the Lawrence Houghtelings built the very large house, just north of the Butler House. This was owned by Kay Bulkley Lowrey until three years ago.

Thus all these houses in a row were owned by relatives. Margie Copeland told me that when she married Nat Blatchford at Christ Church she walked through a continuouse bower of roses at the foot of the bluff to her home at 665 Prospect Avenue! It was my wartime Victory Vegetable Garden (at the foot of our bluff) in 1945 and 1946.

Mrs. Greeley was a famous horticulturist and employed Edith Beech Barnum as their landscape gardener. I almost tore out some strange-looking plants which no-one could identify in the main border on the South end of the lawn next to the woods the first summer after we moved there. I thought they were weeds. In July they came into bloom and I learned from Edith Barnum that they were a special variety of perennial Canterbury Bell which she had imported from England for Mrs. Greeley. She got a few herself and all others in the Village were obtained from Mrs. Greeley or from me. They are very prolific. Many of the peonies (around the house still) were planted by the Greeleys. In the early pictures you can see some of the beautiful trees planted by the Greeleys.

I believe it was the Peabodys who built the brick stable on Park Avenue for their horses, naturally building it as far away from the house as possible. The groom's apartment was over it. It became a garage but we found it very impractical especially in the winter and sold it to the Hobart Youngs with a ½ acre of property in 1945. They remodeled it extensively and with great taste and it now has a built-in swimming pool and is quite grand.

The Winnetka Historical Society

WINNETKA ARCHITECTURAL SURVEY NO. _____

ADDRESS: 695 PROSPECT SIDE OF STREET: East

PRESENT OWNER: Patrick Gramm PHONE: 446-8175 - evening
938-9240 - Daytime

DATE PURCHASED 1972

PREVIOUS OWNERS: (Please list if known)

NAME	PRESENT ADDRESS	YEARS (FROM-TO)
Wm. Magie	Winnetka	until 1972
Stuyvesant Peabody		
~~[illegible]~~ Frederick Greeley		1890±

CONSTRUCTION:
(X) Frame
( ) Brick
( ) Stucco

STYLE:
( ) Victorian
( ) Georgian
( ) _____

DATE BUILT: 1890± SOURCE: former resident Photo
ARCHITECT/BUILDER: _____
FOUNDATION: ( ) BRICK (✓) STONE ( ) CONCRETE
OUTBUILDINGS? (Specify-Garage, etc) Garage

ROOF: GABLE (~~Front~~, Side, Composite) HIP MANSARD GAMBREL

TOWERS? _____ CUPOLA? _____ DORMERS? yes

ENTRANCE: (FRONT--CENTER) FRONT--SIDE SIDE OTHER

OTHER FEATURES: (Porch; Portico, etc.):
WINDOWS, BAY WINDOWS, STAINED GLASS?
ORNAMENTAL: BRACKETS UNDER EAVES? CORBELLED CHIMNEY? (Please describe) _____

REMODELING: (Please describe known changes): new fenestration, added Sunroom, mudroom, stairway

Please attach current photo if possible. Are older photos available for copying or donation? _____

Do you have any articles, clippings or other historical data available for photo-copying? Photo of original house and view

Would you be interested in showing your home for an historical society benefit?
YES (✓) NO ( )

Please expand your commentary on history of your home on back, or attach additional sheet.

(Over)

THE WINNETKA HISTORICAL SOCIETY
Heritage House Committee
Robert Rempert-Chairman

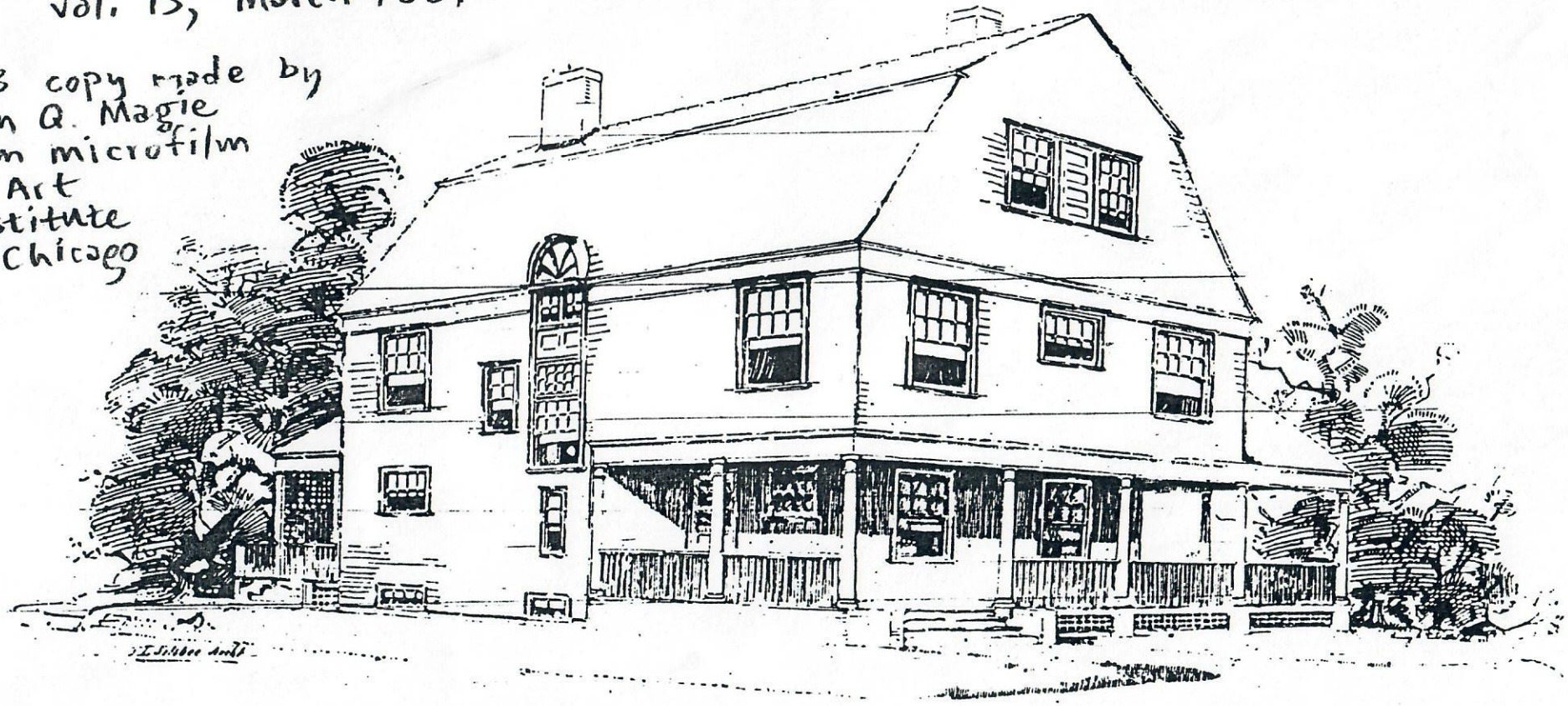
- original property included several acres which were sold off to adjacent house holders
- removal of wall paper revealed original owners signature on wall, marking height of son on date shown (1894) - we have preserved this by framing that portion of wall -
- Greeley, original owner, was of family after which local school was named
- house is constructed on one of if not the highest points in Winnetka thereby insuring a dry basement and excellent view

Built 1888-89

Frederick Greeley House
695 Prospect Ave., Winnetka, IL,
as shown in
Inland Architect magazine,
vol. 13, March 1889

Architect:
Joseph Lyman Silsbee,
1843-1913

1993 copy made by
John Q. Magie
from microfilm
at Art
Institute
of Chicago



HOUSE FOR F. GREELEY, WINNETKA, ILL.

J. L. SILSBEE, ARCHITECT, CHICAGO.

Excl. Agents	Address of House	Size of Lot	Rooms	Baths	Porches	Price
	695 Prospect Ave., Winnetka	abt. 2 acres	11	4		$35,000

Continuance of Listing Confirmed
1/22/43
10/25/43
12/14/43
3/29/44

Situated between — Fronts — ft. alley at
How house may be seen — When available
Garage yes — Living quarters apt. — How heated
State exactly how we came to have this listing: card from Northern Trust — Date 6/16/42 — Listed by BC

Owner — Address — Ofc.
Whom to notify regarding prospective purchaser: Northern Trust Co.(trustee) (Real Estate Sales Division) — Ph: Res. — Address 50 So. LaSalle St. — Ofc. Fra. 7070
Tenant — Lease expires — Rent $1.25
Abstract or Guaranty policy — 1941 Taxes $1082.22 — Special Assessments
Terms — Dark plastery 2
1st Mortgage — Rate — Maturity
Prepayment privileges
2nd Mortgage — Rate — Maturity
Prepayment privileges
Restrictions
Insurance { Fire / Tornado
Construction 2½ Story frame — Roof — Architect
Heating HW oil — Hot water — Lighting — Hardwood Floors
Remarks Greenhouse

sold by B&C full price

J.A.P. ✓
W.A.S. ✓
H.L.H. ✓
L.C.L. ✓
A.V.M. ✓
R.L.P. ✓
J.L.W. ✓
C.B.T.

Zoning — Use — Height — Area

Sign Privileges

	Stories
Basement	
1st floor	
2nd floor	5 bedrooms, 2 baths
3rd floor	4 bedrooms, 2 baths

The Frederick Greeleys arrived in Winnetka in 1889 to live in their newly completed home at 695 Prospect Avenue. Their son, Sam, recalled that day, many years later:

> **We all (my family) arrived at our new home on a rainy afternoon in April,1889. Our household goods came along on a buckboard-like affair drawnby four small horses. The furniture was stacked on the vehicle to an amazing height, covered by tarpaulins and roped to the wagon. It seemed, literally, to totter. The driver missed our driveway and went up the "hill" away toward the little triangle of Humboldt Avenue. In the mud of the unpaved road, the wagon slithered about and almost tipped over. However, in the dim dusk and rain, it was safely unloaded.**

Their fine three story house was designed by J.L. Silsbee, at the beginning of his classical phase. Therefore, there are columns on the porches and a fanlight window in a shingle style house. The culmination of this phase for Silsbee occurred with the design of the West Virginia Building at the World's Columbian Exposition.

Prospect Avenue was considered by many to be "the place to live" in Winnetka. The height of the hill assured both a dry basement and an excellent view. The house and its 2.5 acre lot supposedly cost $8,900, and Mrs. Greeley hired noted horticulturist Edith Beech Barnum to design the extensive gardens. However, space was left for a tennis court, a playhouse, a hill for skiing and coasting and - a cow.

Other members of the Greeley family lived in Winnetka. Frederick's brother, Morris, arrived in 1895 and built the house at 655 Maple where he raised five children. One sister, Ethel, married Lowell Copeland and lived at 645 Maple; another sister, Ruth, lived with Morris. Samuel Sewell Greeley, their father, was honored for his service to the community, which named Greeley school after him.

Buffalo as an Architectural Museum

Joseph Lyman Silsbee & Associates in Buffalo, NY

Joseph Lyman Silsbee

Photo courtesy of Christopher Payne

Click on photo for larger size

On this page:

- Silsbee - the early years
- Syracuse
- Silsbee & Marling in Buffalo
- Silsbee & Kent in Chicago
- Accomplishments

See also:

- **Dog on a High Pitched Roof: The Question of Silsbee in Buffalo, by Austin M. Fox**
- **Buildings by Joseph Lyman Silsbee listed on the National Register of Historic Places**
- **Christopher Payne,** Searching for Silsbee (online June 2015)

The early years

Joseph Lyman Silsbee (1848-1913), was a significant American architect who worked in Syracuse, Buffalo, and Chicago. He is frequently mentioned as the first employer of Frank Lloyd Wright.

Born in 1848 in Salem, Massachusetts, Silsbee later graduated from Exeter and from Harvard. He followed H. H. Richardson at Harvard by about ten years, and H.H. Richardson's Romanesque style was to become a major influence in his early career.

Just out of college, Silsbee studied architecture at M.I.T. in 1870, the year its architectural school was founded, the first such school in the country.

In the course of the next few years Silsbee first worked for an architectural firm in Boston and then traveled in Europe sketching architecture, probably drawing some inspiration from the work of the prominent architects then working there, possibly including Norman Shaw who was developing what would become known as the Queen Anne style. Shaw's work was known from a book of sketches he published in 1858, and, especially, pen and ink drawings from 1874 in periodicals which were widely distributed in England and in America.

Syracuse

Not long after returning from Europe, In **1874**, at age 26, Silsbee moved to Syracuse where he practiced architecture and was appointed professor of architecture at the new College of Fine Arts at Syracuse University. He designed in the city two fine, textbook examples of commercial Victorian Gothic, the huge **Syracuse Savings Bank** and the **White Memorial Building** both still majestic landmarks of downtown Syracuse.

The Syracuse Savings Bank was his first major commission, and on the strength of it, he married Anna Sedgwick, daughter of a prominent local banker. The success of these buildings brought him commissions for five residences in Syracuse, and he was offered the deanship of the new School of Architecture at Cornell, which he declined. Subsequently, he designed dwellings elsewhere in New York State, for example, in Ballston Spa, Albany, and Peekskill (in the latter place for Henry Ward Beecher).

4 Syracuse buildings:

Amos Block, Syracuse

Mortuary Chapel Oakwood Cemetery, Syracuse

Syracuse Savings Bank

White Memorial Building

Silsbee & Marling in Buffalo

In 1882 Silsbee opened an office in Buffalo with Buffalonian **James H. Marling** (1857-1895). Marling, a native of Canada, had worked for several years in Silsbee's Syracuse office. He was in Buffalo by 1882, most likely to supervise the construction of Silsbee's buildings here. At least two other Syracuse employees, Frank Fuller and Fred R. Hirsh, eventually relocated to work for Silsbee in Buffalo. (Silsbee continued his office and residence in Syracuse.)

All of the commissions that Silsbee had in Buffalo -- 21 houses, plus some commercial buildings -- were the result of the contacts he made when he designed the clubhouse for the **Gentlemen's Driving Club** in Hamlin Park (photo) and the **Falconwood clubhouse** in Grand Island which burned down in the summer of 1882. Both buildings are demolished.

The **Gentlemen's Driving Club** is similar in appearance to Falconwood. It was the social club adjacent to the Hamlin Driving Park (which by 1903 was subdivided into residential streets and lots, becoming the Hamlin Park neighborhood). Members used the park for leisurely and competitive horse and carriage driving.

The Gentlemen's Driving Club commission was for horse owner and enthusiast Cicero Hamlin. The Hamlins ran the American Glucose Company and were members of the Falconwood Club in 1883. Silsbee and Marling designed homes for

- Harry Hamlin at 1014 Delaware,
- Cicero Hamlin, Harry's father, in 1886
- and did initial plans for Cicero's brother, William in 1887. The firm of Marling & Burdett eventually completed William's home

Silsbee's first two house commissions in Buffalo were the 1881 **Noyes/Naylon House** at 291 North St. and the **Bemis House** at 267 North Street next door. The cost for each house was $25,000.

Noye was a wealthy businessman and well-respected member of the **Falconwood Club**, a summer retreat for a group of affluent Buffalo families. Work on the house was done from the office in Syracuse.

The surviving Silsbee homes in Buffalo are the largest known concentration of his domestic work, and are a distinguished group of Queen Anne and Shingle Style homes.

It is important to note that Silsbee's **Buffalo** office was open for about 5 years, between 1882 and 1887 and that he was responsible for over thirty known buildings in that city. A majority of these commissions were homes that dotted the affluent tree-lined streets of North Street, Delaware Avenue and Linwood Avenue. In all, seven known buildings are still standing.

The survival rate is not so good but in Buffalo, it is better than other cities where he practiced. **Chicago** only has a couple dozen of the hundreds of structures he designed there and though a two of his finest office buildings are still standing in **Syracuse**, his work has fared even worse there.

- Christopher Payne, Searching for Silsbee (June 2011)

Click on illustrations for larger size -- and for more information

Old Driving Park Silsbee's first Buffalo commission was for the clubhouse

Falconwood Club 1882. Demolished

Richard K. Noyes (later Henry Naylon) House, 291 North Street, was Silsbee's first Buffalo residential commission.

Dr. Bainbridge Folwell Home and Office 713 Delaware Ave. 1885. Demolished

John Bemis House
267 North Street. 1885

390 Linwood Ave.
This is one of the speculative homes commissioned by Edward Smith between 1885-86

Home for E. B. Smith
400 Linwood Ave.
1885

Fowler House, 412 Linwood Ave.
Attributed to Silsbee & Marling

63 Irving Place. 1886
This is one of the speculative homes commissioned by Edward Smith between 1885-86

Detail: 63 Irving Place

Mrs. Dr. Hoxsie
679 Busti Ave.
1886

George Howard House
249 Summer St.
1888
Demolished

Charles Germain House
1131 Delaware Ave.. 1887.
Silsbee & Marling's last Buffalo commission

William Taylor House
405 Linwood Ave.
1886-87

420 Linwood Ave.
1887
Silsbee probably worked on this house

429 Linwood Ave.
c. 1885
Silsbee probably worked on this house

See also:
C. D. Arnold House, 123 Bidwell Parkway

White Building: Silsbee & Marling office

Edward Austin Kent was a Buffalonian who was a partner of Silsbee in Chicago

Frank Lloyd Wright worked for Silsbee in Chicago.

Silsbee & Kent in Chicago

In 1886 Silsbee settled in Chicago, and became a popular residential architect there. He brought with him a more polished and graceful residential style than had existed there.

In Chicago, he formed a partnership with Edward A. Kent. Kent, who had Buffalo connections, later practiced in Buffalo and designed

- the Unitarian Church at Elmwood and West Ferry,
- the Chemical 5 Firehouse on Cleveland Avenue, and
- the Douglas Cornell house on Delaware near Virginia.

Tragically, Kent went down at sea in 1912 on the Titanic.

Accomplishments

Between 1884 and 1887 Silsbee and the architects in his three practices designed 75 or more buildings, most of them residences. Seven of his buildings are listed on the National Register of Historic Places.

Silsbee's Chicago office in the 1887-1889 had a number of young architects who were later to become outstanding architects, especially residential architects: Frank Lloyd Wright, George Grant Elmslie, George Maher, and Irving Gill. Each of these men went from Silsbee's to Adler and Sullivan's office, perhaps following Wright who was the first to make the change.

Although by 1897 Silsbee's prominence had begun to wane, he continued to practice in Chicago almost until the time of his death in 1913. His work divides into periods -- all with a kind of textbook accuracy. -- when he was designing in

- Gothic Revival
- Richardsonian Romanesque
- Queen Anne
- Shingle
- Colonial Revival,

He is also noted for having designed the Moving Sidewalk for the Chicago World's Fair of 1893, the forerunner of the moving platforms and escalators of today.

Silsbee enjoyed an extremely successful career. He executed over 350 known designs throughout the country, and had a vigorous practice until his death in 1913.

Certainly one of his accomplishments was his influence on the early work of Frank Lloyd Wright:

> Silsbee could draw with amazing ease. He drew with soft, deep black lead-pencil strokes and he would make remarkable free-hand sketches of that type of dwelling peculiarly his own at the time. His superior talent in design had made him respected in Chicago. His work was a picturesque combination of gable turret and hip with broad porches quietly domestic and gracefully picturesque. A contrast to the awkward stupidities and brutalities of the period elsewhere.
> - F. L. Wright, "An Autobiography"

Sources:

- **"The Buffalo Architectural Legacy of J. L. Silsbee," by Christopher Payne, in Western New Heritage, Winter 2002, pp. 8-20**

- **"Dog on a High-Pitched Roof: The Question of Silsbee in Buffalo," by Austin M. Fox, in Buffalo Spree, Spring 1986**
- **Summer 1999 Preservation Coalition tour of Linwood Avenue. Tim Tielman, tour guide.**
- **October 2000 Graycliff Conservancy tour of four Silsbee houses**
- **"Buffalo Architecture: A Guide." Cambridge: MIT Press, 1981**
- **Classic Buffalo: A Heritage of Distinguished Architecture**
- **Christopher Payne and Martin Wachadlo, consultants**

See also:

- Church of the Good Shepherd The initial plans were drafted by Silsbee and Marling, but later reworked by Marling and his new partner, Herbert C. Burdett.
- Buildings by Joseph Lyman Silsbee listed on the National Register of Historic Places

---

Color photos and their arrangement © 2003 Chuck LaChiusa

| ...Home Page ...| ..Buffalo Architecture Index...| ..Buffalo History Index... .|....E-Mail ...| ..

web site consulting by ingenious, inc.

William Paul Giril Koch

WILLIAM A. OTIS

Edit Profile

Add photo

architect

William A. Otis was an american arcitect, was identified with the design of many and various types of buildings in Chicago and other cities.

View map

Background

William A. Otis was born in 1855 in Almond (Allegheny County) New York, United States.

Education

Mr. Otis was educated in Architecture at the University of Michigan where he studied three years (1874-77) and in France at the Paris Ecole des Beaux Arts between 1877 and 1881.

Career

In 1882 the young man went to Chicago, and after being employed as draftsman for a few years in the office of the late William Jenny, in 1886 became a partner in the firm of Jenny & Otis. Three years later that association was terminated and Mr. Otis practiced independently until 1914, when he joined Edwin H. Clark in partnership (Otis & Clark) which was maintained for about a decade, then during his latter years was associated with Revilot Fuller under the name of Otis & Fuller.

During his many years of practice Mr. Otis was identified with the design of many and various types of buildings in Chicago and other cities. Probably his best known works were St. Peter's Protestant Episcopal Church in Chicago; City Library at Aurora, 111., Christ Church at Winnetka, and the Orrington Lunt Library at Northwestern University. In addition he prepared plans for many small-town Public Libraries, schools and residences in various locations.

Works

Born

1855

Almond (Allegheny County)
New York, United States

Died

June 9, 1929 (aged 74)

Nationality

American

Education

1874 - 1877

University of Michigan

1877 - 1881

Ecole des Beaux Arts Paris
France

Career

1914

practiced independently
Chicago, Illinois, United States

1882

draftsman , office of William Jenny
Chicago, Illinois, United States

1886

partner , firm of Jenny & Otis
Chicago, Illinois, United States

1914

partner , Otis & Clark

LPC - 695 Prospect HAIS - Page 145

Chicago, Illinois, United States

More photos

Other Work

Christ Church at Winnetka
Orrington Lunt Library at Northwestern University

Membership

One of the early members of the old Western Association of Architects, later affiliated with the Chicago Chapter, A. I. A.

Connections

coworker: William Jenny

Mr. Otis employed as draftsman for a few years in the office of the late William Jenny, in 1886 became a partner in the firm of Jenny & Otis.

coworker: Edwin H. Clark

In 1914 Mr. Otis joined Edwin H. Clark in partnership (Otis & Clark) for about a decade.

About | FAQ | Mobile Version | Terms of Service | Privacy Policy | Contacts | Subscription | Join Prabook

Prabook is a registered trademark of World Biographical Encyclopedia, Inc.

Version 2.0.48.1.1248 2021

Looking for a job? Jobs in the United States >>>

temporary no images test. User does not want to print images.

Property Details

05-16-101-027-0000

695 PROSPECT AVE • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	**209**
SQUARE FOOTAGE (LAND)	**30,828**
NEIGHBORHOOD	**22**
TAXCODE	**23008**
NEXT SCHEDULED REASSESSMENT	**2022**

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2020 Board of Review Certified	2019 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	**$2,038,640**	**$2,215,920**
TOTAL ASSESSED VALUE	**$203,864**	**$221,592**
LAND ASSESSED VALUE	**$69,363**	**$69,363**
BUILDING ASSESSED VALUE	**$134,501**	**$152,229**

Exemption Status

2020 **Homeowner |**
Senior Citizen |
Senior Freeze | N/A

2018 **Homeowner | $824.00**
Senior Citizen | $659.20
Senior Freeze | $164.80

2017 **Homeowner | $784.60**
Senior Citizen | $627.68
Senior Freeze | N/A

2016 **Homeowner | $552.86**
Senior Citizen | $394.90
Senior Freeze | N/A

2015 **Homeowner | $645.40**
Senior Citizen | $461.00
Senior Freeze | N/A

Exemption History

2018	**Homeowner, Senior Citizen, and Senior Freeze exemption was applied to the property this year.**
2017	**Homeowner, and Senior Citizen exemption was applied to the property this year.**
2016	**Homeowner, and Senior Citizen exemption was applied to the property this year.**
2015	**Homeowner, and Senior Citizen exemption was applied to the property this year.**

Characteristics

DESCRIPTION	**Two or more story residence, any age, 5,000 sq.ft. & over**
RESIDENCE TYPE	**Two Story**
USE	**Single Family**
EXTERIOR CONSTRUCTION	**Frame**
FULL BATHS	**4**
HALF BATHS	**2**
BASEMENT[1]	**Full and Unfinished**
ATTIC	**Partial and Living Area**
CENTRAL AIR	**No**
NUMBER OF FIREPLACES	**5**
GARAGE SIZE/TYPE[2]	**2 car attached**
AGE	**128**
BUILDING SQUARE FOOTAGE	**6,525**
ASSESSMENT PHASE	**Assessor Valuation**

[1] Excluded from building square footage, except apartment

[2] Excluded from building square footage

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

Appeal History

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2020	$221,592 (2019)	$221,592	$221,592	16362	RICHARD SHAPIRO	ANNEMARIE H GRAMM	Appeal Review Complete	Assessed Value Not Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.
2019	$208,046 (2018)	$221,592	$221,592	24414	RICHARD SHAPIRO	ANNEMARIE H GRAMM	Appeal Review Complete	Assessed Value Not Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.
2017	$208,046 (2016)	$208,046	$208,046	20048	RICHARD SHAPIRO	ANNEMARIE H GRAMM	Appeal Review Complete	Assessed Value Not Adjusted - Your property's uniformity with comparable properties.
2016	$193,999 (2015)	$208,046	$208,046	3083	ANNEMARIE H GRAMM	RICHARD SHAPIRO	Appeal Review Complete	Assessed Value Not Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.

695 Prospect
665 Prospect

The PRAIRIE SCHOOL Review

Volume VII, Number 4 Fourth Quarter, 1970

CONTENTS

4 From the Editors

5 Silsbee: The Evolution of a Personal Architectural Style
by Susan Karr Sorell

14 The Earliest Work of Frank Lloyd Wright
by W. R. Hasbrouck

17 A Catalog of Work by J. L. Silsbee
by Susan Karr Sorrell

22 Book Reviews

Bruce Goff in Architecture, Takenobu Mohri
Reviewed by Richard Helstern

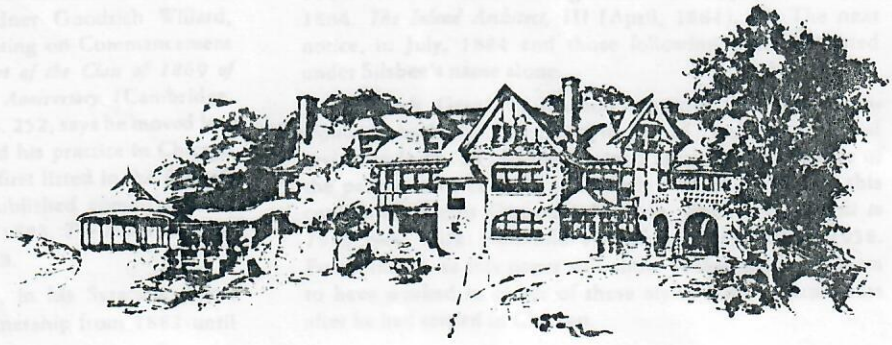
Frank Lloyd Wright: Public Buildings, Pawley and Futagawa
Reviewed by Bruce F. Radde

The Oxford Companion to Art, Harold Osborne, Editor

PAPERS, The American Society of Architectural Bibliographers, Volumes IV, V, VI, VII, William B. O'Neal, Editor

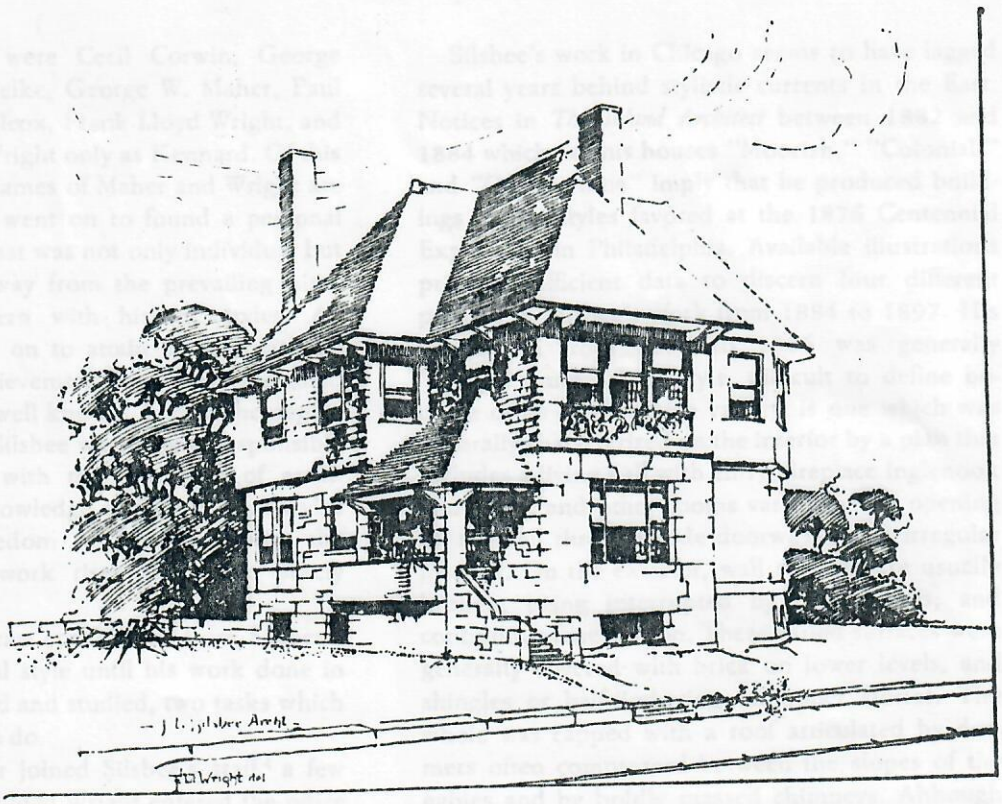
26 Preview

27 Bibliography



Residence for F. H. Hazard, in Syracuse, New York, designed by J. L. Silsbee.

NOTICE: This material may be protected by copyright law (Title 17 U.S. Code)



This sketch for a house in J. L. Cochran's Edgewater real estate development was executed by Frank Lloyd Wright in 1888. Photograph from The Inland Architect.

Silsbee: The Evolution of a Personal Architectural Style

by Susan Karr Sorell

Susan Karr Sorell did her undergraduate work at The University of Tennessee and later took a Master of Arts in Art History at the University of Chicago. This article grew out of her Master's disertation under the direction of Professor Paul E. Sprague during the academic year 1968-69. Following graduation she taught at Western Illinois University and is now Research Assistant to the Illinois State Survey of Historic Sites and Structures.

It was about 1882[1] when Joseph Lyman Silsbee left Syracuse, New York, to establish an architectural practice in Chicago.[2] Although versed in the various architectural styles then current in the East, some of which he may have introduced to Chicago,[3] the quality of his work while well above average would not in itself have earned him a national reputation. But Silsbee has indeed become known nationally, if not internationally, because of several remarkable young apprentices who found their way to his office. Serving apprenticeships under Silsbee

1 Controversy and uncertainty surround the date of Silsbee's arrival in Chicago. Vincent Scully in Vincent Scully, *The Shingle Style* (New Haven, Conn.: Yale University Press, 1955), p. 158, and Henry-Russell Hitchcock in Henry Russell Hitchcock, *In the Nature of Materials* (New York: Duell, Sloan and Pearce, 1942), p. 4, agree to a date of c. 1885. Mrs. Frank E. Wade (Letter from Mrs. Frank E. Wade to Thomas J. McCormick, February 10, 1950.) states that Silsbee moved to Chicago in 1884. Willard in Gardner Goodrich Willard, "Memorial" (presented at class meeting on Commencement Day, June 19, 1913) *Eleventh Report of the Class of 1869 of Harvard College June 1919: Fiftieth Anniversary* (Cambridge, Mass.: The Riverside Press, 1919), p. 252, says he moved late in 1883. I believe Silsbee established his practice in Chicago prior to May-June, 1882 since he is first listed in the *Lakeside Directory* of that year. The first published commission in Chicago did not appear until March, 1883. *The Inland Architect and Building News,* I (March, 1883), 28.

2 Silsbee and a former draftsman, in his Syracuse office, Edward A. Kent, maintained a partnership from 1882 until 1884. The last notice bearing both names appeared in April, 1884. *The Inland Architect,* III (April, 1884), 43. The next notice, in July, 1884 and those following were submitted under Silsbee's name alone.

3 Although Grant C. Manson suggests that Silsbee introduced both the shingle style (p. 14) and the Colonial revival style (p. 21) to the Chicago area, the architecture of the period has not been sufficiently studied to rely on this conclusion. Grant Carpenter Manson, *Frank Lloyd Wright to 1910* New York: Reinhold Publishing Corporation, 1958. Furthermore, as this paper will show Silsbee does not seem to have worked in either of these styles until several years after he had settled in Chicago.

in the late 1880's were Cecil Corwin, George Elmslie, H. G. Fiddelke, George W. Maher, Paul Mueller, Elbert F. Wilcox, Frank Lloyd Wright, and a man identified by Wright only as Kennard. Of this group, perhaps the names of Maher and Wright are better known. Each went on to found a personal architectural idiom that was not only individual but which also broke away from the prevailing nineteenth-century concern with historic styles. Although Wright went on to attain an international stature, Maher's achievement has so far remained local and much less well known. And to the degree that Joseph Lyman Silsbee was in part responsible for providing each with the essentials of architectural design, a knowledge of then current styles and a sense of freedom of creative choice, the significance of his work rises above the purely regional.

It is difficult to draw conclusions from Silsbee's personal architectural style until his work done in Chicago is catalogued and studied, two tasks which this article sets out to do.

George W. Maher joined Silsbee's staff[4] a few months after Frank Lloyd Wright entered the office in the spring[5] (c. March)[6] of 1887. Both Wright and Maher remained with Silsbee for approximately a year.[7] Wright left early in 1888 (c. February),[8] to join Adler and Sullivan, but Maher stayed on with Silsbee until about June, 1888,[9] when he resigned to open an independent practice.

4 Frank Lloyd Wright, *An Autobiography* New York: Duell, Sloan and Pearce, 1943, p. 72. However, J. William Rudd thinks Maher might have been hired before Wright. J. William Rudd, "George W. Maher, Architect" (unpublished M.A. thesis, Northwestern University, 1964), p. 3, fn. 2.

5 Wright, *An Autobiography,* p. 72.

6 According to Paul Sprague.

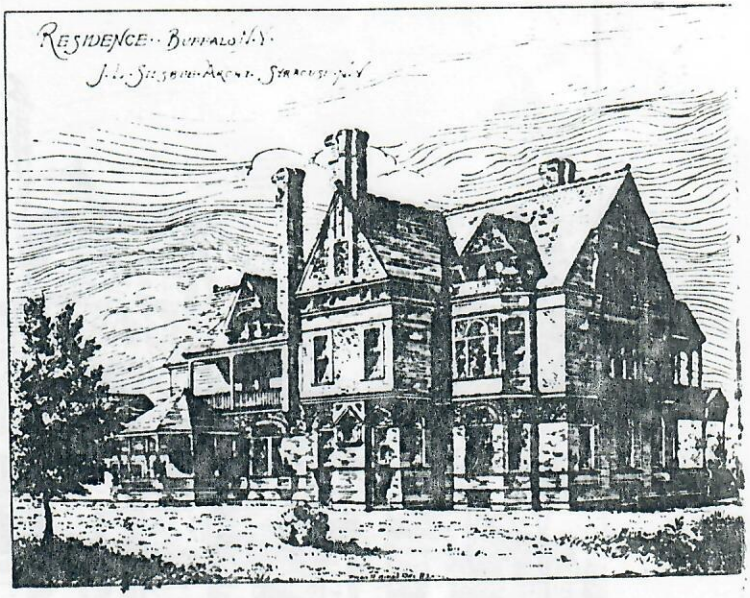
7 Wright was employed by Silsbee during this period except for a few weeks when he worked for Beers, Clay and Dutton. Wright, *An Autobiography,* p. 72.

8 According to Paul Sprague.

9 It is difficult to ascertain the exact date of Maher's departure. The announcement of his partnership withCharles H. Corwin appeared in *The Inland Architect,* XIV (September, 1889), 25. Another statement, four months later, reported that Maher "has commenced the practice of architecture" with no mention of Corwin. *Building,* X (December 22, 1889.) H. Allen Brooks, states that Maher established the partnership with Corwin in 1888. Brooks, "The Prairie School; the American Spirit in Midwest Residential Architecture 1893-1916" (unpublished Ph.D. dissertation, Northwestern University, 1957), 60. However, sketches under Maher's name alone appear in *The Inland Architect* Vols. XVI (October, 1888), p. 27, XII (June, 1889, 90, and XIII (July, 1889), 104. Since there was usually a lag of several months between the date of design and the time when these sketches were published, it seems likely that Maher did not leave Silsbee before May or June of 1888. Presumably he worked alone until forming the partnership with Corwin. To further complicate matters, George Elmslie recalled that Maher also worked for Sullivan, however, he did not state when. (George Elmslie, Letter to Hugh Morrison, July 18, 1934. Hugh Morrison, Sullivan Morrison Papers, III, p. 54.) This apprenticeship with Sullivan might have taken place at some time between Maher's departure from Silsbee's office and his forming the partnership with Corwin.

Silsbee's work in Chicago seems to have lagged several years behind stylistic currents in the East. Notices in *The Inland Architect* between 1882 and 1884 which call his houses "Moorish," "Colonial," and "Queen Anne" imply that he produced buildings in the styles favored at the 1876 Centennial Exposition in Philadelphia. Available illustrations provide sufficient data to discern four different periods in Silsbee's work from 1884 to 1897. His production from 1884 to 1886 was generally "Queen Anne." This style, difficult to define because of its considerable variety, is one which was generally characterized on the interior by a plan that includes a living hall with entry, fireplace inglenook and stairs, and other rooms varied in size opening off the hall through wide doorways in an irregular manner. On the exterior, wall surfaces are usually broken, being interrupted by oriels, bays, and continuous fenestration. These varied surfaces were generally covered with brick on lower levels, and shingles or half-timbering on upper stories. The whole was capped with a roof articulated by dormers often compressed between the slopes of the gables and by boldly massed chimneys. Although notices of 1883 mention Silsbee's work in this style, it was not until 1884 that we have an example illustrated in a house built in Buffalo, New York

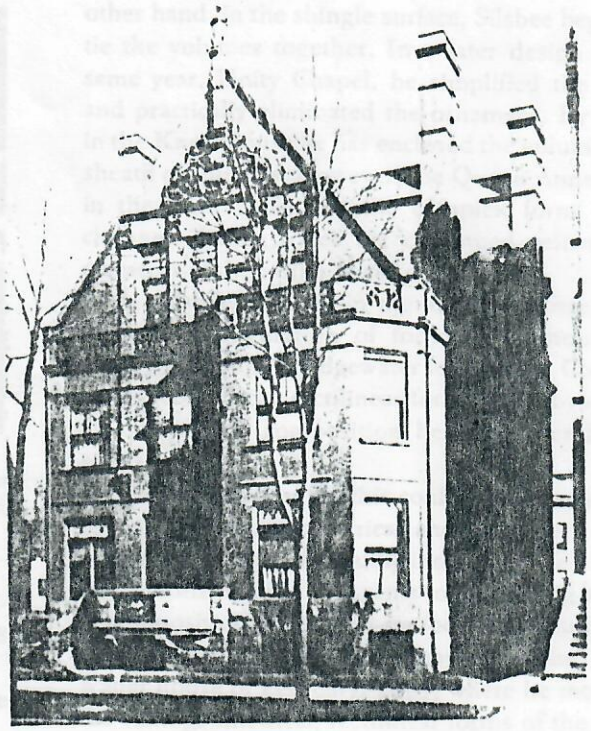
This house was designed by Silsbee in 1884 for a client in Buffalo, New York. Photograph from The American Architect and Building News.



designed after he settled in Chicago. Queen Anne elements appear in the general massing of the volumes, in the two story polygonal bay, and in the continuous fenestration of the end wall. It also appears in details such as the plastic ornamentation in the gable, in the frieze separating the first and second stories, and in the complex shapes of the chimneys. Silsbee continued to employ the Queen Anne style in the Warfield house of April, 1886. But there he modified the idiom by means of the peculiar placement and shape of the oriel above the polygonal bay and by the application of ornamental friezes to the chimneys as well as to the area beneath the eaves.

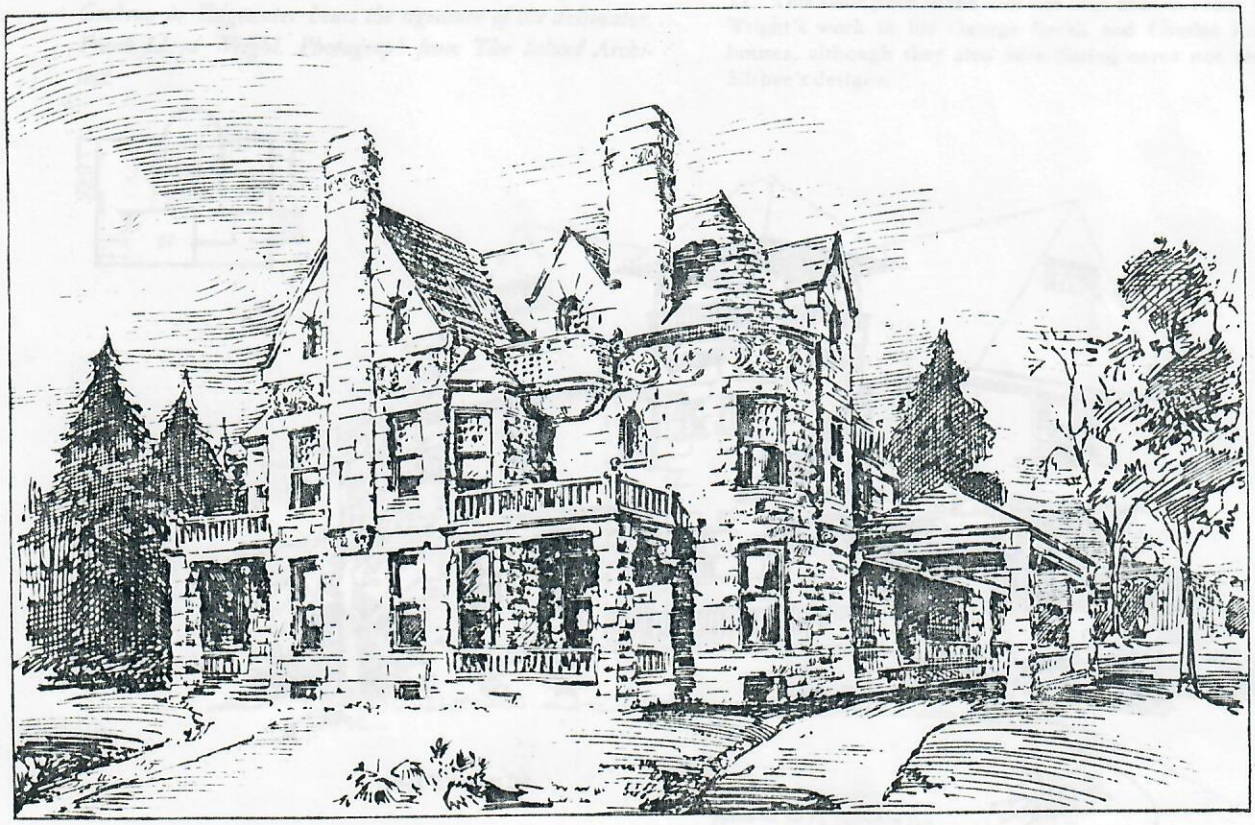
Silsbee's experiments with the Queen Anne idiom are finally concluded in the George W. Hale house of 1886. Here he used linear detailing to articulate the simple planar wall surfaces and confined the sculptural ornaments to a few select areas such as the gables, the porch railing, and the frieze separating the second and third stories.

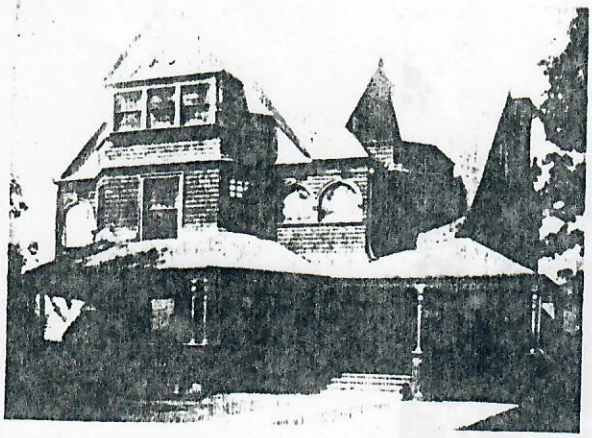
The simplification that the shingle style gave to the Queen Anne characterizes Silsbee's work from 1885 to 1889. In the shingle style, a shell formed by extending shingles over the surface is wrapped around the separate and usually distinct volumes typical of the Queen Anne house. By contrasting the projecting roofs and overhanging upper stories with the spatial void of the wide verandas, interior and exterior spaces appear to flow into one another.



The George W. Hale House, designed in 1886 marks the conclusion of Silsbee's experiments with the Queen Anne idiom. Photograph from The Inland Architect.

This is a sketch of Silsbee's W. S. Warfield House of 1886. It is still standing today in Quincy, Illinois. Photograph from The Building Budget.





The Henry A. Knott House in Buena Park was designed by Silsbee in 1886. Photograph from The Inland Architect.

Plastic Queen Anne ornament is generally eliminated. This style appeared in the East about 1878 and ran its course there by 1883.[10]

Silsbee produced his first shingle variation of the Queen Anne in All Souls' Church of June, 1885. Queen Anne detail appears in the stepped chimney treatment, and in the ornamental panels. On the other hand, in the shingle surface, Silsbee begins to tie the volumes together. In a later design of the same year, Unity Chapel, he simplified the forms and practically eliminated the ornament. By 1886, in the Knott house he has enclosed the volumes in a sheath of shingles. However, the Queen Anne detail in the front gable and the complex form of the chimney demonstrates his continued reliance on elements of the earlier phase of this style.

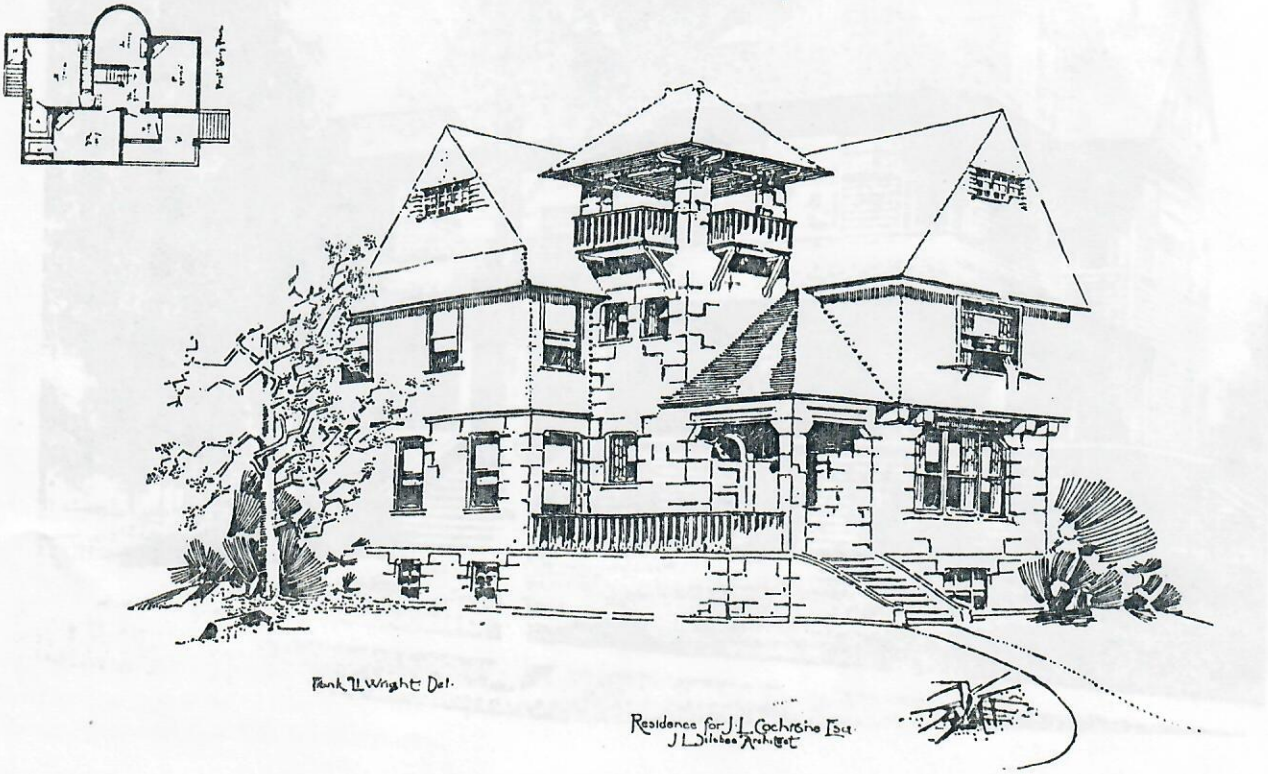
As Silsbee matured in the idiom, he invented a different configuration of forms. Two houses of early 1888, built in Edgewater for John L. Cochran, show geometrical, rectilinear forms locked together in an irregular composition held together by the roof.[11]

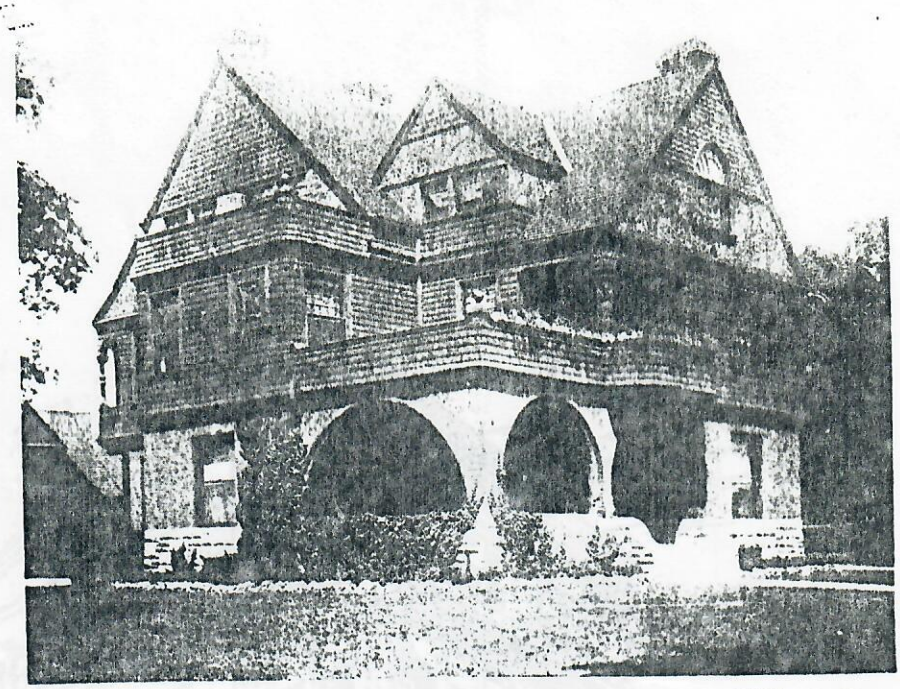
Silsbee then changes this configuration of shapes by covering the geometrical and rectilinear forms with a veil of shingles and by increasing the emphasis on horizontality. He seems to be seeking a unity of composition during this period. This change to a more unified product first appears in the R. A. Waller house of February, 1889, where he modified the stark geometrical, rectilinear forms of the Edgewater houses by way of a shingle covering and horizontal bands on the second and attic stories. Queen Anne elements persist in details — in the ornamental panel of the second story bay, and in the intricate shapes of the chimneys. By 1889, in an unidentified house in Edgewater, he succeeds in

10 Scully, *The Shingle Style*, p. 70. Scully's book further amplifies this definition and provides numerous examples of the shingle style.

11 This same pitch of the roof was later seen in Frank Lloyd Wright's work in his George Smith and Charles Roberts houses, although they also have flaring eaves not seen in Silsbee's designs.

This plan and elevation for a house of 1888 for J. L. Cochran in Edgewater bears the signature of the delineator, Frank Lloyd Wright. Photograph from The Inland Architect.

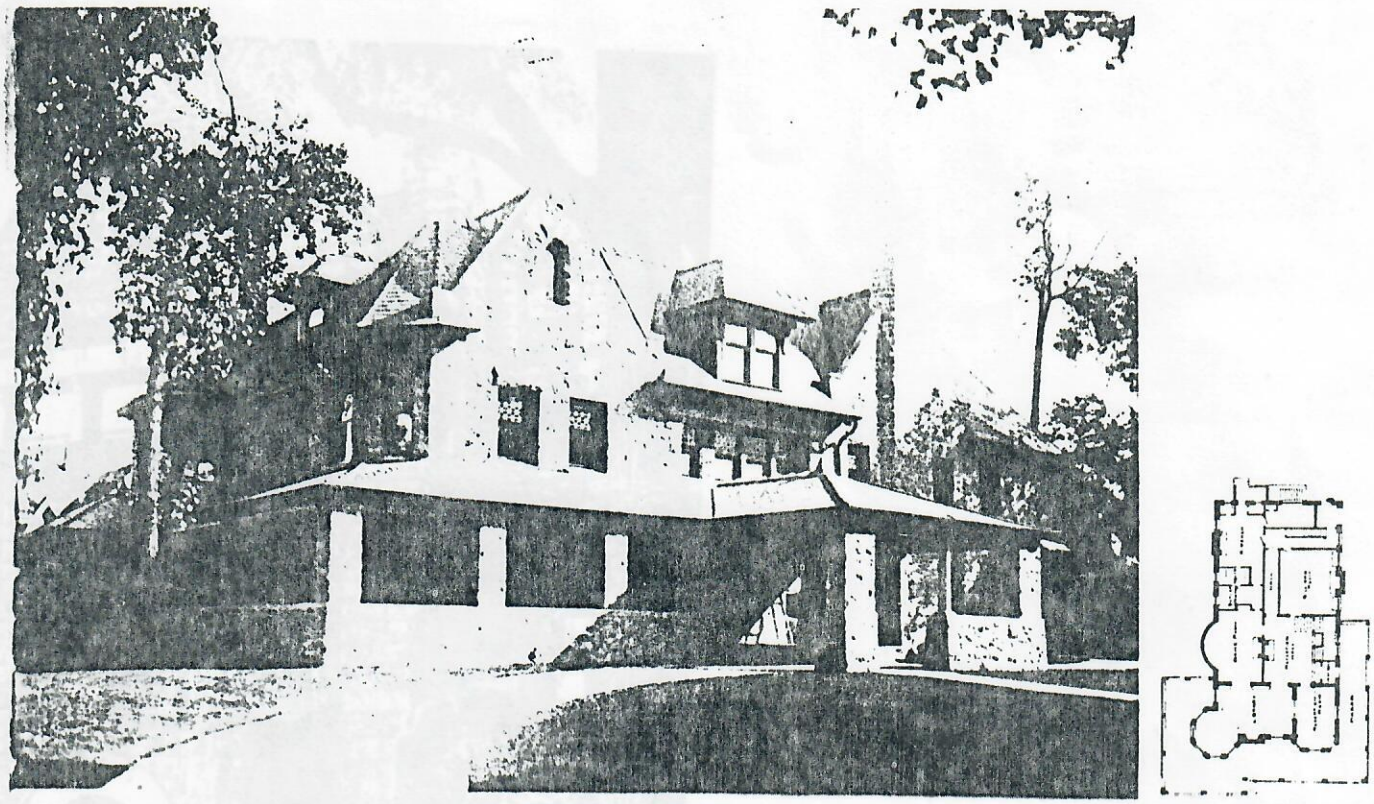




This house, built in Edgewater in 1889, marks the high point in Silsbee's use of the shingle idiom. Photograph from The Inland Architect.

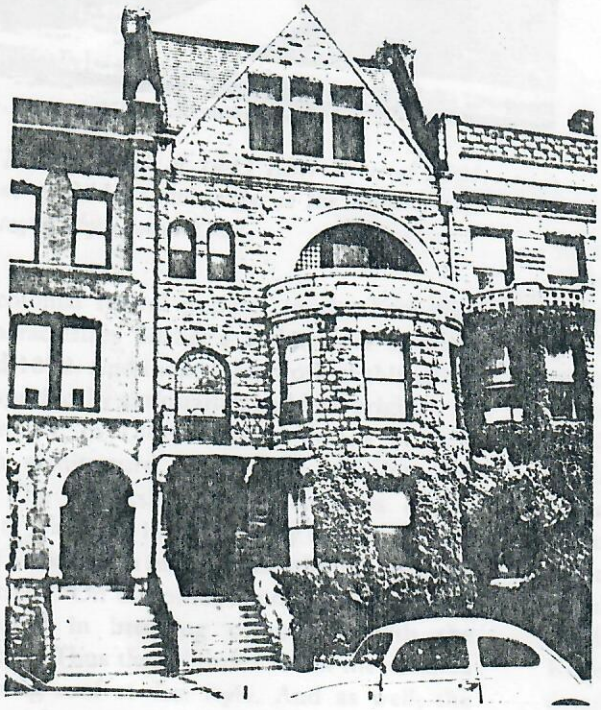
Silsbee designed this house for R. A. Waller in Buena Park in early 1889. Photograph from The Inland Architect.

This sketch of 1887 for the Chicago Telephone Company Building was signed by Silsbee's apprentice, George W. Maher. Photograph from The Inland Architect.



This house was designed in 1891 by Silsbee for W. H. Bartlett in Evanston. Photograph from The Inland Architect.

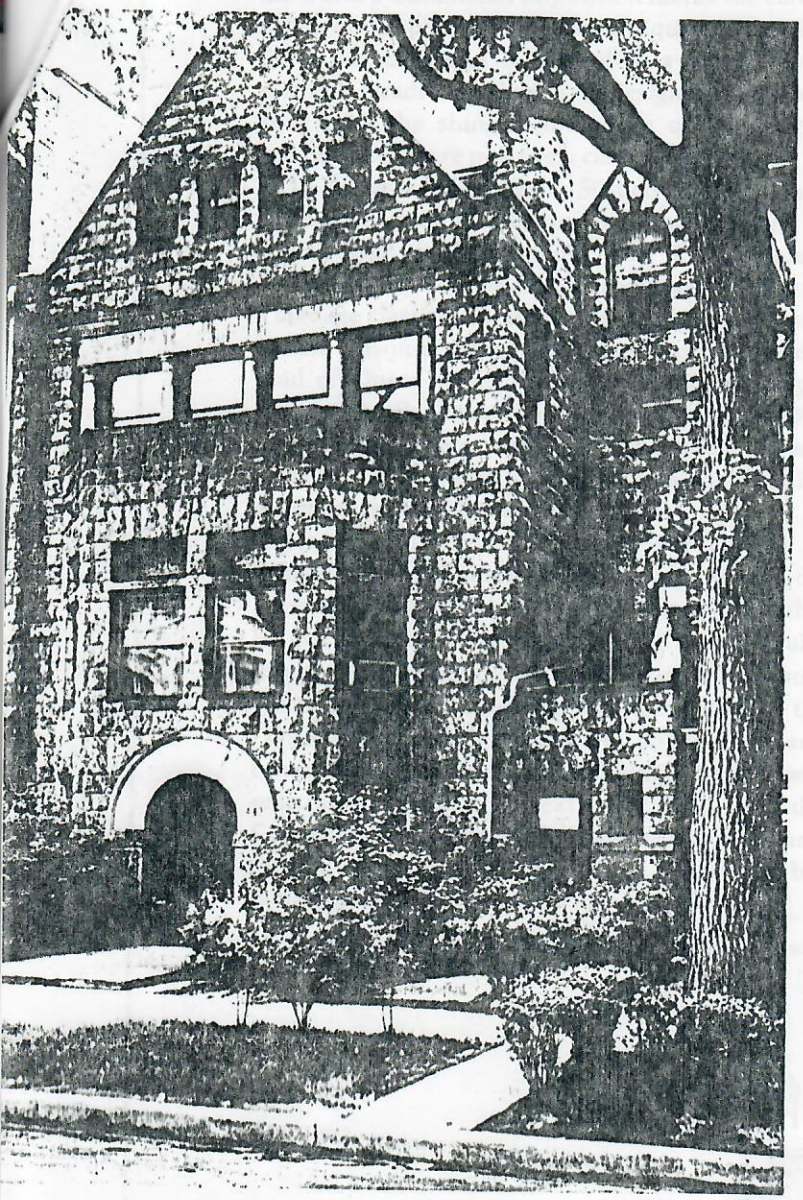
The H. B. Stone House of 1888 at 56 Bellevue Place is a surviving example of Silsbee's masonry building style inspired by Richardson. Photograph by Thomas Yanul.



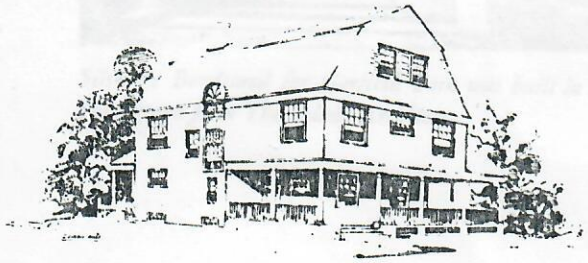
completely eliminating Queen Anne detail. Now shingles cover the entire surface and give a sense of unity by virtue of their continuous texture. The horizontal bands of the porch rail, porch roof, and eaves serve as further unifying elements. This house marks the high point in Silsbee's shingle idiom.

Next, from the years 1887-1892, Richardson's so-called Romanesque, a masonry building style, serves Silsbee as the basis for his work.[12] In his first essay in this style, the Telephone Building of 1887, he combines properties of Queen Anne ornament with simple, bold masonry. By 1888 in the H. B. Stone house, Silsbee abandoned the Queen Anne in favor of a complete dependence on monumental masses of masonry. Several years later in his W. H. Bartlett house he began to experiment more freely with the Richardsonian style. In this house, his arrangement of geometrical, rectilinear masses is reminiscent of those in his last house in the shingle style. The consistency in the texture of the stone, and the horizontal bands of the porch roof, railings, and eaves also reflect that solution. The H. N. May house of November, 1891 concludes his Richardsonian phase. It is the last design that is wholly composed of bold masses of masonry. The classically derived third story columns point to a new interest in the colonial revival.

12 Examples and discussion of Richardson's work appear in Henry-Russell Hitchcock, Jr. *The Architecture of H. H. Richardson and His Times* New York. The Museum of Modern Art, 1936.



The H. N. May House at 1443 Astor Street of 1891 remains one of Silsbee's last designs in the Richardsonian style. Photograph by Thomas Yanul.



This is a sketch of 1888 for the Frederick Greeley House in Winnetka. Photograph from The Building Budget.

The colonial revival popular in the East after 1885, characterizes Silsbee's architecture between 1888 and 1892. And indeed, his work in this idiom is more specifically antiquarian and less original. In the beginning, in 1888, classical details of early American architecture found their way into his designs. The classically derived columns of the porches, the fan light in the Greeley house, and the Palladian fenestration in the Burnet house illustrate the new trend. On the other hand, Silsbee seemed uninterested in breaking completely with the shingle style. Thus these houses retain the veranda and covering roof of that style. And as well, the Greeley and Jamieson houses are entered in a non-axial way in the manner of the shingle style houses. Gradually, specific revival details become more common and indicate Silsbee's gradually increasing interest in the colonial style. However, the asymmetrical facades of the shingle style which continue during these years prevent his work from becoming wholly classical in the sense of colonial revival.

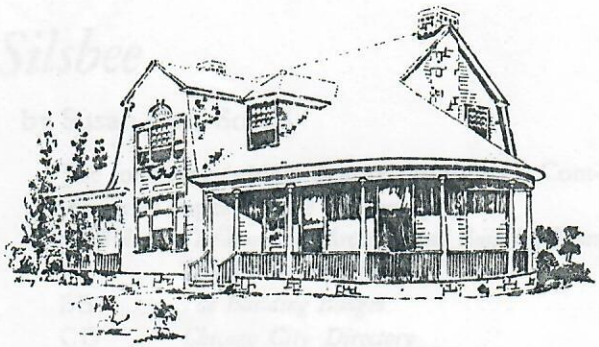
Fan lights, oval windows, Palladian motifs, semicircular classic porches, and columns become more frequent in his work. The Arthur Orr house of 1889 incorporates classically inspired columns, a semicircular porch, a colonial fan light, and an oval window. This technique continues in the R. A. Keyes house of 1891 which also displays classic detail in the columns, fan light, and Palladian fenestration. The West Virginia Building of 1891 for

the World's Columbian Exposition marks the culmination of this phase. There, the antiquarian detail of the earlier buildings is applied to a careful, symmetrical facade, producing a design that breaks away from the shingle conception of asymmetry, and becomes more positively classical.

In the years after 1892, Silsbee's much diminished production was increasingly characterized by eclectic and exotic elements. The F. R. Hazard house of 1892 is composed from varied sources. There are classical columns in the gazebo, Richardsonian masonry arches in the portecochère, and a kind of Queen Anne half-timbering in the upper stories. The Bandstand for Garfield Park of 1897 is an example of his work in exotic types. It was described in a contemporary journal as "Indian architecture of the Saracenic type."[13]

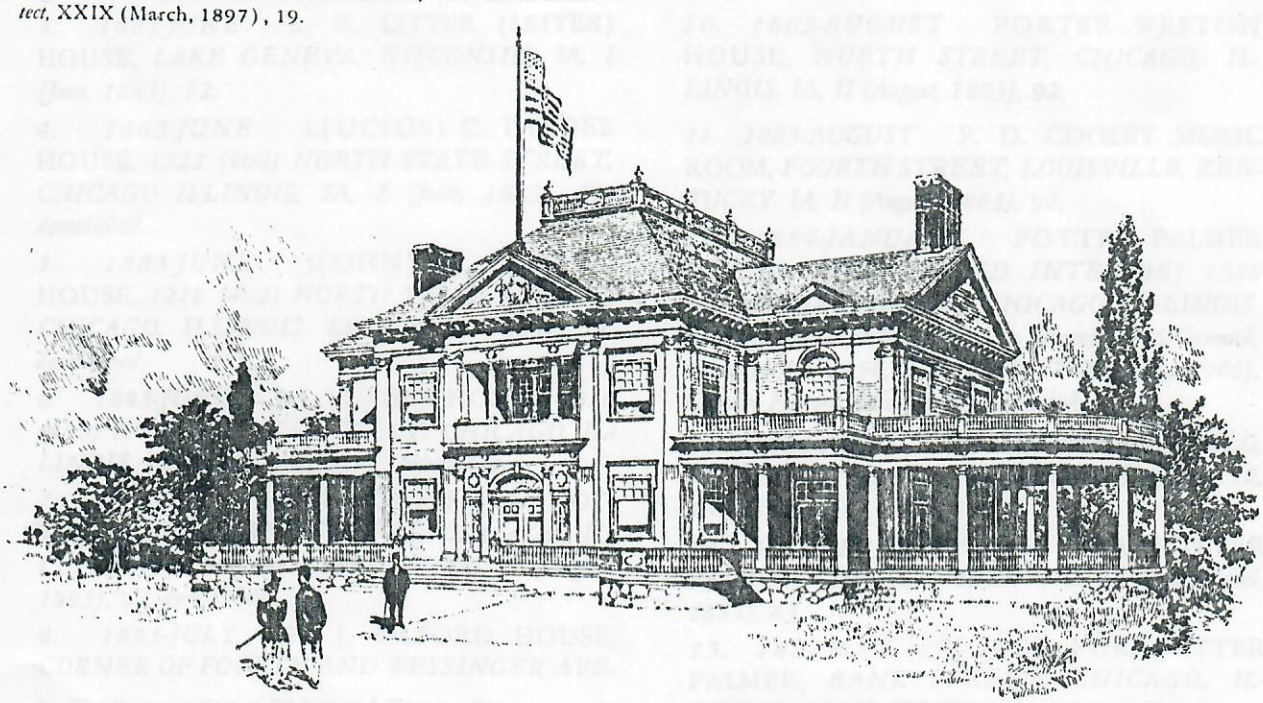
Five general trends in design are evident in Silsbee's work accomplished in Chicago during the years 1882-1897. From 1882-1884 it appears that he was still designing in styles that were popular during the previous decade in the East. Then, from 1884-1886 his production was generally in the "Queen Anne" style. Beginning about 1885 and continuing until 1889, the "shingle style" was reflected in his oeuvre. Next, from 1887-1892 the Colonial revival characterized Silsbee's architecture. Finally, after 1892 his diminishing production became dominated by eclectic and exotic elements.

13 "Indian Architecture in Garfield Park," *The Inland Architect,* XXIX (March, 1897), 19.



In 1888 Silsbee's apprentice, Henry G. Fiddelke, rendered this sketch of the M. DeWitt Burnet House. Photograph from The Building Budget.

Silsbee's Bandstand for Garfield Park was built in 1897. Photograph from The Inland Architect.



J. L. Silsbee, Architect, Chicago

Silsbee's design for the West Virginia Building of 1891 for the World's Columbian Exposition marks the culmination of the colonial phase in his work. Photograph from The Inland Architect.

A Catalog of Work by J. L. Silsbee

by Susan Karr Sorell

The following notes explain the method used in preparing the catalogue.

The entries are arranged chronologically according to the date when notice of the commission appeared in the architectural press. In the absence of notices, the dates were arrived at by stylistic analysis.

The following form is used:

1) person for whom the commission was executed

2) location of the building

3) periodicals in which the notices appear

4) present state of the building if known

Where a name given in the published notice seems to be misprinted, the name believed correct is enclosed by parentheses.

A number in parenthesis denotes the street number at the time of construction. (Chicago streets were renumbered about 1909.)

The following initials denote the sources. Complete entries appear in the bibliography.

AABN	*The American Architect and Building News*
AR	*The Architectural Review*
BB	*The Building Budget*
CD	*Chicago City Directory*
CT	*The Chicago Daily Tribune*
DCBC	*The Development of Chicago Building Construction*
E	*The Economist*
HWF	*History of the World's Fair,* Truman
IA	*The Inland Architect*
ISAB	*Illinois Society of Architecture Bulletin*
ODWCE	*The Official Directory of the World's Columbian Exposition*
Shepp's	*Shepp's World's Fair Photographs*
U	*Unity*

"Chicago" in parenthesis indicates that the site has now been incorporated into the city.

1. 1883-JUNE[1] FLAT FOR B. F. NORRIS, *OAK STREET, CHICAGO, ILLINOIS. IA, I (June, 1883), 72.*

2. 1883-JUNE FLAT FOR B. F. NORRIS, *OGDEN AVENUE, CHICAGO, ILLINOIS IA, I (June, 1883), 72.*

3. 1883-JUNE L. Z. LITTER (LEITER) HOUSE, *LAKE GENEVA, WISCONSIN. IA, I (June, 1883), 72.*

4. 1883-JUNE L(UCIUS) C. PARDEE HOUSE, *1222 (404) NORTH STATE STREET, CHICAGO ILLINOIS. IA, I (June, 1883), 72, demolished.*

5. 1883-JUNE J(OHN) W. HOBSON HOUSE, *1218 (402) NORTH STATE STREET, CHICAGO, ILLINOIS. IA, I (June, 1883), 72, demolished.*

6. 1883-JUNE J. J. LUTHER HOUSE, *1216 (400) NORTH STATE STREET, CHICAGO, ILLINOIS. IA, I (June, 1883), 72, demolished.*

7. 1883-JULY TWO HOUSES FOR POTTER PALMER, *BANK STREET, CHICAGO, ILLINOIS. IA, I (July, 1883), 84. IA, II (August, 1883), 92, demolished.*

8. 1883-JULY H. J. TILFORD HOUSE, *CORNER OF FOURTH AND WESSINGER AVENUES, LOUISVILLE, KENTUCKY. IA, I (July, 1883), 84.; IA, II (August, 1883), 92.*

9. 1883-AUGUST FLAT FOR J. V. WEAVER, *18 (213) WEST ILLINOIS STREET, CHICAGO, ILLINOIS. IA, II (August, 1883), 92, demolished.*

10. 1883-AUGUST PORTER WESTON HOUSE, *NORTH STREET, CHICAGO, ILLINOIS. IA, II (August, 1883), 92.*

11. 1883-AUGUST F. D. COOLEY MUSIC ROOM, *FOURTH STREET, LOUISVILLE, KENTUCKY. IA, II (August, 1883), 92.*

12. 1884-JANUARY POTTER PALMER HOUSE, *(REMODELED INTERIOR) 1350 LAKESHORE DRIVE, CHICAGO, ILLINOIS. Letter from Margaret S. Wade to Thomas J. McCormick, February 10, 1950, p. 2. Davis, ISAB (May, 1946), Chicago Historical Society files, demolished.*

13. 1884-APRIL RESIDENCE, *BUFFALO, NEW YORK. Illustrated in AABN, XV (April 12, 1884).*

14. 1884-APRIL HOUSE FOR POTTER PALMER, *CHICAGO, ILLINOIS. IA, III (April, 1884), 43.*

15. 1884-MAY HOUSE FOR POTTER PALMER, *BANK STREET, CHICAGO, ILLINOIS. AABN, XV (May 24, 1884), 252.*

16. 1884-JULY WILLIAM WALLER HOUSE, *47 BANK STREET, CHICAGO, ILLINOIS. IA, III (July, 1884), 86, demolished.*

1 The first mention of Silsbee and Kent in Chicago was in the March, 1883, *Inland Architect,* p. 28. The firm entered the competition for the office and bank building of the Commercial Deposit Company of Chicago. IA, I (March, 1883), 28.

This is Silsbee's design of 1888 for the house of Judge Egbert Jamieson in Lakeview. Photograph from The Inland Architect.

60. 1888-c. AUGUST STABLE, *EDGEWATER, ILLINOIS, (CHICAGO). IA, XVI (January, 1891), 94.*

695 Prospect

61. 1888-AUGUST T. K. COPELAND HOUSE, *WINNETKA, ILLINOIS. BB, IV (August 31, 1888), sup. 2.*

695 Prospect

62. 1888-AUGUST FREDERICK GREELEY HOUSE, *WINNETKA, ILLINOIS. BB, IV (August 31, 1888), sup. 2.; IA, XIII (March, 1889), 48.*

63. 1888-AUGUST JUDGE E(GBERT) JAMIESON HOUSE, *#28 (IA, January, 1895) #38 (CD:1890) NEWPORT AVENUE, (Note conflict in street numbers) LAKEVIEW, ILLINOIS, (CHICAGO). IA, XIII (May, 1889); IA, XXIV (January, 1895).; BB, IV (August 31, 1888), sup. 2.*

64. 1888-AUGUST E. B. LINDSLEY HOUSE, *THREE RIVERS, MICHIGAN. BB, IV (August 31, 1888), sup. 2.*

65. 1888-OCTOBER M. DEWITT BURNET HOUSE, *BURNET PARK, SYRACUSE, NEW YORK. BB, IV (October 31, 1888).*

66. 1889-FEBRUARY THREE HOUSES FOR R. A. WALLER, *BUENA PARK, ILLINOIS, (CHICAGO). IA, XVI (September, 1890); BB, V (April 30, 1889), p. x.*

67. 1889-c. FEBRUARY HENRY J. PEET HOUSE, *BUENA PARK, ILLINOIS, (CHICAGO). BB, V (April 30, 1889), x.*

68. 1889-AUGUST W(ILLIAM) S. BOOTH HOUSE, *4709 GRAND BOULEVARD, CHICAGO, ILLINOIS. CT (August 18, 1889).*

69. 1889-AUGUST JAMES S. MORTON HOUSE, *LAKE GENEVA, WISCONSIN. E, II (August 31, 1889), 769.*

70. 1889-AUGUST JAMES SHAW HOUSE, *MOUNT CARROLL, ILLINOIS. E, II (August 31, 1889), 769.*

71. 1889-AUGUST MRS. M. L. BAILEY HOUSE, *WHEATON, ILLINOIS. E, II (August 31, 1889), 769.*

72. 1889-AUGUST W. B. BULL BARN, *QUINCY, ILLINOIS. E, II (August 31, 1889), 769.*

73. 1889-c. SEPTEMBER ARTHUR ORR HOUSE, *EVANSTON, ILLINOIS. IA, XV (July, 1890).*

74. 1889-SEPTEMBER GEORGE S. PAYSON HOUSE, *1352 (90) ASTOR STREET, CHICAGO, ILLINOIS. CT (September 15, 1889).*

75. 1889-SEPTEMBER FRED W. SMITH HOUSE, *4725 (old) GRAND BOULEVARD, CHICAGO, ILLINOIS. CT (September 22, 1889), demolished.*

76. 1889-c. NOVEMBER-DECEMBER RESIDENCE, *EDGEWATER, ILLINOIS, (CHICAGO). IA, XVII (March, 1891), 27.*

77. 1890-FEBRUARY W. I. STILES STORE FRONT, *15-17-19 (old) CLINTON STREET, CHICAGO, ILLINOIS. BB, VI (February, 1890), viii.*

78. 1890-MARCH RESIDENCE, *SAN DIEGO, CALIFORNIA. BB, VI (March 31, 1890).*

79. 1890-JULY MANUFACTURING BUILDING FOR MRS. EMMA WEIGLE, *NORTHWEST CORNER OF CANAL AND JACKSON STREETS, CHICAGO, ILLINOIS. BB, VI (July 31, 1890), ix.*

Chicago Tribune, February 26, 1995

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., Evanton IL 60201. Arrangements by **N. H. Scott & Hebblethwaite Funeral Home**, Glenview. Info, 708-998-1020

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 695 PROSPECT AVE. WINNETKA, IL 60093

Parcel Identification Number(s) (PIN): 05.16.101.027.0000 / 05.16.101.028.0000

Description of all structures to be demolished: 3 STORY FRAMED RESIDENCE + GARAGE

Current Property Owner Information

Legal Name: THOMAS + ANNETTE COLE

Primary Contact: THOMAS COLE

Address: [redacted]

City, State, Zip: WINNETKA, IL 60093

Phone No: [redacted]

Email: [redacted]

Date owner acquired property: 12/17/20

Applicant Information

Legal Name: WP MITCHELL BUILDERS, INC

Primary Contact: KATHERINE MITCHELL

Addres [redacted]

City, State, Zip: GLENVIEW IL 60025

Phone No. [redacted]

Email: [redacted]

Applicant's relationship to current property owner: CONTRACTOR

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

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

Legal Name: _____

Address: _____

City, State, ZIP: _____

Phone No: _____

Email: _____

Property Maintenance Requirements

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

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

_____ (I/We) hereby agree to demolish the above structure or portion thereof, in accordance with the information submitted herewith and in strict compliance with all provisions of the Building Code and other related ordinances and regulations of the Village of Winnetka, and _____ (I/We) hereby consent to inspection of the work during demolition and to the responsibility of maintaining the subject site and adjacent public and private properties in a good, safe and clean condition.

Applicant Signature: [redacted] Date: 3-8-21

Printed Name: KATHERINE MITCHELL

Owner Signature: THOMAS M & ANNETTE M COLE Date: 3-5-21

Printed Name: [redacted]

Acknowledgement of Owner and Applicant Property Maintenance Responsibilities

I hereby acknowledge that in submitting the attached application for demolition, the subject property is and will continue to be maintained in accordance to all requirements of the Winnetka Village Code, including but not limited to the following specific standards:

- ❑ Grass is, and shall be, mowed and maintained at a height not to exceed 8 inches;
- ❑ Garbage, yard waste, miscellaneous rubbish, and debris have been removed from the property and will not be allowed to accumulate;
- ❑ Building([redacted]s in working order, closed and locked).

Applicant Signature: [redacted] Date: 03.8.21

Printed Name: KATHERINE MITCHELL

Owner Signature: THOMAS M & ANNETTE M COLE Date: 3-5-21

Printed Name: [redacted]

COLE RESIDENCE 695 PROSPECT WINNETKA

Schedule Jun 2021 - Aug 2022

Item	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
Site Preparation																
Demolition																
Excavation/Concrete																
Rough Carpentry																
Roofing & Gutters																
Exterior Trim																
Windows/Ext Doors																
Garage Doors																
Plumbing																
Electrical																
HVAC																
Fire Sprinklers																
Insulation																
Drywall																
Painting																
Tile																
Hardwood																
Stone																
Interior Trim																
Counters																
Cabinets																
Bath Accessories																
Masonry																
Stairs																
Steel																
Hardware																
Stone Patio																
Fireplace																
Driveway																
Low Voltage																
Alarm																
Punch List																

From: Chris Downey
To: Planning
Subject: Case No.21-10-LPC, 695 Prospect Avenue, Winnetka
Date: Wednesday, June 2, 2021 4:42:31 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.

Dear Winnetka Landmark Preservation Commission,

I wish to express my opinion as to whether the demolition of this structure could adversely affect the preservation of architecturally or historically significant structures in Winnetka. I have reviewed the extensive preliminary property history study. I have also lived directly across the street from the property for over 50 years. Additionally, I was the listing agent for the most recent sale.

Since the house was originally built in the late 1800s as a small farm style residence, changing times have caused expansion, renovation, change of style preferences etc. Each of these changes was approved by the Village governing body at the time. However, the changes have not been consistent over the years. The two most recent and major remodellings performed by the most recent owner were contemporary in nature. I was present during each showing prior to the recent sale; the mixture of styles in the house was consistently viewed as negative by potential prospects. As a result, I do not believe there is any justification to view 695 Prospect Avenue as an architecturally or historically significant structure in Winnetka.

Sincerely yours,

Chris Downey
690 Prospect Avenue, Winnetka

CHRIS DOWNEY, GRI
Berkshire Hathaway HomeServices Chicago
Hall of Fame Agent

[redacted]

The contents of this email message, together with any attachments, are intended for the use of the individual or entity to which they are addressed and may contain information that is legally privileged and confidential. If you are not the intended recipient you are hereby notified that any dissemination, distribution, or copying of this message, or any attachment is strictly proh bited. If you received this message in error, please notify the original sender immediately by telephone or by return email and delete this message, along with any attachments, from your computer. Thank you.

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: JULY 15, 2021

SUBJECT: 2021 PRESERVATION AWARDS – NOMINATIONS UPDATE

The nomination deadline for the 2021 Preservation Awards expired on May 28th, 2021, after a three-month submission period. Nominations for the following projects were received:

- 463 Willow – Rehabilitation: New addition and interior remodel within existing footprint of single-family home.
- 663 Garland – Rehabilitation: Exterior rehab including replacement of windows, gutters, downspouts, tuckpointing, and siding to match original Georgian Colonial Revival style of home.
- 969 Hill – Rehabilitation: Exterior renovation and update of 1930's home designed by noted architect Spencer Solon Beman.
- 942 Tower – Rehabilitation: Exterior façade improvements and enclosing of screened-in porch to match windows and material cladding of entire house.

At the June 7th LPC meeting, the Commission decided to select the award winners at the next available meeting on July 19th. The tentative timeline for the awards process is as follows:

- July 19, 2021 – LPC meeting - Final determination of award winners
- August 2, 2021 – LPC meeting - Backup date for LPC determination of winners
- August 3, 2021 – Award plaques ordered
- Expected lead-time for plaques – 16 weeks
- December 7, 2021 – Awards presentation at Village Council Meeting

The LPC may decide on winners at the July 19th meeting or delay action until a further date. For any awards presentation to occur within the calendar year, a decision will be required within the July or August meetings due to the 16-week order time for the award plaques.

ATTACHMENTS

Attachment A: 2021 Preservation Awards Nominations

Village of
WINNETKA, IL

510 Green Bay Road · Winnetka, IL 60093 · 847.501.6000
contactus@villageofwinnetka.org · **villageofwinnetka.org**

WINNETKA LANDMARK PRESERVATION COMMISSION

Jack Coladarci, *Interim Chairman*
Katie Comstock
Chris Enck
Laura Good
Beth Ann Papoutsis
Joseph Stuart
Paul Weaver

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address: 463 Willow Road Winnetka, IL 60093

Owner: Dan and Alicia Waters

Owner's phone and email: [redacted]

1. Award Category (check one):

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

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

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

2. Property Type:

☑ Single-Family Residential
☐ Commercial/Multi-Family Residential
☐ Public/Institutional

3. ***Brief Description of the Project (use extra page if needed):***
INTERIOR REMODEL WITH REAR ADDITION IN EXISTING DECK FOOTPRINT AND EXTEND EXISTING SECOND FLOOR OVER FIRST FLOOR FOOTPRINT. NEW ROOF ON EXISTING GARAGE.

4. ***Approximate date of project completion:*** July 2020

5. ***Name, address, phone number and email of nominator:***
Daniel Waters, 463 Willow Road, Winnetka, IL 60093
[redacted]

6. ***Photos enclosed***

7. ***Signature of property owner:***
[redacted]

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

Please submit this form together with photographs and other documentation no later than Friday, **May 28, 2021**. **Electronically submitted nominations and photographs are strongly encouraged**. Please email nominations to cmarx@winnetka.org. Otherwise, please mail to:

Winnetka Preservation Awards
Attn: Christopher Marx, Community Development Department
Winnetka Village Hall
510 Green Bay Road
Winnetka, Illinois 60093

Rules:

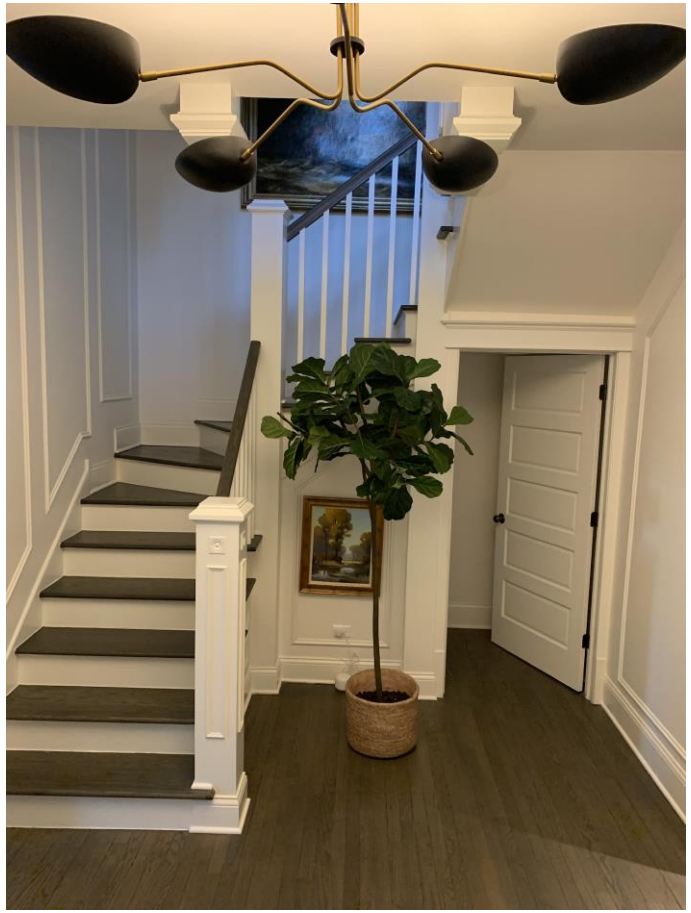
1. Nominate your own property or as many projects as you like, as long as you get the owner to sign the form.
2. The project must have been completed within the past five years.
3. Entries for restoration or rehabilitation must include at least one "before" and one "after" photo. New construction entries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

Exterior Before

Exterior After

Original Front Entry

New Front Entry



- Opened stair column to the roof
- Brought stair height and head clearance to code

Original Living Room

Updated Living Room

- Brought previous addition up to code with insulation and heat
- Removed addition of built-ins + door to create open living room space

Previous Kitchen/Addition

Kitchen/Addition Renovation

- Raised ceiling and created more open space

Previous Mudroom

Updated Mudroom

- Returned to the original foundation line
- Introduced heat and electricity

Previous Third Floor

Updated Third Floor

- Staircase connected to third floor; previously access through “ladder-like” staircase through a closet
- Created functional living space to incled XL twin couchettes

Village of
WINNETKA, IL

510 Green Bay Road • Winnetka, IL 60093 • 847.501.6000
contactus@villageofwinnetka.org • villageofwinnetka.org

WINNETKA LANDMARK PRESERVATION COMMISSION

Jack Coladarci, *Interim Chairman*
Katie Comstock
Chris Enck
Laura Good
Beth Ann Papoutsis
Joseph Stuart
Paul Weaver

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address: 663 Garland Ave

Owner: Sonia and Michael Esler

Owner's phone and email: [redacted]

1. Award Category (check one):

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

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

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

2. Property Type:

☑ Single-Family Residential
☐ Commercial/Multi-Family Residential
☐ Public/Institutional

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

Exterior restoration included replacement of all of the cottage windows with historical correct 8/8 double hung windows including new wood shutters, and the restoration of the front door and pedimented entablature. Tuckpointing was required of the house and garage. We took the opportunity to replace the existing gutters with new copper gutters and downspouts while replacing the roof. The aluminum siding of the 1980's rear addition was replaced with a smooth bead siding. The entire house was painted Moonlight white. We took the opportunity to replace the existing gutters with new copper gutters and downspouts while replacing the roof. The aluminum siding of the 1980's rear addition was replaced with a smooth bead siding. In addition, we restored the garage, matching the details to the house. SEE ATTACHED PROJECT DESCRIPTION

4. Approximate date of project completion: January 22, 2020

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

Michael Esler

663 Garland Ave, Winnetka, IL 60093

[redacted]

6. Photos enclosed

7. Signature of property owner:

[redacted]

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

Please submit this form together with photographs and other documentation no later than Friday, **May 28, 2021**. **Electronically submitted nominations and photographs are strongly encouraged**. Please email nominations to cmarx@winnetka.org. Otherwise, please mail to:

Winnetka Preservation Awards
Attn: Christopher Marx, Community Development Department
Winnetka Village Hall
510 Green Bay Road
Winnetka, Illinois 60093

Rules:

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

Summary

My wife and two children moved to Winnetka in 2018 and bought a beautiful 1920's five-over-five Georgian Colonial Revival on Garland Avenue that was in need of substantial updating and restoration. We spent the next year and a half, along with the team MacPherson Builders, L. A. Rizzolo Architects, and M. Lavender Interiors, renovating with great care – both bringing the house up to 2020's living and restoring the entire exterior. Exterior restoration included replacement of all of the cottage windows with historical correct 8/8 double hung windows including new wood shutters, and the restoration of the front door and pedimented entablature. Tuckpointing was required of the house and garage. The entire house was painted Moonlight white. We took the opportunity to replace the existing gutters with new copper gutters and downspouts while replacing the roof. The aluminum siding of the 1980's rear addition was replaced with a smooth bead siding. In addition, we restored the garage, matching the details to the house. We painted the garage an historic Essex green, creating a visual balance with the new exterior hardscape and landscaping.

The interior was a total restoration including a redistribution of uses/rooms, renovated kitchen, restoration of doors, removal of 1970's builder trim with properly sized and detailed, including adding ceiling trim and medallions. We replaced door hardware and period appropriate lighting throughout and updated all mechanicals. Energy efficient windows and insulation were installed.

After almost a year and a half of work, sweat and some tears, we could not be more happy with the result. A lifelong fan of This Old House, I'm thrilled that we were able to take on this project and bring out the best in this house in a way that is true to the original.

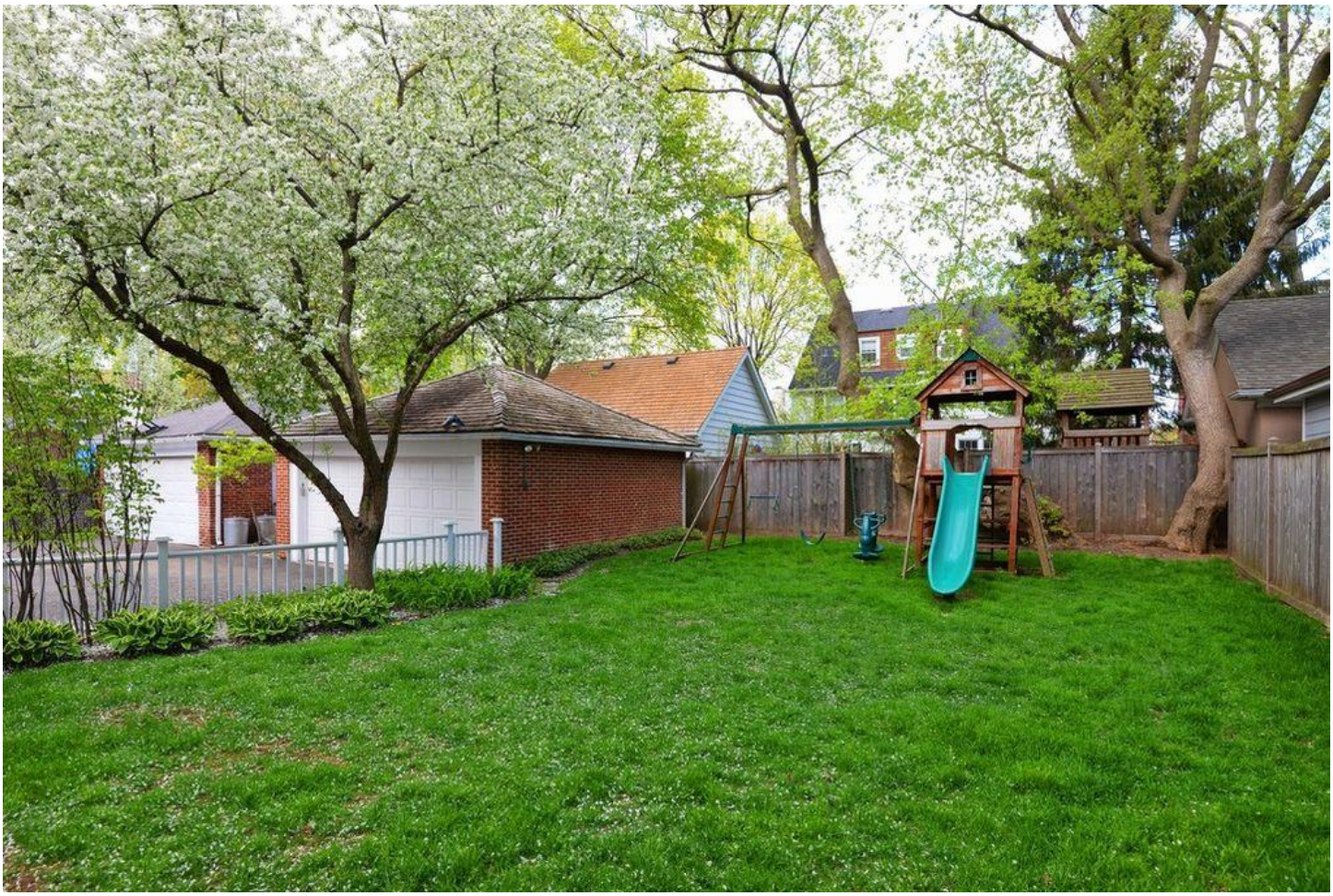
Exterior: Entire house was restored and property landscaped to maximize use of outdoor space

- Replaced cottage style windows with 8/8 double hung windows, adding appropriately sized new wood shutters (previously undersized)
- Oversized windows replaced in sunroom and master bedroom
- Restored decorative leaded glass windows flanking the living room fireplace
- Restored previously bricked in window at the kitchen, allowing natural light into the restored kitchen
- Relocated window at stair landing, removing an abnormal jog in the rear roof line
- Restored brick sills and brick heads keystones at window
- All brick was tuckpointed, then painted Moonlight white
- Custom window boxes built and installed at oversized double windows on facade
- Roof was replaced
- Replaced incongruous narrow lap width siding on dormers with panel and trim appropriate to house
- Aluminum gutters/downspouts were replaced with round corrugated copper gutters/downspouts
- Front door restored along with pedimented entablature
- Restored wooden storm door with matching period hardware
- Rear of home had a 80's style addition - replaced aluminum siding with appropriate smooth beaded siding
- New landscaping and hardscapes, including two new trees framing the restored entry
- Replaced all lighting at front, rear, and garage with appropriate fixtures
- New deck with retractable awning built, opening the house to the restored rear yard
- Enormous concrete planter removed, new lattice fence installed between yard and driveway
- New patio created using reclaimed pavers, laid in herringbone pattern with bluestone capped seating wall and lattice screening for HVAC
- Garage was restored with all details matching the main residence
- A new carriage house style garage door - painted in a historic Essex green to blend into the yard

Interior: Total restoration and redistribution of uses of spaces to bring up to 2020

- Throughout
    - Replaced contractor grade baseboard, casing, crown and to match existing original living room (used as a template throughout)
    - Replicated front entry picture frame wainscot molding up the main staircase and throughout 1st and second floor hallways
    - Hardwood floors refinished
    - Custom built ins were added throughout - living room, kitchen, family room, sun room, mud room, and basement locker room
    - Original doors were all stripped and refinished, with new appropriate hinges and period hardware; fabricated 2 new doors (matching original style) to replace non-original hollow slab doors
- Front entry
    - Trim was restored
    - Mosaic marble entry floor was added
    - Added Norwall plaid wallpaper, continuing up staircase and into 2nd floor hallway
- Living room
    - Restored fireplace mantel and replaced marble at rebuilt fireplace
    - Leaded glass windows flanking fireplace restored
    - Ceiling medallions added at overhead lighting
    - Built in bookcases added to create a dining area / library, with trim and mouldings matched to room
    - Vintage Italian chandelier restored and rewired
    - Hand carved wooden ribbon and bow detail added above archways
- Sunroom
    - New appropriate pendant lighting
    - Restored builtins housing the radiators with new seat cushions
    - Installed wallcovering on ceiling
- Breakfast room was opened to Kitchen (uncovered previous opening) with arched opening
    - Custom canvas wallcoverings designed (Susan Harter Cotswolds Sky mural) and installed
    - Stenciled wood floors
    - Two-piece crown molding restored
- Kitchen
    - Replaced aging kitchen appliances, including new La Cornue range prominently located under the new (restored) window
    - Custom built maple cabinets were installed in the kitchen with detailing included open plate rack, and a very tricky exhaust hood over the new window
    - Previously lowered ceiling restored to original height, and added a hanging pot rack that has moved with us from house to house
    - Reclaimed Parisian cement checkerboard tile was installed on the floor

- Family room
    - Built-ins removed, and replaced with appropriate sized cabinets to allow for schoolwork and books to be stored
    - A new small mudroom was carved out of the space - again with custom built in for coats, boots and backpacks
- Second floor
    - All of the large free standing radiators in the bedrooms - now grossly oversized thanks to the more energy efficient windows - were replaced with cast iron Baseray radiators, yielding back large amounts of square footage
    - Doors and floors refinished, and trim replaced
    - Replaced / restored mismatched window casings to make consistent with the rest of the house using first floor originals as template
    - All lighting was replaced with appropriate fixtures
    - New wall coverings in all bedrooms and hand painted ceiling mural in daughter's room
- Mechanical
    - The house's aging and leaking boiler was replaced with a new energy efficient model, as were the two 20+ year old air handlers and compressors for the spacepak system



Village of
WINNETKA, IL

510 Green Bay Road • Winnetka, IL 60093 • 847.501.6000
contactus@villageofwinnetka.org • villageofwinnetka.org

WINNETKA LANDMARK PRESERVATION COMMISSION

Jack Coladarci, *Interim Chairman*
Katie Comstock
Chris Enck
Laura Good
Beth Ann Papoutsis
Joseph Stuart
Paul Weaver

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address: 969 Hill Road, Winnetka, IL 60093

Owner: Anita and Stephen Livaditis

Owner's phone and email: [redacted]

1. Award Category (check one):

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

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

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

2. Property Type:

☑ Single-Family Residential
☐ Commercial/Multi-Family Residential
☐ Public/Institutional

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

Please see attached description.

4. ***Approximate date of project completion:*** February 2018

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

J. Lawton Thies Architects Incorporated
contact: Lawton Thies
410 S. Michigan Ave, Suite 812
Chicago, IL 60605
(312) 697-1000 lawton@jltarchitects.com

Eigel Builders
contact: Jeff Eigel
1155 N. Waukegan Road Unit 1
Glenview, IL 60025
(847) 730-3110 jeff@eigelbuilders.com

6. ***Photos enclosed***

7. ***Signature of property owner:***

[redacted]

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

Please submit this form together with photographs and other documentation no later than Friday, **May 28, 2021**. **Electronically submitted nominations and photographs are strongly encouraged**. Please email nominations to cmarx@winnetka.org. Otherwise, please mail to:

Winnetka Preservation Awards
Attn: Christopher Marx, Community Development Department
Winnetka Village Hall
510 Green Bay Road
Winnetka, Illinois 60093

Rules:

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

Winnetka Preservation Award Nomination
969 Hill Road
May 28, 2021

Description

The house at 969 Hill Road is one of the more significant residential designs in Winnetka by esteemed architect S.S. (Spencer Solon) Beman. Despite this, when the property was last marketed for sale, according to those involved at the time, most potential buyers viewed it as a "tear-down." Recognizing its contribution to Winnetka's architectural legacy, the new owners chose instead to undertake a complex program of rehabilitation to save the house from likely destruction. The resulting project comprises a comprehensive renovation of and addition to this architecturally eclectic 1930's design originally commissioned by noted trader Edwin T. Maynard.

- Extant drawings helped guide the restoration of many elements to match the original design. This is evident in decisions such as the replacement of the out-of-character double-hung windows with casements and the reconfiguration of door and window openings on the rear elevation to more closely align with the original. A system of abandoned internal downspouts was discovered, repaired, and put into service in order to restore the clean, emphatically horizontal appearance of the front façade.

- A new addition replaces a rear service wing, the construction of which made adaptive reuse prohibitive. Massing of the addition recalls the previous design and is subordinate to the main block. Original details extend into the new construction adding a sense of continuity. Examples include the stepped brick cornice with built-in gutter and the chevron pattern on the rear bay window, which was completely rebuilt to preserve the existing roofline while correcting significant structural failure.

- Deteriorated original features were faithfully replicated including the substantial surround at the front entrance, newly carved in matching limestone, and clapboard siding custom milled to match original thickness and exposure.

- Where possible, salvaged elements were incorporated; the front-center copper window head and repurposed leaded glass window sash used in interior casework are two such examples. Original roofing slates were intermingled with new to soften the transition and salvaged brick was used wherever masonry repairs were required. Original copper roofing and gutters were retained and repaired thereby preserving the patina acquired only through time.

- New materials were carefully selected to match the originals in quality and form. After an extensive search and multiple mock-ups, an antique brick was located that is a near perfect match to the original. New roofing slates were selected to match the original in color, variation, size, and thickness.

- A new pool pavilion was designed as a complement to the house and features interpretations of the 1930's detailing, most notably the unique stepped gutters and the substantial wood window heads. Proportion and scale of openings was carefully considered as was the selection and quality of the materials.

- Extensive rehabilitation of the landscape reveals and enhances the architecture.

South (front) elevation pre-renovation.

South (front) elevation post-renovation.

North (rear) elevation pre-renovation.

North (rear) elevation post-renovation.

WINNETKA PRESERVATION AWARD NOMINATION
969 HILL ROAD
MAY 28, 2021

South elevation.

South elevation.

Replicated limestone surround to match original. New door and transom.

South and east elevations with gate posts reconstructed from salvaged material to original design..

North elevation viewed from pool pavilion.

North elevation with new wing at left.

New wing with existing house at right.

Relationship of new pavilion to house.

New pool pavilion, south elevation.

New pool pavilion viewed from rear terrace.

Restored Dutch door.

Village of
WINNETKA, IL

510 Green Bay Road • Winnetka, IL 60093 • 847.501.6000
contactus@villageofwinnetka.org • villageofwinnetka.org

WINNETKA LANDMARK PRESERVATION COMMISSION

Jack Coladarci, *Interim Chairman*
Katie Comstock
Chris Enck
Laura Good
Beth Ann Papoutsis
Joseph Stuart
Paul Weaver

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address: 942 Tower Road - Winnetka

Owner: Matt & Rebecca Curry - Edwards

Owner's phone and email: [redacted]

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

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

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

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

2. ***Property Type:***

☑ Single-Family Residential
☐ Commercial/Multi-Family Residential
☐ Public/Institutional

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

See attached

4. **Approximate date of project completion:** Summer of 2020

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

Chip Hackley, AIA Hackley & Assoc. Architects
440 Green Bay Rd. Kenilworth, IL 60043
847-853-8258 x101 chip@hackleyarchitects.com

6. **Photos enclosed** See attached

7. **Signature of property owner:**

[redacted]

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

Please submit this form together with photographs and other documentation no later than Friday, **May 28, 2021**. **Electronically submitted nominations and photographs are strongly encouraged**. Please email nominations to cmarx@winnetka.org. Otherwise, please mail to:

Winnetka Preservation Awards
Attn: Christopher Marx, Community Development Department
Winnetka Village Hall
510 Green Bay Road
Winnetka, Illinois 60093

Rules:

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

HACKLEY & ASSOCIATES ARCHITECTS, INC.

440 GREEN BAY ROAD | KENILWORTH, ILLINOIS 60043 | P. 847.853.8258 | F. 847.853.8351

May 28, 2021

Winnetka Landmark Preservation Commission

Re: Nomination of 942 Tower Road

Project Description:

One of the primary and initial goals of the work at 942 Tower Road was to utilize an original under-utilized screened porch located within the west side yard of the property. Because this structure was built well before current zoning restrictions, it stood as a legal non-conformity relative to setback. Special permission was granted by the Zoning Board of Appeals to restructure, repair and convert the failing structure into usable interior space. Although a screened porch is a worthy component of most any house, current family needs called for restructuring and enhancement of the original volume as a secondary entry with a covered entry porch, mudroom, and efficient laundry. This, coupled with reorganization and combining of portions of the first floor plan provides a more effective house plan for today's family lifestyle while maintaining the character and massing of the original house. Original materials and details were continued for seamless integration and materials of the original house were restored to new. The original massing of the screened porch was not altered so as to not inflict anything more severe upon the side yard than what was there. The improvements are not only seamless but entirely consistent with the original house, providing this family house with many more decades of life. It was not an enormous undertaking, but as the house sits on a rather prominent corner of the village, the importance of its longevity rings true in maintaining the fabric of the context of Winnetka.

Thank you for your consideration.

Chip Hackley, AIA
Architect of Record for the most recent improvements to 942 Tower Road

INFO@HACKLEYARCHITECTS.COM WWW.HACKLEYARCHITECTS.COM

HACKLEY & ASSOCIATES ARCHITECTS, INC.

440 GREEN BAY ROAD | KENILWORTH . ILLINOIS 60043 | P. 847.853.8258 | F. 847.853.8351

942 Tower Road – Winnetka

North - Before

HACKLEY & ASSOCIATES ARCHITECTS, INC.

440 GREEN BAY ROAD | KENILWORTH . ILLINOIS 60043 | P. 847.853.8258 | F. 847.853.8351

942 Tower Road – Winnetka

North - After

440 GREEN BAY ROAD | KENILWORTH . ILLINOIS 60043 | P. 847.853.8258 | F. 847.853.8351

942 Tower Road – Winnetka

West – Before

440 GREEN BAY ROAD | KENILWORTH . ILLINOIS 60043 | P. 847.853.8258 | F. 847.853.8351

942 Tower Road – Winnetka

West – After

HACKLEY & ASSOCIATES ARCHITECTS, INC.

440 GREEN BAY ROAD | KENILWORTH . ILLINOIS 60043 | P. 847.853.8258 | F. 847.853.8351

942 Tower Road – Winnetka

North-West – Before

HACKLEY & ASSOCIATES ARCHITECTS, INC.

440 GREEN BAY ROAD | KENILWORTH . ILLINOIS 60043 | P. 847.853.8258 | F. 847.853.8351

942 Tower Road – Winnetka

North-West - After

440 GREEN BAY ROAD | KENILWORTH . ILLINOIS 60043 | P. 847.853.8258 | F. 847.853.8351

942 Tower Road – Winnetka

South-West- Before

HACKLEY & ASSOCIATES ARCHITECTS, INC.

440 GREEN BAY ROAD | KENILWORTH . ILLINOIS 60043 | P. 847.853.8258 | F. 847.853.8351

942 Tower Road – Winnetka

South-West - After