Village of
WINNETKA, IL

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

LANDMARK PRESERVATION COMMISSION MEETING

MONDAY, JULY 19, 2021 - 7:00 PM

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of Minutes – June 7, 2021.
4. **Case No. 21-19-LPC – 747 Walden:** Review of the demolition permit application submitted for the single-family residence at 747 Walden Road.
5. **Case No. 21-20-LPC – 873 Cherry:** Review of the demolition permit application submitted for the single-family residence at 873 Cherry Street.
6. **Case No. 21-21-LPC – 724 Foxdale:** Review of the demolition permit application submitted for the single-family residence at 724 Foxdale Avenue.
7. **Case No. 21-22-LPC – 688 Green Bay:** Review of the demolition permit application submitted for the single-family residence at 688 Green Bay Road.
8. **Case No. 21-04-LPC – 82 Essex:** Review of the Historical Architectural Impact Study (HAIS) for the single-family residence at 82 Essex Road.
9. **Case No. 21-11-LPC – 701 Hibbard:** Review of the Historical Architectural Impact Study (HAIS) for the single-family residence at 701 Hibbard Road.
10. **2021 Preservation Awards:** Update on the status of the Landmark Preservation Commission Preservation Award nomination submissions.
11. Other Business.
    a. August 2, 2021 Meeting - Quorum check.
12. Public Comment.
13. 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 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).

LANDMARK PRESERVATION COMMISSION
JUNE 7, 2021 VIRTUAL MEETING MINUTES

Members Present:	Jack Coladarci, Chairman Chris Enck Laura Good Beth Ann Papoutsis
Non-Voting Member Present:	Bob Dearborn
Members Absent:	Katie Comstock Joseph Stuart Paul Weaver
Village Staff:	David Schoon, Director of Community Development Brian Norkus, Assistant Director of Community Development Christopher Marx, Associate Planner

Call to Order & Roll Call:
Chairman Coladarci called the meeting to order at 7:05 p.m. Roll call was not taken.

Introductory Remarks Regarding Conduct of Virtual Meeting.
Chairman Coladarci read the Oral Declaration into the record.

Approval of Minutes.

a. May 3, 2021

Chairman Coladarci asked if there were any comments or corrections to be made to the May 3, 2021 minutes. Ms. Good made a correction on page 5, line 4. She also clarified several of her comments on page 6. Ms. Papoutsis clarified her comments on page 7, line 13. Chairman Coladarci then asked for a motion to approve the May 3, 2021 meeting minutes, as amended. A motion to approve the May 3, 2021 minutes, as amended, was made by Ms. Good and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Good, Papoutsis
NAYS: None
NON-VOTING: Dearborn

b. May 5, 2021

Chairman Coladarci asked if there were any comments or corrections to be made to the May 5, 2021 minutes. Ms. Papoutsis clarified her comment on page 2, line 9. Chairman Coladarci then asked for a motion to approve the May 5, 2021 meeting minutes, as amended. A motion to approve the May 5, 2021 minutes, as amended, was made by Ms. Good and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Good, Papoutsis
NAYS: None
NON-VOTING: Dearborn

Chairman Coladarci informed the Commission he received complaints regarding the conduct and length of prior meetings and that he has received information from the Village staff regarding the Commission Members' powers and limitations in terms of their discussions.

Case No. 21-16-LPC – 916 Cherry Street: Review of the demolition permit submitted for the single family residence at 916 Cherry Street.
Mr. Marx identified the property's location, zoning classification and size as well as photos. He stated the home was built in approximately 1916 with no records of property improvements. Mr. Marx stated the Historical Society

did not find the home to be historically or architecturally significant and it is not listed on the Illinois Historic Structure listing. He then asked if there were any questions. No questions were raised at this time.

Mr. Norkus allowed the applicant, Remi Urbietis, into the meeting to comment. Ms. Papoutsis asked whether the new home would have a similar footprint and what would be its style. Mr. Urbietis stated the new home would be similar to the home next door.

Chairman Coladarci asked if there were any comments or a motion. Mr. Enck moved to not require an HAIS for 916 Cherry Street and to approve the demolition without delay based on the Historical Society comments.

Mr. Norkus first allowed members of the public into the meeting to comment. No comments were made at this time.

Ms. Good asked if a builder is involved with the demolition. Mr. Urbietis responded not yet. Ms. Papoutsis seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Good, Papoutsis
NAYS: None
NON-VOTING: Dearborn

Case No. 21-18-LPC – 1290 Scott: Review of the demolition permit submitted for the single family residence at 1290 Scott.

Mr. Marx identified the property's location, zoning classification and size. He stated the Historical Society approximated the construction date as 1917 with minor improvements done over the years. Mr. Marx then referred to property photos and stated the Historical Society determined that the property did not have architectural or historical significance. He then asked if there were any questions. No questions were raised at this time.

Mr. Norkus allowed the applicant into the meeting. Ms. Papoutsis asked what is the style of the new home. Mr. Schoon Aharoni responded it would be similar to others in the neighborhood. Mr. Enck asked if it would be a spec home and Mr. Aharoni confirmed that is correct.

Mr. Norkus allowed members of the public into the meeting to comment. No comments were made at this time.

Chairman Coladarci then asked for a motion. A motion to approve the demolition request without delay based on the Historical Society comments was made by Mr. Enck and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Good, Papoutsis
NAYS: None
NON-VOTING: Dearborn

Case No. 21-10-LPC – 695 Prospect: Review of the demolition permit submitted for the single family residence at 695 Prospect.

Mr. Marx identified the property's location, size and zoning classification with the Historical Society records indicating it may have been constructed in 1889. He then stated there were several improvements done over the years and referred to property photos. Mr. Marx stated the property was not listed on the Illinois Historic Structure listing and that the Historical Society stated the property has both architectural and historical significance. He then asked if there were any questions. Chairman Coladarci asked if the property could be preserved using the 20% GFA bonus. Mr. Schoon responded the applicant would have to withdraw the demolition request and agree to preserve the property and that it would be eligible for an additional 20% GFA. Mr. Dearborn asked what the potential GFA could be. Mr. Marx stated that information can be obtained with a preliminary zoning analysis with exceptions relating to the lot shape. He stated the Village staff is willing to work with applicants to determine how they could take advantage of that opportunity. Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time.

DRAFT

Chairman Coladarci then asked for the applicants' presentation. Mr. Norkus allowed the applicants into the meeting. Paul Konstant, the architect, stated he was hired by the applicants to build the new home. He informed the Commission the maximum GFA amount for the property is between 12,000-15,000 square feet. Mr. Konstant stated the applicants want to preserve the property and reduce its scale. He agreed the home was constructed by architect Joseph Lyman Silsbee and referred to four additions and other work done to the property which resulted in one side of the home being out of proportion. Mr. Konstant then stated the home is no longer the home designed by the architect and described how the home is in poor shape. He noted Susan Benjamin was asked to provide her opinion.

Susan Benjamin stated in terms of the National Register, a home has to have historical integrity. She stated although the home was designed by a significant architect, the home suffered significant alterations and is not architecturally significant as a result.

Chairman Coladarci asked if there were any questions. Ms. Papoutsis asked Ms. Benjamin if the home is worthy of an HAIS and Ms. Benjamin stated there are other factors to be considered which need to be weighed in looking at the home's history, architecture and integrity. She commented it is disappointing the home suffered alterations over time. Chairman Coladarci commented on the home's interesting history and referred to the interior changes. Mr. Konstant stated what has been done to the home cannot be easily restored in terms of bringing the home back to its original condition. Ms. Good referred to interior photos and asked Mr. Konstant and Ms. Benjamin why the home could not be restored and if they would recommend that the home be restored. Ms. Benjamin responded they would need to know what the changes needed to be to restore it to its original condition and reiterated radical changes were done to the home. Mr. Konstant confirmed it would be an incredible and expensive burden to restore the home which the applicants are not willing to do. He confirmed he has some numerous homes in the Village and agreed the additions done to the home were unfortunate. Mr. Konstant then stated the new home would be a smaller home.

Tom Cole agreed the home was built for the lifestyle at that time and restoring the home to that type of lifestyle would not be practical for today's families. He described a home they renovated in Evanston which was time consuming and expensive. Mr. Cole informed the Commission the new home would measure between 4,500 and 5,000 square feet would represent a downsize for them and the home would be their permanent residence. He then described the new home's style and features which would fit into the neighborhood. Chairman Coladarci asked if the home was marketed on the MLS with no interest and Mr. Konstant confirmed it was listed for 2.5 years at a higher price.

Mr. Dearborn stated one question is whether they should memorialize the structure with an HAIS followed by demolition. Ms. Benjamin asked the Commission if they felt the home's occupants offered significance to the Village, if the way the home looked architecturally has relevant history for the Village and if the architect is significant enough in terms of the home's design in the Village.

Chairman Coladarci then asked for public comment. Mr. Norkus allowed members of the public into the meeting to comment. Chris Downey submitted correspondence to the Village and informed the Commission she has worked in real estate for over 40 years noting no other homes were done by Silsbee in the Village. She confirmed the home was listed on the MLS for a long time with numerous price changes. Chris stated potential buyers viewed renovating the home as overwhelming. She then stated in terms of memorializing the home, she referred to the 70 page report done on the home served to memorialize everything from its construction to the present and she agreed with Ms. Benjamin's and Mr. Konstant's comments in terms of renovating the home. Chris then asked if there were any questions. Mr. Konstant added if the home still appeared to be that done by Silsbee, there would be a different discussion.

Mr. Norkus confirmed no other members of the public wanted to comment.

DRAFT

Mr. Enck stated it would be appropriate to require an HAIS due to the Historical Society's recommendation to document the home. Ms. Papoutsis thanked everyone for their comments. Chairman Coladarci agreed with Mr. Enck's HAIS recommendation. Ms. Good agreed with the HAIS recommendation and asked that additional photos of the home be provided.

Chairman Coladarci then asked for a motion to require an HAIS for 695 Cherry Street.

A motion was made by Mr. Enck to require an HAIS for 695 Cherry Street due to the Historical Society's findings that the property or structure has sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit. The motion was seconded by Ms. Good. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Mr. Enck, Good, Papoutsis
NAYS: None
NON-VOTING: Dearborn

Case No. 21-17-LPC – 576 Willow Road: Review of the demolition permit submitted for the single family residence at 576 Willow Road.

Mr. Marx identified the property's location, size, zoning classification and photos. He stated the Historical Society research indicates the home was built in 1894 noting several improvements were done. Mr. Marx noted the home was not listed on the Illinois Historic Structure survey listing with the Historical Society noting the property has architectural and historical significance. He then asked if there were any questions. Chairman Coladarci asked if the home is currently occupied and Mr. Marx responded the applicant could elaborate.

Mr. Norkus allowed the applicants into the meeting. Cory Todd noted they planned to preserve the large trees on the property. Chairman Coladarci questioned the home's interior and additions. Mr. Todd responded the interior has been remodeled over time and commented the addition did not fit that of a farm home. Mr. Enck asked if the new home would be a spec home and Mr. Todd confirmed that is correct and described the new home's style, size and orientation which would remain on Willow.

Mr. Norkus allowed members of the public into the meeting to comment. Barbara Hermansen informed the Commission they moved out of the home and her in-laws formerly owned the home. She stated the home originally opened on to Walnut and is in need of major renovation and the home served three generations. Ms. Hermansen asked if there were any questions.

Chairman Coladarci then asked the Commission Members for their comments. Mr. Dearborn referred to Nan Greenough's letter agreeing with the applicants' comments. Mr. Enck referred to the Historical Society's findings and Ms. Greenough's comments which are different than the purposes of an HAIS. He referred to the home's prior owners being the first settlers of Winnetka and whether the history of the home is important enough to document it. Mr. Todd argued the home is a typical Winnetka residence and he did not see any new information being gained other than what the Historical Society provided other than additional information on the original residents.

Ms. Good questioned how many homes in the Village remain which were built prior to 1898. Chairman Coladarci agreed with Mr. Todd that any additional information on the home would have been provided by the Historical Society and asked the Commission Members for their recommendation or for a motion. Mr. Enck agreed with the comments made and stated the Commission normally agreed with the Historical Society's recommendations as to whether there is architectural or historical significance with an HAIS providing information in terms of the home's prior residents, its original appearance, etc. He stated the most significant aspect of the home is its age and agreed they may not find out any more information about the home's original occupants.

Chairman Coladarci again asked for a motion. Ms. Papoutsis moved to approve the demolition for 576 Willow. Mr. Enck seconded the motion adding an HAIS may not reveal additional information on the home's owners and asked that additional photos be provided to the Historical Society. Mr. Todd agreed with Mr. Enck's request. A vote was taken and the motion unanimously passed, 4 to 0:

DRAFT

AYES: Coladarci, Enck, Good, Papoutsis
NAYS: None
NON-VOTING: Dearborn

Chairman Coladarci asked for a motion for the agenda to be taken out of order. A motion was made by Mr. Enck and seconded by Ms. Papoutsis to move up the Preservation Awards agenda item. A vote was taken and the motion unanimously passed, 4 to 0:
AYES: Coladarci, Enck, Good, Papoutsis
NAYS: None
NON-VOTING: Dearborn

2017 Preservation Awards: Update on the status of the Landmark Preservation Commission Preservation Award nomination submissions.
Chairman Coladarci then suggested extending the deadline for the preservation awards to allow for late submissions and suggested the matter be moved to the next meeting date. Mr. Marx referred to the timeline needed and buffer date and explained the reasoning behind the request to move the preservation awards date. Ms. Good moved to move the preservation awards to the July 19, 2021 meeting. The motion was seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 4 to 0
AYES: Coladarci, Enck, Good, Papoutsis
NAYS: None
NON-VOTING: Dearborn

Case No. 21-07-LPC – 490 Cherry Street: Review of the Historical Architectural Impact Study (HAIS) for the single family residence at 490 Cherry Street.
Mr. Marx identified the property's location and stated the Commission voted at the April 2021 meeting to require an HAIS based on the property having architectural significance. He stated an HAIS was submitted as Attachment A and referred to property photos and the determination to be made by the Commission. Mr. Marx noted since the application was submitted on February 25, 2021, the 270 day expiration date is November 22, 2021. He stated the Historical Society reviewed the HAIS and determined it is complete and agreed with the consultant's findings. Mr. Marx then asked if there were any questions.

Mr. Norkus allowed the applicant into the meeting. Douglas Gilbert went through the details contained in the HAIS.

Chairman Coladarci asked if there were any questions and if there was anything missing from the report. Mr. Enck stated the Commission previously discussed asking for a floor plan and the discussion to add that as an HAIS report requirement. He added it did not factor into today's decision. Mr. Schoon stated the Commission is to vote on whether the report is complete followed by their determination.

Chairman Coladarci then asked for a motion to find the HAIS is complete. A motion was made by Ms. Papoutsis to find the HAIS for 490 Cherry Street is complete. The motion was seconded by Ms. Good. A vote was taken and the motion unanimously passed, 4 to 0:
AYES: Coladarci, Enck, Good, Papoutsis
NAYS: None
NON-VOTING: Dearborn

Chairman Coladarci then asked the Commission Members if demolition should be issued with or without delay. Mr. Schoon stated the public should first be allowed to comment.

Mr. Norkus allowed members of the public into the meeting to comment. John Phillips stated although the older home was designed by a significant architect, the home has passed its point in time with no interest from potential buyers. He described how the home is outdated and agreed it would be very expensive to renovate. Mr. Phillips then stated the new generation of home buyers is not interested in these types of homes. Mr. Enck asked Mr.

DRAFT

Phillips if he approached a developer after the lack of market interest and suggested the home should have been relisted after changes in the real estate market. Mr. Phillips confirmed that is correct and reiterated the lack of interest in the home. Steve Aisen referred to the costs it would require to save the home then and now in terms of construction costs, carrying costs, etc. Chairman Coladarci referred to an undesirable home which sold quickly in today's market. Mr. Phillips reiterated there is no interest in the home from potential buyers. Mr. Gilbert noted the home is linear and not conducive to families for today and there would be challenges in making the more desirable.

Ms. Papoutsis stated while she did not agree with Mr. Gilbert's comments, there are people who would appreciate the home's architectural integrity. She then stated the home was given a fair shot by being listed on the market a long time and there is no need for a delay. Mr. Enck agreed with Ms. Papoutsis's comments and the home has been documented with the HAIS and a further delay would not have a positive outcome in this case. He commented it is troubling to see this kind of demolition which affects the community and the environmental waste generated by its demolition which should be raised in the Comprehensive Plan discussion. Ms. Good commented she is sad to see a Seyfarth home go and on the additions. She then stated the home's fate is determined and a delay is not necessary.

Chairman Coladarci asked for a motion to issue the demolition permit for 490 Cherry Street. A motion was made by Ms. Papoutsis to allow demolition to proceed without delay and the motion was seconded by Ms. Good. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Good, Papoutsis
NAYS: None
NON-VOTING: Dearborn

Mr. Enck encouraged the applicant to work with deconstruction companies which would allow them to take advantage of the tax benefit.

Other Business.

a. July 19, 2021 Meeting – Quorum Check.

The Commission Members discussed their availability.

Public Comment

No public comment was made at this time. Mr. Dearborn informed the Commission he asked to come back on the Commission as a liaison member.

Adjournment:

A motion to adjourn was made by Mr. Enck and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed:

AYES: Coladarci, Enck, Good, Papoutsis
NAYS: None
NON-VOTING: Dearborn

The meeting adjourned at 9:23 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: JULY 15, 2021

SUBJECT: 747 WALDEN ROAD - DEMOLITION PERMIT (CASE NO. 21-19-LPC)

INTRODUCTION	
Meeting Date	July 19, 2021
Commission Action	**Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.**
Property Address	747 Walden Road (See Attachment A – Aerial Map)
Property Owner	Joshua Ha and Grace Ha
Application Submitted by	Joshua Ha and Grace Ha
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	0.18 acres
Location	Southeast corner of intersection of Walden and Westmoor
Improvements	Single-family residence with detached garage
Zoning	R-5 Single Family Residential
Surrounding Zoning	R-5 Single Family Residential to the east, north, and south, and R-3 Single Family Residential to the west
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Research
Constructed	1914, according to Winnetka Historical Society (WHS) research. No Village records indicate original date of construction.
Additional Construction Activity	1942 - Construct one-story frame accessory building, 1963 - Construct a one-story accessory building, 1974 - Construct open deck/porch addition to the residence, 2000 - Replace present wooden deck with new wooden deck
Illinois Historic Structure Survey Listing	Yes
Winnetka Historical Society (WHS)	The WHS research indicates that the property does not have historical or architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes on Same Block (either side of the right-of-way block face and/or along the alley)	None. A demolition permit was considered by the LPC on April 5, 2021 for 950 Westmoor, which is located on the same block of Westmoor Road as 747 Walden Road. The Commission determined that the building at 950 Westmoor was not of sufficient historic or architectural merit to warrant an HAIS and approved the demolition request without delay. A building permit for a new residence at 950 Westmoor has not been submitted as of the date of this memo.
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 May 18, 2021. Should the LPC request an HAIS for the subject property at the July 19th 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 July 19, 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**

4. ~~The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places.~~ **(Subject Property is not on National Register)**

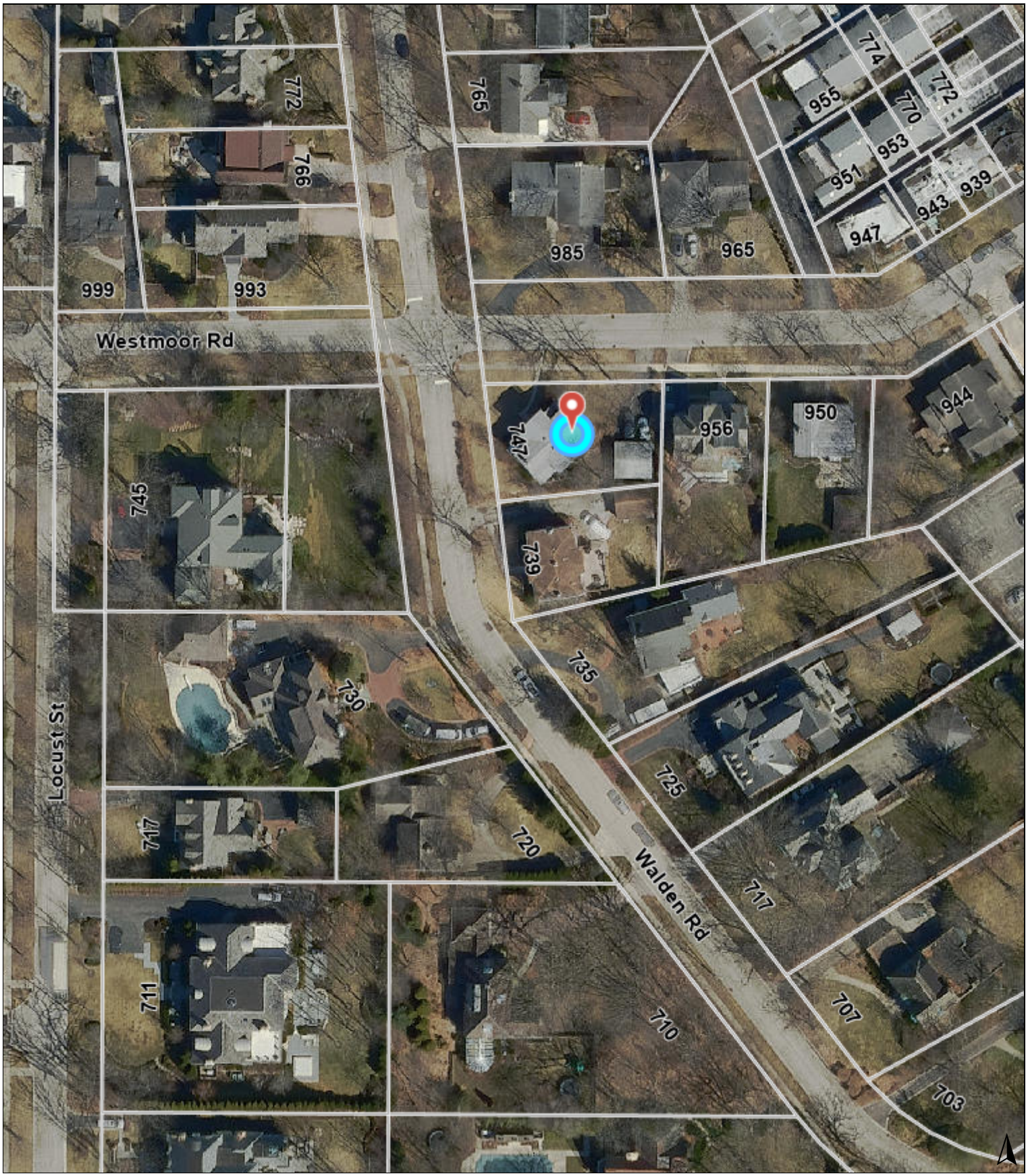
Building and/or Property Lacks Historic or Architectural Significance

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

ATTACHMENTS

Attachment A: GIS Aerial Map
Attachment B: Preliminary Property History Study
Attachment C: Historical Society Research
Attachment D: Application Materials

ATTACHMENT A



0 100 200 ft

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

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY

FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER

DATE: JUNE 21, 2021

SUBJECT: CASE NO. 21-19: 747 WALDEN ROAD

INTRODUCTION

On July 19, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage at 747 Walden 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 Tuesday, July 6, 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
3-25-1942	Construct one-story frame accessory building	T. Wallach	Not Listed
2-8-1963	Construct a one-story accessory building	Mr. and Mrs. Eugene Heal	Mr. and Mrs. Eugene Heal
7-22-1974	Construct open deck/porch addition to a single family residence	Eugene Heal	Not Listed
7-12-2000	Replace present wooden deck with new wooden deck	Joanne Heal	Not Listed

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: pa@professionalsassociated.com

PLAT OF SURVEY

OF

NORTH

GRAPHIC SCALE

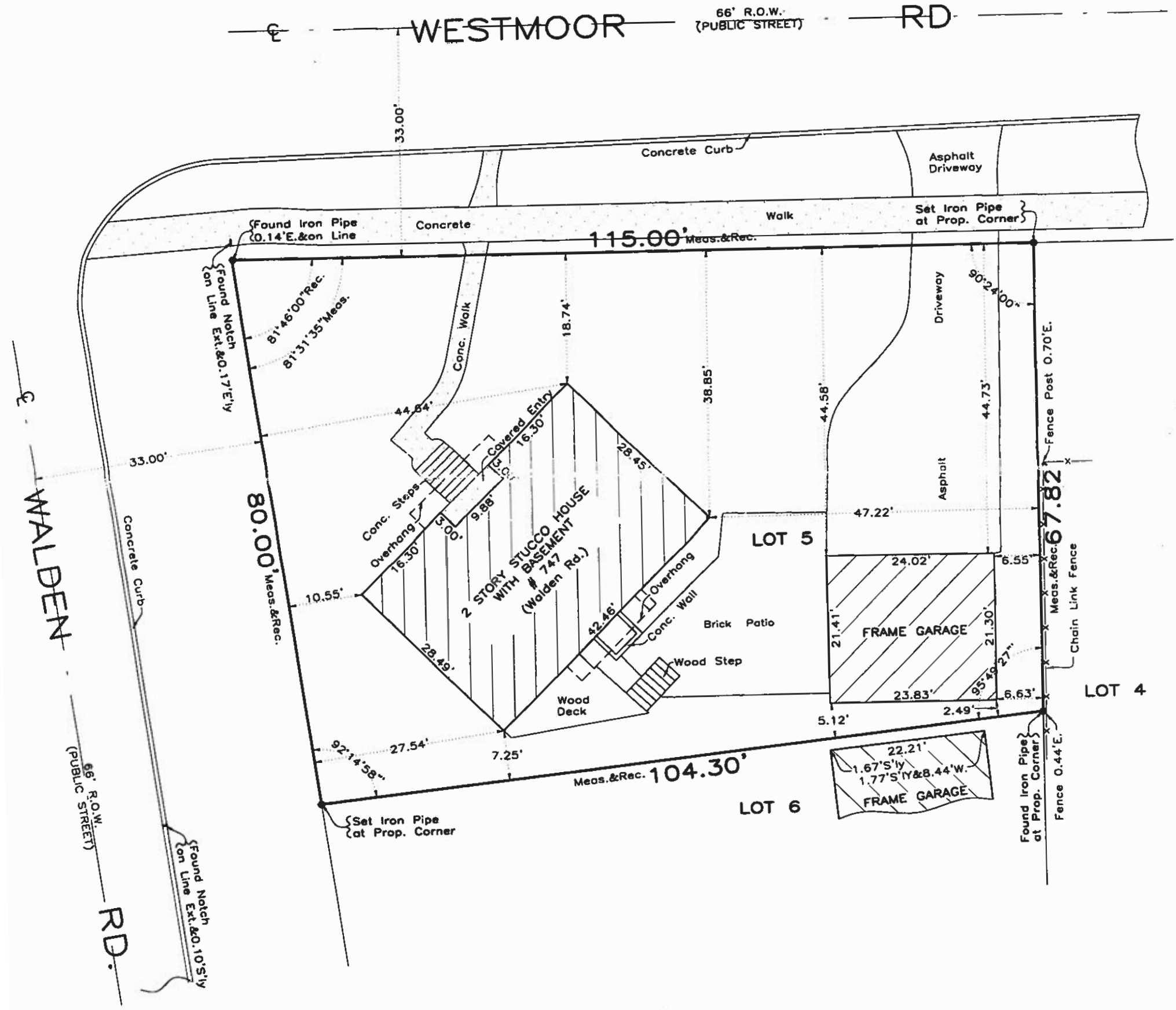
0 16

(IN FEET)
1 inch = 16 ft.

LOT 5 IN MORTON'S SUBDIVISON OF LOTS 37 AND 38 IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO AND WESTERN RAILROAD IN COOK COUNTY, ILLINOIS.

TOTAL NET AREA: 8,068.34 SQ.FT. = 0.1852 ACRE.

COMMONLY KNOWN AS: 747 WALDEN ROAD, WINNETKA, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 15-88626

Scale: 1 inch = 16 feet.

Date of Field Work: March 17, 2015

Ordered by: PADGITT, PADGITT & PEPPEY LTD.
Attorneys at Law

WAYNE W. DONOFRIE
35-2281
PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
LINCOLNWOOD, ILLINOIS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.

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

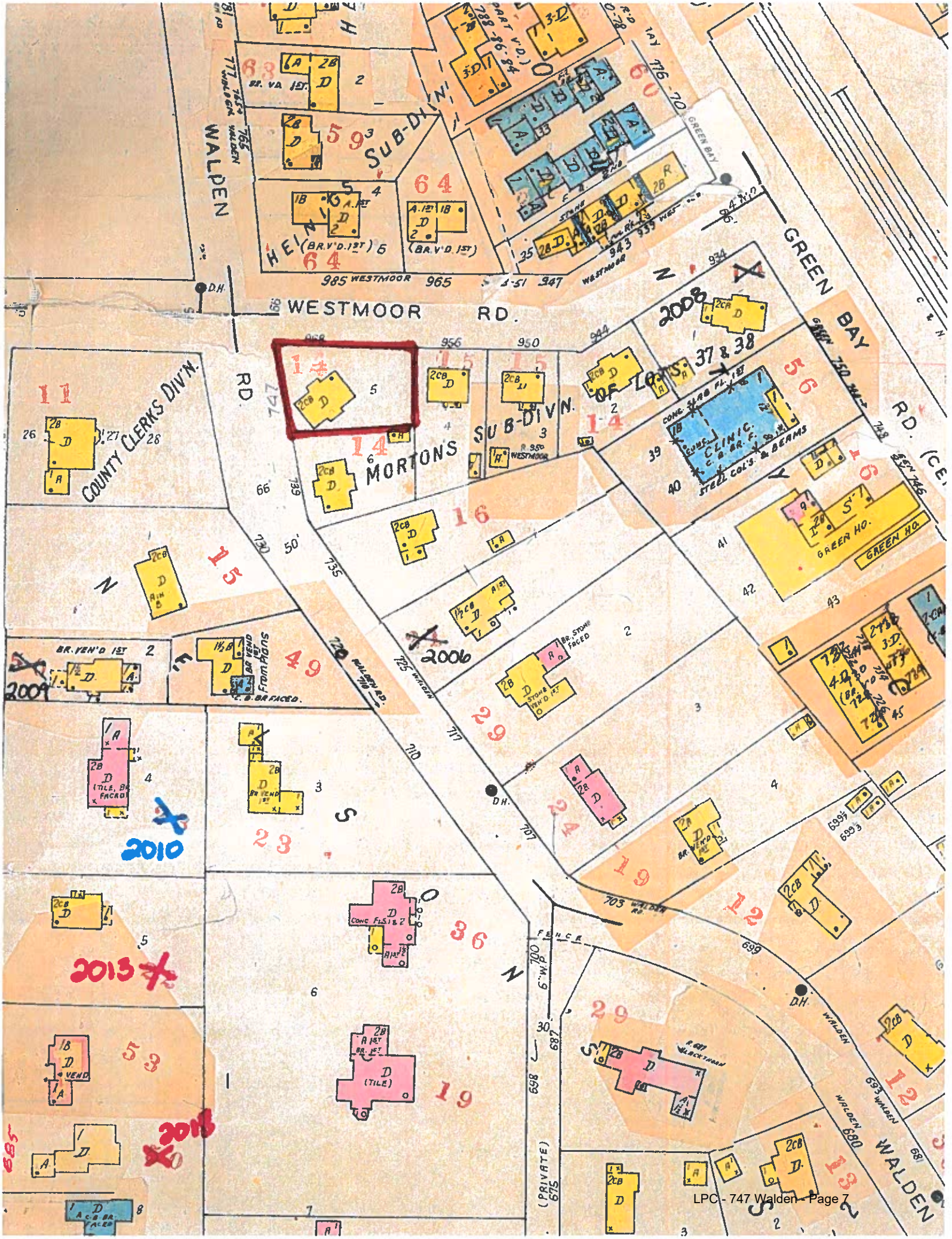
State of Illinois
County of Cook s.s.

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: March 24, 2015

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2016.

Drawn by: JR


WESTMOOR RD.
WALDEN RD.
GREEN BAY RD.
COUNTY CLERKS DIV'N.
MORTONS SUB-DIV'N.
SUB-DIV'N
OF LOTS 37 & 38
CLINIC
STEEL COL'S. & BEAMS
GREEN HO.
2006
2008
2009
2010
2013
2015
2016
985 WESTMOOR
965
947
943
935
934
956
950
944
747
739
735
730
725
717
710
707
703
699
698
693
680
675
720
738
746
776
784
788
766
765
777
783
716-70
(PRIVATE)

Photos – May, 2021









PROPERTY RESEARCH COVERSHEET

Address: 747 Walden (formerly 968 Fig/Westmoor)

Construction Details:

Original construction date: c. 1914
Construction type: Stucco
Style: Arts and Crafts/Prairie

OWNERSHIP HISTORY:

OWNER/RESIDENT NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
J. Warren and Mary Isett	1920	1920 phone book; *Chicago Tribune* obituaries	Founder of the American Expansion Bolt & Manufacturing Company
Avery W. and Leila Kinney; Estelle Kinney	1922	1922 phone book; *Winnetka Talk* obituary	
Stanley W. and May Twist; Perle A. Walters	1922 – 1937; 1926 – 1927	1925 phone book; 1926 phone book; 1927 phone book; 1937 phone book; *Winnetka Talk* obituaries	
Elizabeth Gray	1939	1939 phone book	
Theodore Wallach	1942 – 1948	Real estate listing; WWII draft registration card	
Spencer R. Stuart	? (at least 1954) – 1960	Real estate listings; 1954 phone book	
Eugene and Joanne Heal	? (at least 1963) – 2015	Cook County Assessor records; obituary	Joanne was a chemist at the Evanston Water Department
Joshua Y. Ha	2016 – 2020	Cook County Assessor records	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Eugene and Joanne Heal (owners)	1963 – Construct a 1-story accessory building	

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

Findings:

Our research does not indicate that this property maintains historical or architectural significance. Although several accomplished Winnetkans lived at 747 Walden, such as J. Warren Isett and Joanne Heal, we did not find any information that merits further inquiry. In addition, we were not able to locate the name of the original architect.[1]

That said, it is worth noting that this property is recognizable for its interesting architectural style. According to our files, there were likely up to four nearly identical houses at one point. One of (and perhaps the only) the other remaining properties, 739 Walden, has been heavily renovated and no longer maintains the side wings and unique green stucco of the house at 747 Walden.[2]

Date of Research: 6/24/2021

Submitted by:
Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

[1] Two of the real estate listings attached here refer to this as "a Frank Lloyd Wright house." In order to be as thorough as possible, we sent the materials on this property to the Frank Lloyd Wright Foundation. Margo Stipe, the Foundation's director and curator of collections, responded "with certainty" that this was not designed by Wright.
[2] Without visiting the property, we were unable to determine if the original stained glass windows remain (they remained intact in 1989), but if they do, they would certainly add to the historic integrity of the house.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, MARCH 25, 1942

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to CONSTRUCT a 1 story and ~~Basement~~ FRAME ACCESSORY BUILDING (1 CAR PVT. GARAGE)

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

PROPERTY DESCRIPTION—LOT 5, Block —

Subdivision MORTON'S

STREET and NUMBER 747 WALDEN RD.

DIMENSIONS of BUILDING—Front 14-0 feet. Depth 20-0 feet. Height 10-0 feet

NUMBER of ROOMS —

KIND of MATERIAL FRAME

OWNER T. WALLACH Address —

TOTAL COST $250-

ARCHITECT NONE Address —

BUILDER HARRIS BROS. 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 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 MARCH 25, 1942

Building Permit Number 5091

Occupancy Permit Number 2373 V 4/9/42 attic

SIGNED Theodore Wallach

ADDRESS 747 Walden Rd.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, February 6, 1963

THE SUPT. OF PUBLIC WORKS:

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

PROPERTY DESCRIPTION—LOT 5, Block -

Subdivision Morton's Sub.

REAL ESTATE INDEX NUMBER			
05	17	412	001
Vol. 101		Item 586	

STREET and NUMBER 747 Walden Road

DIMENSIONS of BUILDING—Front 21 feet. Depth 23 feet. Height 11 feet.

NUMBER of ROOMS Two-car Garage

KIND of MATERIAL Frame

OWNER Mr and Mrs Eugene Heal Address On Premises

TOTAL COST $800

ARCHITECT Owner Address

BUILDER Owner Address

CARPENTER Address

MASON Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN Address

REMARKS

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

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.

Mr and Mrs Eugene Heal

By-

Permit Issued February 8, 1963

Building Permit Number 7629

SIGNED Eugene Heal

Occupancy Permit Number

ADDRESS 747 Walden Road

CB# 9714

card

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, July 22, 1974

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct open deck/porch addition to a single family residence
(work to be performed) (Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	17	412	001
Vol. 99		ITEM	

STREET and NUMBER 747 Walden Road

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

NUMBER of ROOMS _____

EST. CONST. COST ~~$~~ - 1500 KIND of MATERIAL Wood PHONE NO.

1P & MCS.

OWNER Eugene Heal Address 747 Walden Rd 446-4967

ARCHITECT _____ Address _____

BUILDER Eugene Heal Address 747 Walden Rd.

CARPENTER E. Heal Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

Date Job Completed _____

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

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 July 22, 1974 by Herb SIGNED _____

Building Permit Number 9310 ADDRESS _____

Occupancy Permit Number _____

C. B. No. 48624 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 22, 1974

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct porch addition to (work to be performed) single family residence. (Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION— _____

REAL ESTATE INDEX NUMBER			
05	17	412	001
Vol. 99		ITEM	

STREET and NUMBER 747 Walden Rd.

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

NUMBER of ROOMS _____

EST. CONST. COST $1,000 KIND of MATERIAL _____ PHONE NO.

OWNER Mr/Mrs. Eugene Heal Address 747 Walden Rd. 446-4967

ARCHITECT _____ Address _____

BUILDER Eugene Heal Address 747 Walden Rd.

CARPENTER E. Heal Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

_____ Date Job Completed _____

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

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 July 22, 1974 by HWB

Building Permit Number 9310

Occupancy Permit Number _____

C. B. No. 48624

Rev. Sept. 68

SIGNED Joanne Heal

ADDRESS 747 Walden Rd
Winnetka

PHONE NO. 446-4967

Deposit $250.00

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, July 12, 2022

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to replace present wooden deck with new (work to be performed)

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

PROPERTY DESCRIPTION— _____

REAL ESTATE INDEX NUMBER			
05	17	412	001
Vol. 099		ITEM	

STREET and NUMBER 747 WALDEN RD

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

NUMBER of ROOMS N/A

EST. CONST. COST 3600.00 KIND of MATERIAL Wood

			PHONE NO.
OWNER	JOANNE HEAL	Address 747 WALDEN RD	446-4967
ARCHITECT		Address	
BUILDER	~~GARY~~ DIETZEL REMODELING	Address 23606 MELODY LANE	550-1202
CARPENTER	GARY DIETZEL	Address LAKE ZURICH, IL 60047	
MASON	N/A	Address	
SEWER BUILDER	N/A	Address	
PLUMBER	N/A	Address	
ELECTRICIAN	N/A	Address	

REMARKS See attached "Notes on Replacement"

Date Job Completed _____

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

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

_____ (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 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 _____

Occupancy Permit Number _____

C. B. No. _____

SIGNED Joanne Heal

ADDRESS 747 WALDEN RD
WINNETKA, IL 60093

PHONE NO. 446-4967

ADDRESS 747 Walden

OTHER SURVEYS

LOCAL CRITERIA 4/6

HISTORIC NAME

COMMON NAME

TARGET AREA III

DATE 4/6

SURVEYOR SB

(Building Outline Map)



Roll # 13 Photographer SB
Frame # 17 Date 4/6/90
Building facing NW

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? Pvt
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: _____
   new concrete stair
   Of 3 - this house has least integrity of 3 in survey + some windows altered

ARCHITECTURAL INFORMATION

9. Architectural Style: Arts + Crafts - stucco Prairie influences
10. Noteworthy Features: stained glass windows
11. Architect: _____ 12. Builder: _____
    Source of Information: _____
13. Date of Construction: c1915 Source: SB
14. Comments on Significance: one of 3 almost identical Arts + Crafts houses, this house has 2-story side wings (4th extensively remod) at 739 Walden

PHYSICAL FEATURES

15. Overall Shape or Plan: Cross

16. Stories: 2 Approx. Dimensions(see Sanborns):

17. Foundation (Material and Color):

18. Walls (Material and Color): Green Stucco

19. Roof: Type gables Material Asphalt Original? n
Pitch Low Color

20. Dormers? No., Location, Material:

21. Chimneys? No., Location, Material: 2 brick chimneys - 1 in each wing

22. Ornamental Trim (Material and Color): rafter ends, brackets + wood window trim painted white

23. Entrance(s) (Location and Description): center - under 2 story section

24. Porches:

25. Window Treatment: 1- triple Chicago window topped by stained glass transom, 2- orig windows are casements w/ stained 9/25s transoms

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 on Diagonal at corner

(Building Outline Map)



Roll # 13 Photographer SB
Frame # 17 Date 4/6/90
Building facing NW

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: 2-story addition to S. rear, new concrete stair

Of 3 this house has least integrity of 3 in survey + some windows altered

ARCHITECTURAL INFORMATION

9. Architectural Style: Arts + Crafts - strong prairie influences
10. Noteworthy Features: stained glass windows

11. Architect: ____ 12. Builder: ____
    Source of Information: ____
13. Date of Construction: c1915 Source: SB
14. Comments on Significance: one of 4 almost identical Arts + Crafts houses. This house has 2-story side wings (4th extensively remod) at 739 Walden

ADDRESS 747 WALDEN HISTORIC NAME ____
OTHER SURVEYS ____ COMMON NAME ____
LOCAL CRITERIA 1 4 6 TARGET AREA II
SURVEYOR SB DATE 4/6

PHYSICAL FEATURES

15. Overall Shape or Plan: Cross

16. Stories: 2 Approx. Dimensions(see Sanborns):

17. Foundation (Material and Color):

18. Walls (Material and Color): Green Stucco

19. Roof: Type gables Material Asphalt Original? n
Pitch Low Color

20. Dormers? No., Location, Material:

21. Chimneys? No., Location, Material: 2 brick chimneys - 1 in each wing

22. Ornamental Trim (Material and Color): rafter ends, brackets + wood window trim painted white

23. Entrance(s) (Location and Description): center - under 2 story section

24. Porches:

25. Window Treatment: 1- triple Chicago window topped by STAINED GLASS transom, 2- orig windows are casements w/ stained g/lass transoms

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 on Diagonal at corner

Evanston North Shore Board of Realtors Listing Form 11-57

Directions: S. E. CORNER WALDEN AND WESTMOOR

Address: 747 Walden Road E-5047
City: Winnetka
Constr: Stucco
Style:
Roof: Gravel-asphalt
Built: 1920's Faces: NW-Corner

Lot Size N-115'; S-104.24'; W-80.02'; E-67.82'

Rms.	Bed.	Baths
8	4	1½

Heat FA oil
Cost $20.00 Mo.
Year — Taxes $428.24
Porches Patio
Garage
Att.-Det.
Elect: 220V-110V

$ 34,500 ORTB 31,400 - 29 500
Contract:

Basmt: Yes-lavatory
1st Good sized entrance hall, living room, dining room, kitchen, den and powder room.
2nd 4 bedrooms and bath. (3 bedrooms have 3 exposures each).
3rd

Replaced 7/60

LR 15x26 Irr.
DR 15x15
K
DEN abt. 12x12
BR's
3 will take twin beds, and one a single bed.

Check: 6/59 9/59 6/60

School: Grade: Hubbard Woods JHS: Skokie HS: New Trier
Transp: RR. NW-3 blks Bus: 1 block Other:
Mortgage: Existing Available:
City water, Well Sanitary Sewer, Storm Sewer, Septic Tank (Cross out that not applying)
Remarks and any special conditions A Frank Lloyd Wright house. Kitchen remodeled 1955, new roof 1958, 60 gal hot water heater 1953, new oil burner 1958. Kitchen has built in eating counter that seats 5 people, electric built in oven & burner. Good house for entertaining. Fireplace in living rm., fpl in dining rm, paneled dining rm & den. Light and airy house. Inside storm & screens.

Possession: 60-90 days
Reason for Sale: move to larger house, same st.

Owner: Spencer R. Stuart Bus. Phone: Res. Phone: HI. 6-2580
Title

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

Open House 05189

Realtor Office: Quinlan and Tyson, Inc. Phone: HI. 6-0177
Sales Person: Harriette W. Starr Home Phone: HI. 6-1755

Directions: S. E. CORNER WALDEN AND WESTMOOR

Address: 747 Walden Road G-688
City: Winnetka
Constr: Stucco
Style:
Roof: Gravel-asphalt
Built: 1920's. Faces: NW-corner

Sold 8/9/60

Lot Size N-115'; S-104.24'; W-80.02'; E-67.82'

Rms.	Bed.	Baths
8	4	1½

Heat FA Oil
Cost $20.00 Mo.
Year — Taxes 1959 - $440.
Porches Patio
Garage 1
Att.-Det.
Elect: 220V-110V

$ 28,500.
Contract:

Basmt: Yes - lavatory
1st Good sized entrance hall, living room, dining room, kitchen, den and powder room.
2nd 4 bedrooms and bath. (3 bedrooms have 3 exposures each).
3rd

LR 15x26 Irr.
DR 15x15
K
DEN abt. 12x12
BR's
3 will take twin beds, and one a single bed.

Check:

School: Grade: Hubbard Woods JHS: Skokie HS: New Trier
Transp: RR. NW-3 blocks Bus: 1 block Other:
Mortgage: Existing Available:
City water, Well Sanitary Sewer, Storm Sewer, Septic Tank (Cross out that not applying)
Remarks and any special conditions Frank Lloyd Wright house. Kitchen remodeled in 1955, new roof 1958, 60 gal hot water heater 1953, new oil burner 1958. Kit. has built in eating counter that seats 5 people, electric built in oven & burner. Good hse. for entertaining. Fireplace in liv. rm., fpl. in dining rm, pan. dining rm. & den. Light and airy house. Inside storm & screens. VACANT-key at Q&T-Winn.

Possession: Immediate
Reason for Sale: Large house, same st.

Owner: Spencer R. Stuart Bus. Phone: De 2-1528 Res. Phone: Hi 6-2580
Title

FILE COPY

The above information is from sources which we consider reliable but no liabilities for errors or omissions are assumed. Price is subject to change and/or withdrawal without notice. Owner reserves the right to reject any and all offers.

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

Open House 07296

Realtor Office: Quinlan and Tyson, Inc. Phone: Hi 6-0177
Sales Person: Harriette W. Starr Home Phone: Hi 6-1755

Excl. Agents	Address of House	Size of Lot	Rooms	Baths	Porches	Price
	747 Walden Winn.	80 on Walden x104.58 x 150 on Westmoor	8-5	1½		~~[illegible]~~ 25,500

Cm.

Continuance of Listing Confirmed

Situated between
How house may be seen

Fronts ft. alley at

When available June 1

Garage 1 det Living quarters
State exactly how we came to have this listing

How heated

Date 5/6/48 Listed by CBT

Owner Address

Whom to notify regarding prospective purchaser Lang office Ph: Res. Ofc.

Tenant Address

Abstract or Guaranty policy Ph: Res. Ofc. Glen 1971

Terms Lease expires 220 3/48 Rent

1st Mortgage Rate Maturity Taxes

Prepayment privileges Special Assessments

2nd Mortgage Rate Maturity can only be shown Sun. Tues. Thurs & Saturday

Prepayment privileges insulated—nice condition

Restrictions

Insurance { Fire / Tornado 2 fireplaces Zoning Use Height Area

Construction cement abt 20 years Roof Architect

Sign Privileges

Heating HA oil $165.20 Hot water Lighting Hardwood Floors

Remarks

Basement Stories

1st floor LDK Bedrm Lav.

2nd floor 3 bedrms, 1 bath & 1 small rm (one rm p ine-panelled)

3rd floor

U.A.P. ✓
U.B.T. ✓
U.B.A. ✓
L.B.G. ✓
E.H. ✓





Property Details

05-17-412-001-0000

747 WALDEN RD • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	**206**
SQUARE FOOTAGE (LAND)	**7,738**
NEIGHBORHOOD	**22**
TAXCODE	**23008**
NEXT SCHEDULED REASSESSMENT	**2022**

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2021 Assessor Valuation	2020 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	**$542,070**	**$542,050**
TOTAL ASSESSED VALUE	**$54,207**	**$54,205**
LAND ASSESSED VALUE	**$17,411**	**$17,410**
BUILDING ASSESSED VALUE	**$36,796**	**$36,795**

Exemption Status

2020 **Homeowner | Yes**

	Senior Citizen | N/A
	Senior Freeze | N/A
2019	**Homeowner | $799.70**
	Senior Citizen | N/A
	Senior Freeze | N/A
2018	**Homeowner | $824.00**
	Senior Citizen | N/A
	Senior Freeze | N/A
2017	**Homeowner | $784.60**
	Senior Citizen | N/A
	Senior Freeze | N/A

Exemption History

2018	**Homeowner exemption was applied to the property this year.**
2017	**Homeowner exemption was applied to the property this year.**
2016	
2015	

Characteristics

DESCRIPTION	**Two or more story residence, over 62 years, 2,201 to 4,999 sq.ft.**
RESIDENCE TYPE	**Two Story**
USE	**Single Family**
EXTERIOR CONSTRUCTION	**Frame**
FULL BATHS	**1**
HALF BATHS	**1**
BASEMENT[1]	**Full and Rec Room**
ATTIC	**None**
CENTRAL AIR	**Yes**
NUMBER OF FIREPLACES	**2**
GARAGE SIZE/TYPE[2]	**2 car detached**
AGE	**104**
BUILDING SQUARE FOOTAGE	**1,059**
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	$58,919 (2019)	$58,919	$58,919	16381	GLENN UDELL	JOSHUA Y HA	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	$57,000 (2018)	$58,919	$61,273	30404	GLENN UDELL	JOSHUA Y HA	Appeal Review Complete	Assessed Value Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.
2016	$57,500 (2015)	$86,608	$93,555	17845	JOSHUA Y HA	GLENN UDELL	Appeal Review Complete	Assessed Value Adjusted - This result is based on consideration of submitted appraisal and also an analysis of comparable properties.
2015	$68,297 (2014)	$65,376	$68,297	43031	JOANNE HEAL	GLEN L UDELL	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2013	$69,074 (2012)	$76,414	$78,422	42291	JULIE M REALMUTO		Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.
2010	$81,257 (2009)	$69,074	$69,074	9001173	JOANNE HEAL	JOANNE HEAL	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.The analysis included an update of your property's characteristics.
2007	$71,392 (2006)	$89,521	$94,455	3685	SCHILLER,KLEIN & MCELROY, P.C.	JOANNE HEAL	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.



05174120010000 04/16/2007

Where do I find my PIN?

Your Property Index Number (PIN) is printed on your tax bill, your property closing documents and deed, and notices from the Assessor's office (such as your assessment notice).

Enter PIN to see property details

Enter 14 digit PIN

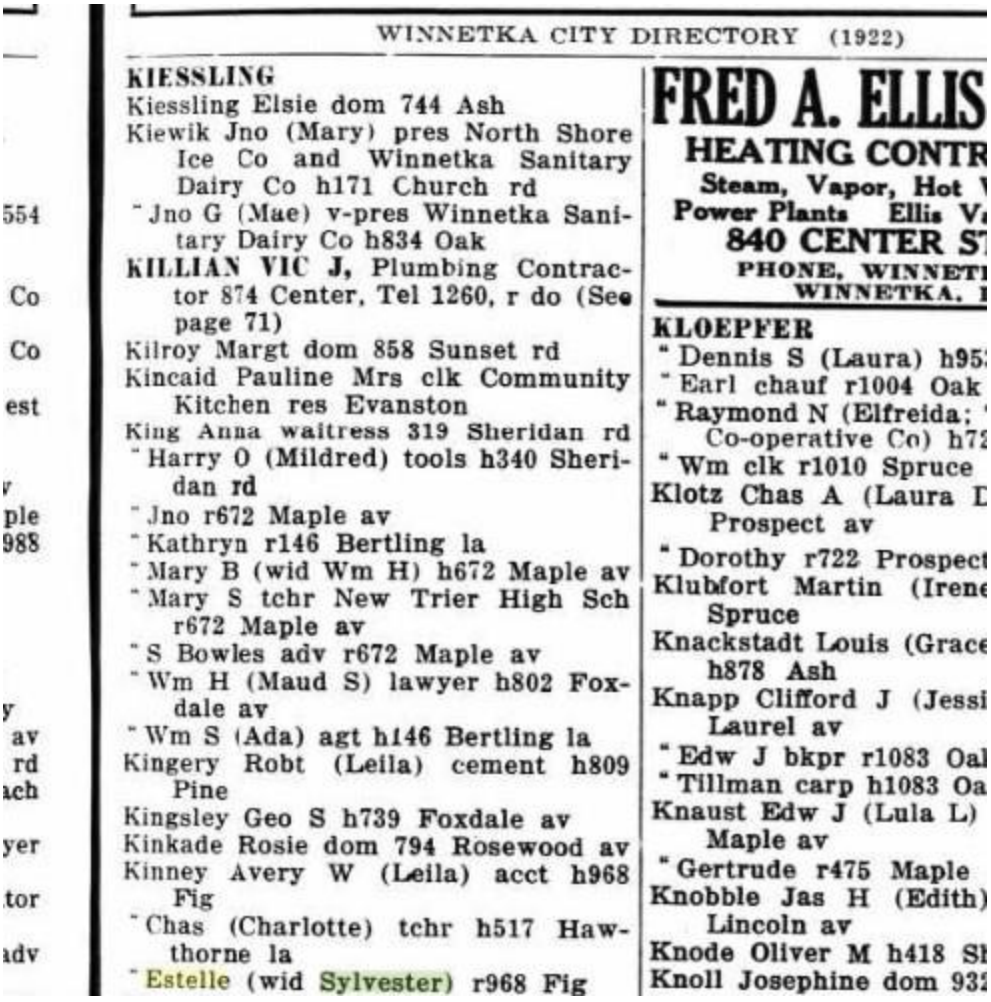
Don't know the property's PIN? Search by address (/address-search).

1920 phone book



	Lane	795	Davis W E
gh W J	Samuel Sewell	799	Netterstrom
hner Otto	Greeley School		O J
idie James	FIG ST	802	King Wm I
lliams Fred	934 Mohr A F	806	Leonard Joh
affer Roy	944 Gibney G H	812	Hansom W
picchio F	950 Hinton S	818	Ingram D S
anglista C	956 Whitlock	821	Ball —
lds L J	Victor	825	Cassell Mar
rse G M	968 Isett J W		L
melee D	990 Murphy K Mrs	828	Kranich Frs
eywell C A	1003 Davenport J J		N G
k A E Mrs	FIR ST ..	832	Schultz Wm
bs Henry	516 Nelson Neils	840	Merrifield A
rom Chas L	517 Dahm J J	841	Illges Geo
ber M H	517 Martyn H	844	McCurdy Ch
aulley J M	520 Peterson V		T
nlund C	525 Leichsenring M	849	Hubbard C V
toni G	Mrs	856	Rudolph A J

1922 phone book



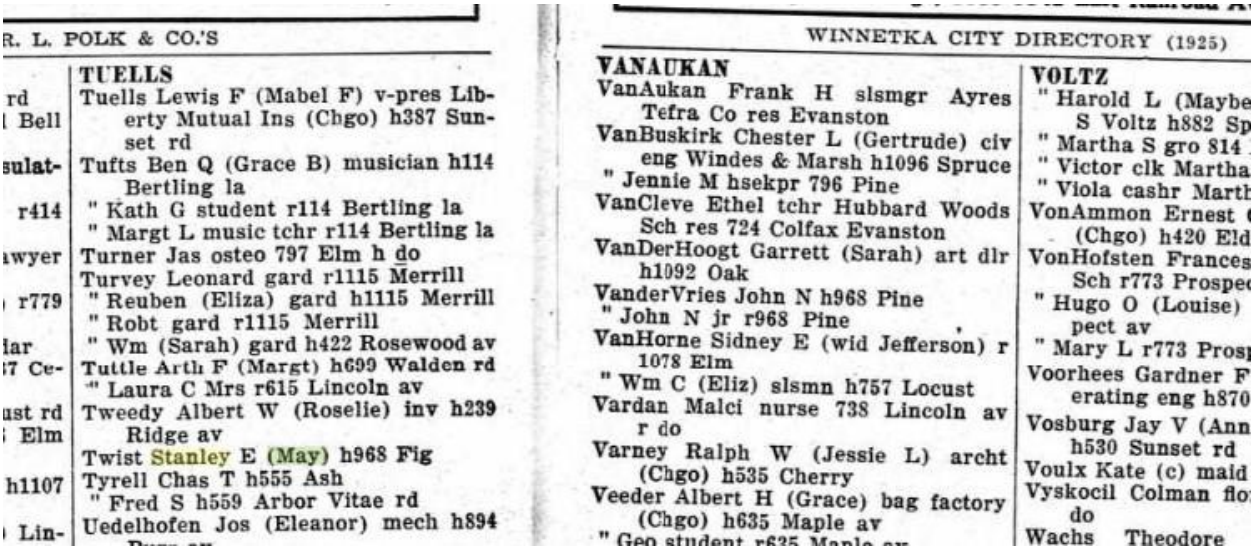
WINNETKA CITY DIRECTORY (1922)

KIESSLING
Kiessling Elsie dom 744 Ash
Kiewik Jno (Mary) pres North Shore Ice Co and Winnetka Sanitary Dairy Co h171 Church rd
" Jno G (Mae) v-pres Winnetka Sanitary Dairy Co h834 Oak
KILLIAN VIC J, Plumbing Contractor 874 Center, Tel 1260, r do (See page 71)
Kilroy Margt dom 858 Sunset rd
Kincaid Pauline Mrs clk Community Kitchen res Evanston
King Anna waitress 319 Sheridan rd
" Harry O (Mildred) tools h340 Sheridan rd
" Jno r672 Maple av
" Kathryn r146 Bertling la
" Mary B (wid Wm H) h672 Maple av
" Mary S tchr New Trier High Sch r672 Maple av
" S Bowles adv r672 Maple av
" Wm H (Maud S) lawyer h802 Foxdale av
" Wm S (Ada) agt h146 Bertling la
Kingery Robt (Leila) cement h809 Pine
Kingsley Geo S h739 Foxdale av
Kinkade Rosie dom 794 Rosewood av
Kinney Avery W (Leila) acct h968 Fig
" Chas (Charlotte) tchr h517 Hawthorne la
" Estelle (wid Sylvester) r968 Fig

FRED A. ELLIS
HEATING CONTR
Steam, Vapor, Hot
Power Plants Ellis
840 CENTER S
PHONE, WINNET
WINNETKA,

KLOEPFER
" Dennis S (Laura) h95
" Earl chauf r1004 Oak
" Raymond N (Elfreida; Co-operative Co) h7
" Wm clk r1010 Spruce
Klotz Chas A (Laura D Prospect av
" Dorothy r722 Prospect
Klubfort Martin (Irene Spruce
Knackstadt Louis (Grace h878 Ash
Knapp Clifford J (Jessi Laurel av
" Edw J bkpr r1083 Oal
" Tillman carp h1083 Oa
Knaust Edw J (Lula L) Maple av
" Gertrude r475 Maple
Knobble Jas H (Edith) Lincoln av
Knode Oliver M h418 S
Knoll Josephine dom 93

1925 phone book



R. L. POLK & CO.'S

TUELLS
Tuells Lewis F (Mabel F) v-pres Liberty Mutual Ins (Chgo) h387 Sunset rd
Tufts Ben Q (Grace B) musician h114 Bertling la
" Kath G student r114 Bertling la
" Margt L music tchr r114 Bertling la
Turner Jas osteo 797 Elm h do
Turvey Leonard gard r1115 Merrill
" Reuben (Eliza) gard h1115 Merrill
" Robt gard r1115 Merrill
" Wm (Sarah) gard h422 Rosewood av
Tuttle Arth F (Margt) h699 Walden rd
" Laura C Mrs r615 Lincoln av
Tweedy Albert W (Roselie) inv h239 Ridge av
Twist Stanley E (May) h968 Fig
Tyrell Chas T h555 Ash
" Fred S h559 Arbor Vitae rd
Uedelhofen Jos (Eleanor) mech h894

WINNETKA CITY DIRECTORY (1925)

VANAUKAN
VanAukan Frank H slsmgr Ayres Tefra Co res Evanston
VanBuskirk Chester L (Gertrude) civ eng Windes & Marsh h1096 Spruce
" Jennie M hsekpr 796 Pine
VanCleve Ethel tchr Hubbard Woods Sch res 724 Colfax Evanston
VanDerHoogt Garrett (Sarah) art dlr h1092 Oak
VanderVries John N h968 Pine
" John N jr r968 Pine
VanHorne Sidney E (wid Jefferson) r 1078 Elm
" Wm C (Eliz) slsmn h757 Locust
Vardan Malci nurse 738 Lincoln av r do
Varney Ralph W (Jessie L) archt (Chgo) h535 Cherry
Veeder Albert H (Grace) bag factory (Chgo) h635 Maple av
" Geo student r635 Maple av

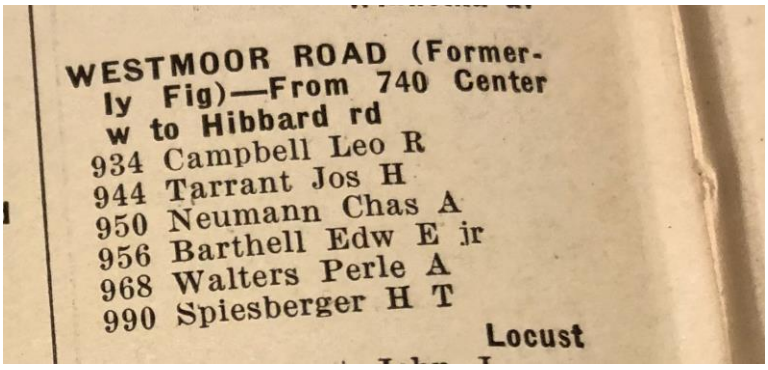
VOLTZ
" Harold L (Maybe S Voltz h882 Sp
" Martha S gro 814
" Victor clk Martha
" Viola cashr Marth
VonAmmon Ernest (Chgo) h420 Eld
VonHofsten Frances Sch r773 Prospec
" Hugo O (Louise) pect av
" Mary L r773 Pros
Voorhees Gardner F erating eng h870
Vosburg Jay V (Ann h530 Sunset rd
Voulx Kate (c) maid
Vyskocil Colman flo do
Wachs Theodore

1926 phone book



2461 Walgren Albin E r 1072 Oak.....Winnetka-123
2541 Walker Lee r 458 Sunset rd.....Winnetka-201
-978 Walker Stephen P r 1082 Oak.....Winnetka-529-
2347 Walkey Geo r 970 Linden av.....Winnetka-123
-706 Wallace L T r 1025 Ash.....Winnetka-163
2711 Wallace Robt H r 1083 Cherry.....Winnetka-552-
1662 Wallace Walter F r 815 Mt Pleasant rd..Winnetka-94
1526 Walling Willoughby G r 1094 Private rd.Winnetka-
-940 Walpole Robt H r 520 Provident.....Winnetka-98
1367 Walsh Howard T r 862 Prospect av.....Winnetka-21
1767 Walsh John W r 1032 Dinsmore rd....Winnetka-206
1234 Walsh Richard W Mrs r 1170 Scott av.Winnetka-117
1434 Walters G Lewis r 241 Essex rd.....Winnetka-133
692-J Walters P A r 968 Fig.....Winnetka-182
2386 Walton Howard R r 458 Willow rd.....Winnetka-95
1661 Wanger David E r 1356 Asbury av....Winnetka-15
ka-339 Ward Peirce C r 39 Indian Hill rd.....Winnetka-
tka-43 Warden Kenneth r 495 Ash.....Winnetka-21

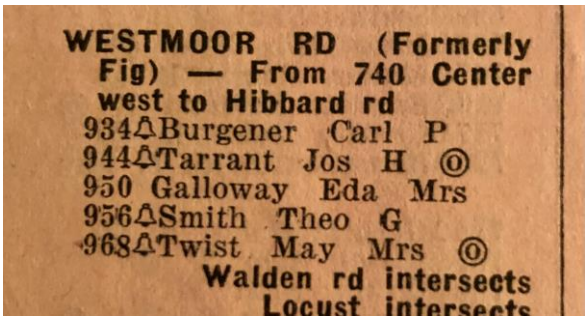
1927 phone book



WESTMOOR ROAD (Formerly Fig)—From 740 Center w to Hibbard rd
934 Campbell Leo R
944 Tarrant Jos H
950 Neumann Chas A
956 Barthell Edw E jr
968 Walters Perle A
990 Spiesberger H T

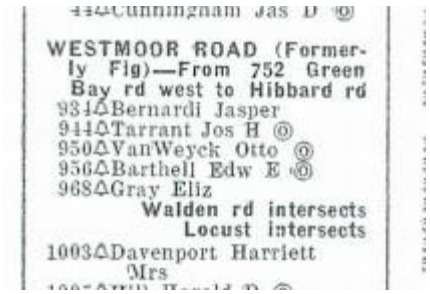
Locust

1937 phone book



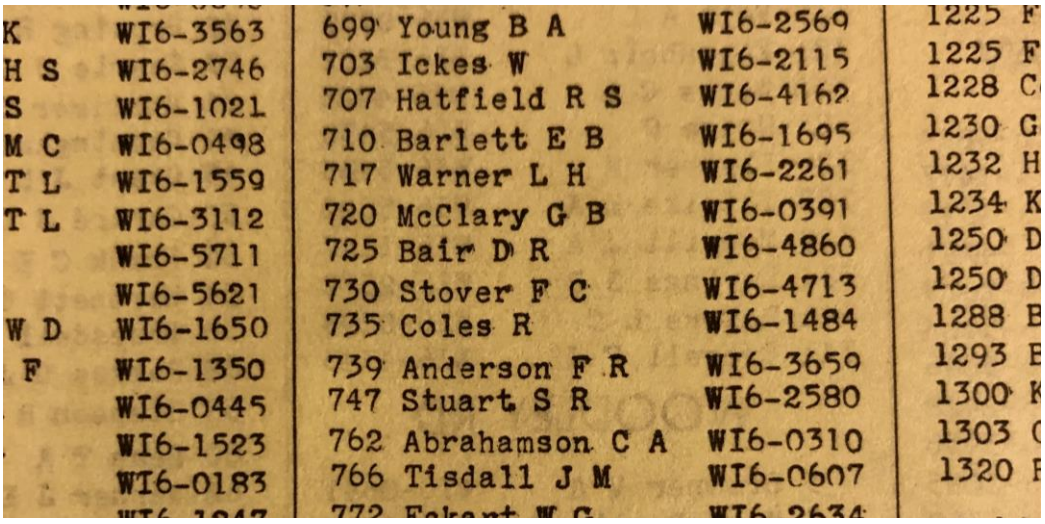
WESTMOOR RD (Formerly Fig) — From 740 Center west to Hibbard rd
934 Burgener Carl P
944 Tarrant Jos H ⓪
950 Galloway Eda Mrs
956 Smith Theo G
968 Twist May Mrs ⓪
Walden rd intersects
Locust intersects

1939 phone book



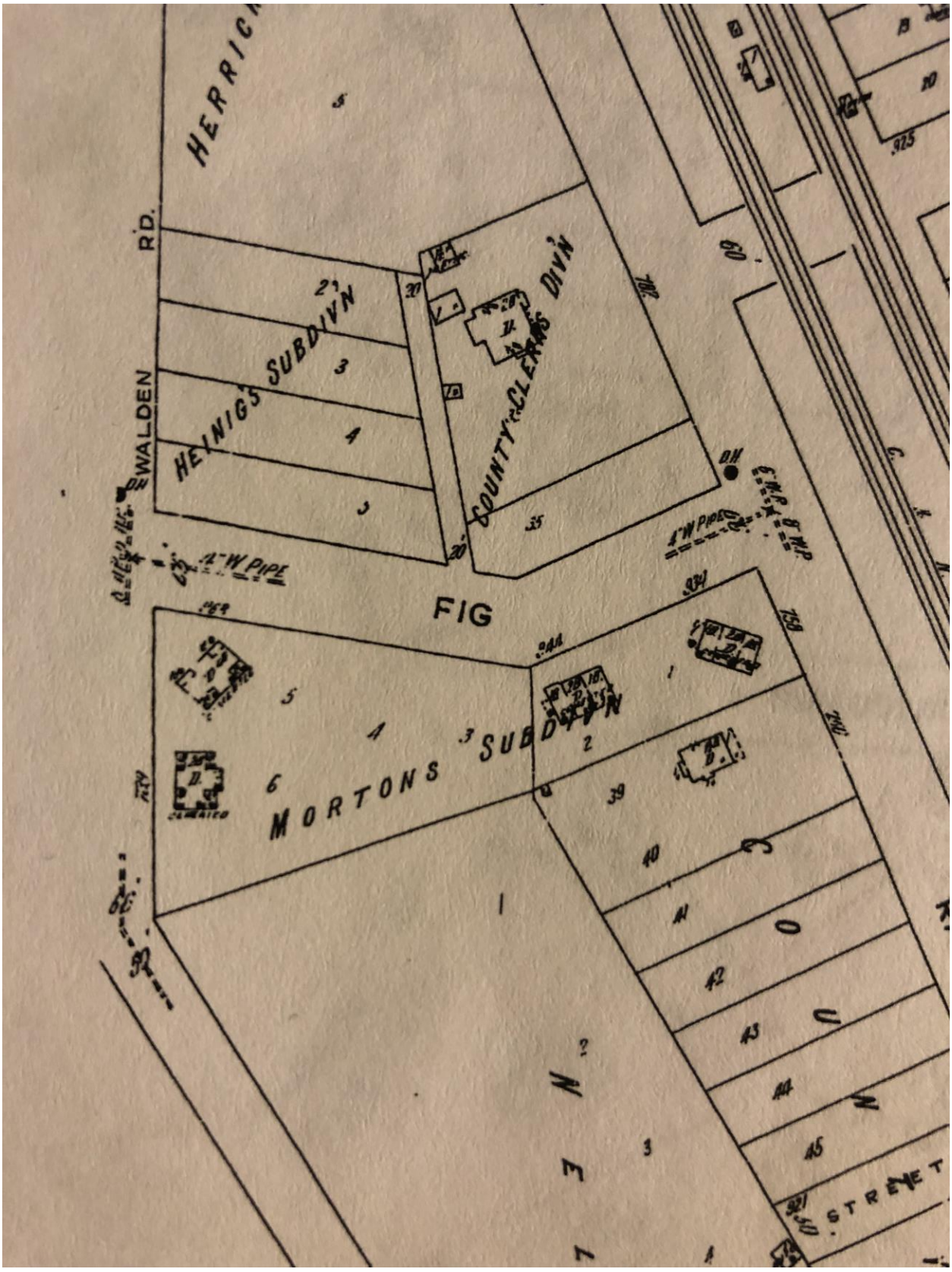
WESTMOOR ROAD (Formerly Fig)—From 752 Green Bay rd west to Hibbard rd
934 Bernardi Jasper
944 Tarrant Jos H ⓪
950 VanWeyck Otto ⓪
956 Barthell Edw E ⓪
968 Gray Eliz
Walden rd intersects
Locust intersects
1003 Davenport Harriett Mrs

1954 phone book

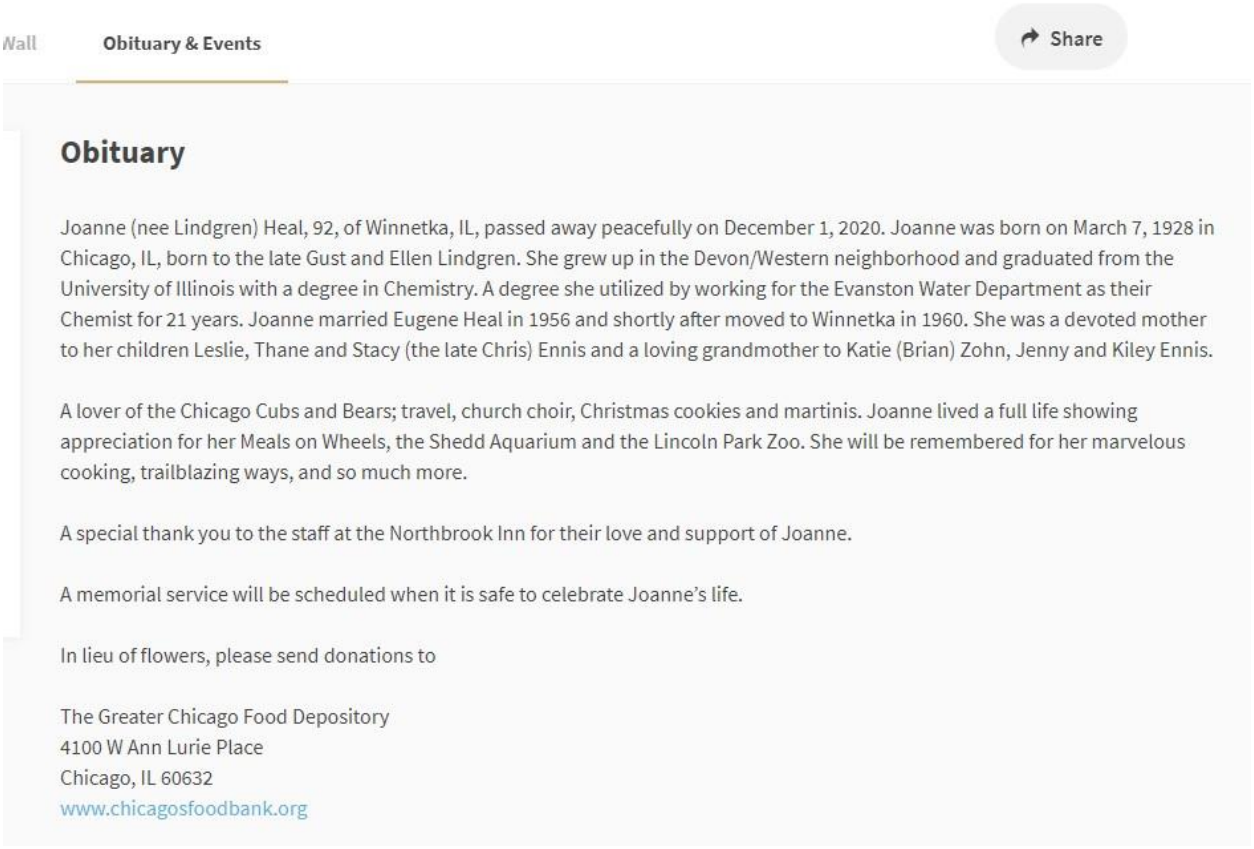


K	WI6-3563	699 Young B A	WI6-2569	1225 F
H S	WI6-2746	703 Ickes W	WI6-2115	1225 F
S	WI6-1021	707 Hatfield R S	WI6-4162	1228 C
M C	WI6-0498	710 Barlett E B	WI6-1695	1230 G
T L	WI6-1559	717 Warner L H	WI6-2261	1232 H
T L	WI6-3112	720 McClary G B	WI6-0391	1234 K
	WI6-5711	725 Bair D R	WI6-4860	1250 D
	WI6-5621	730 Stover F C	WI6-4713	1250 D
W D	WI6-1650	735 Coles R	WI6-1484	1288 B
F	WI6-1350	739 Anderson F R	WI6-3659	1293 B
	WI6-0445	747 Stuart S R	WI6-2580	1300 K
	WI6-1523	762 Abrahamson C A	WI6-0310	1303 C
	WI6-0183	766 Tisdall J M	WI6-0607	1320 F

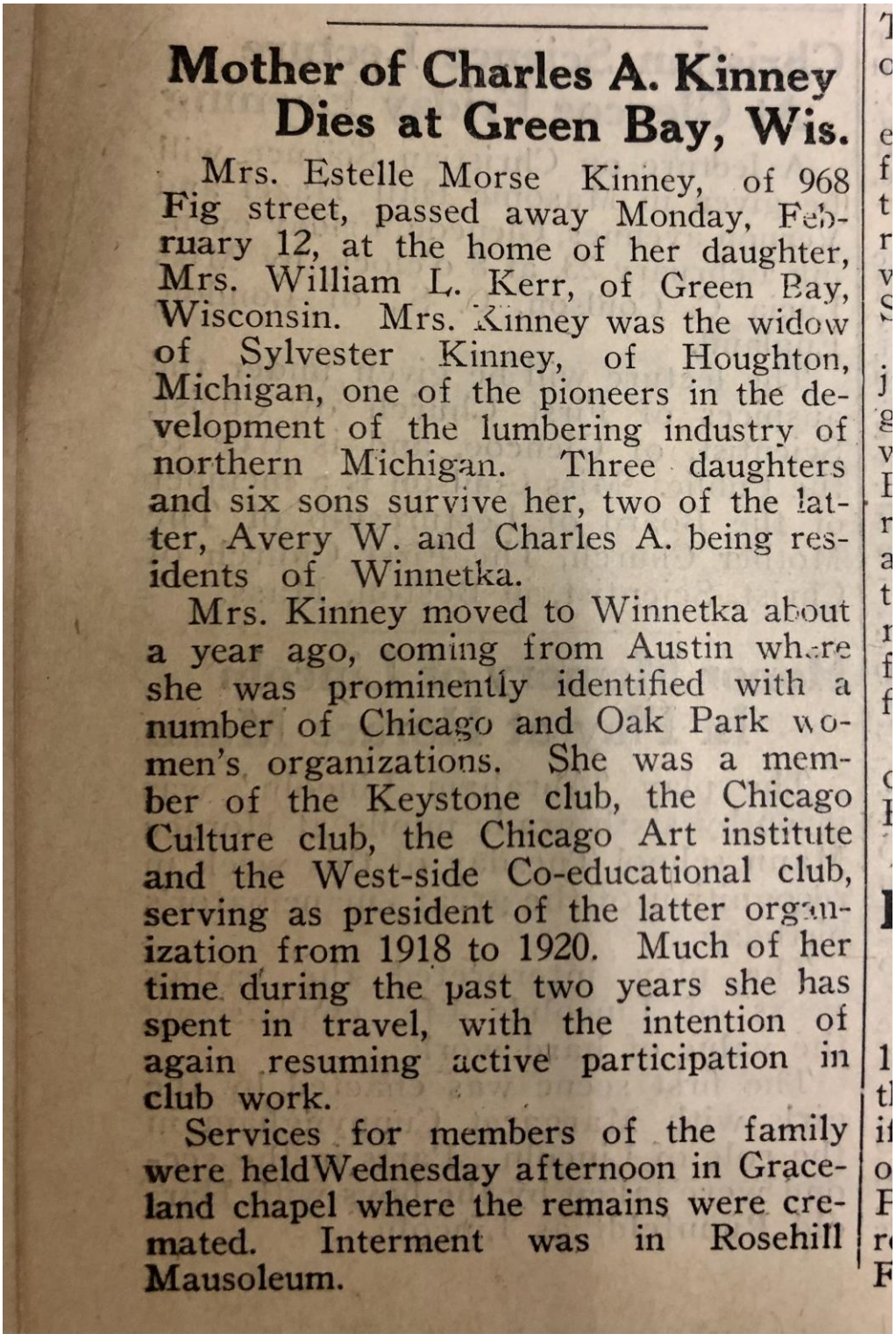
1914 Sanborn fire insurance map



Joanne Heal obituary



Winnetka Talk, February 1923



Mother of Charles A. Kinney Dies at Green Bay, Wis.

Mrs. Estelle Morse Kinney, of 968 Fig street, passed away Monday, February 12, at the home of her daughter, Mrs. William L. Kerr, of Green Bay, Wisconsin. Mrs. Kinney was the widow of Sylvester Kinney, of Houghton, Michigan, one of the pioneers in the development of the lumbering industry of northern Michigan. Three daughters and six sons survive her, two of the latter, Avery W. and Charles A. being residents of Winnetka.

Mrs. Kinney moved to Winnetka about a year ago, coming from Austin where she was prominently identified with a number of Chicago and Oak Park women's organizations. She was a member of the Keystone club, the Chicago Culture club, the Chicago Art institute and the West-side Co-educational club, serving as president of the latter organization from 1918 to 1920. Much of her time during the past two years she has spent in travel, with the intention of again resuming active participation in club work.

Services for members of the family were heldWednesday afternoon in Graceland chapel where the remains were cremated. Interment was in Rosehill Mausoleum.

Winnetka Talk, October 1966

Perle A. Walters

Perle A. Walters, 77, of 444 Winnetka Av., Winnetka, died Tuesday in St. Francis Hospital, Evanston.

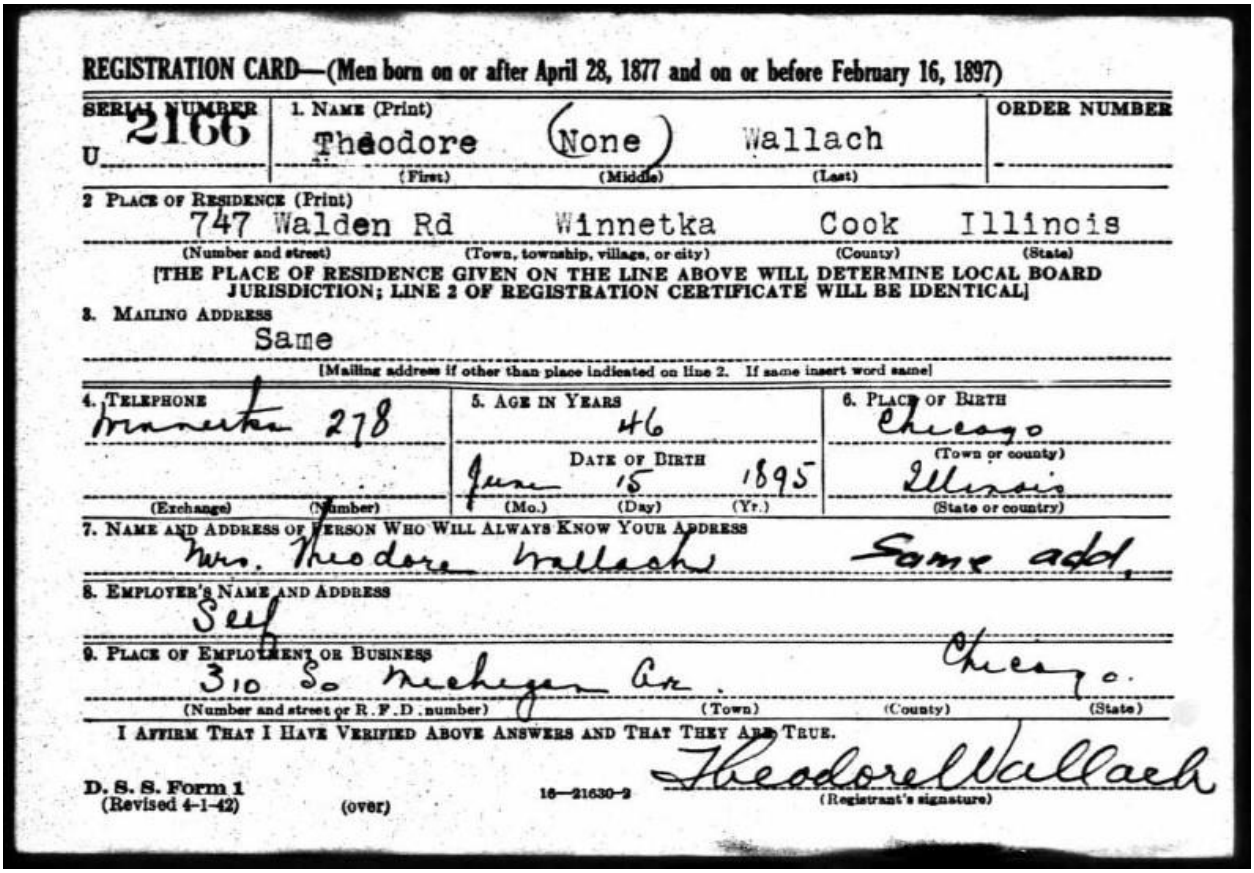
He retired in 1955 as vice president in charge of the Chicago office of Stone and Webster Securities Corp. He had been with the investment firm for 40 years.

Mr. Walters was born in Mt. Pleasant, Ia., and lived in Evanston before moving to Winnetka in 1921. He was a past president of the Bond Club and Mid-Day Club and a member of the University Club, all in Chicago, and a member of the Winnetka Congregational Church.

Survivors include his widow, Deborah; a daughter, Mrs. Mary Spurway, 1020 Cherry St., Winnetka; two sons, Edward W., 258 Churchill St., Northfield, and Michael of Las Vegas; a sister, Mrs. Mary Lindley of Boulder, Colo.; and eight grandchildren.

Memorial services will be conducted at 4 p.m. Friday in the Winnetka Congregational Church Chapel by the Rev. Lawrence E. Schwarz. Burial will be private.

Wallach World War II Draft Registration 1942



REGISTRATION CARD—(Men born on or after April 28, 1877 and on or before February 16, 1897)

SERIAL NUMBER U 2166 | 1. NAME (Print) Theodore (None) Wallach (First) (Middle) (Last) | ORDER NUMBER

2 PLACE OF RESIDENCE (Print)
747 Walden Rd | Winnetka | Cook | Illinois
(Number and street) | (Town, township, village, or city) | (County) | (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 Winnetka 278 (Exchange) (Number)

5. AGE IN YEARS 46
DATE OF BIRTH June 15 1895 (Mo.) (Day) (Yr.)

6. PLACE OF BIRTH Chicago (Town or county) Illinois (State or country)

7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS
Mrs. Theodore Wallach Same add.

8. EMPLOYER'S NAME AND ADDRESS
Self

9. PLACE OF EMPLOYMENT OR BUSINESS
310 So Michegan Ave. Chicago.
(Number and street or R.F.D. number) (Town) (County) (State)

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.
Theodore Wallach
(Registrant's signature)

D. S. S. Form 1
(Revised 4-1-42)
(over)
16—21630-2

Obituary 1 -- No Title
Chicago Daily Tribune (1923-1963); Mar 13, 1953; ProQuest Historical Newspapers: Chicago Tribune
pg. B10

OBITUARIES

Mrs. Mary M. Jones

Memorial services for Mrs. Mary M. Jones, 81, of Coral Gables, Fla., widow of Robert R. Jones, former news editor of THE CHICAGO TRIBUNE, will be held April 1 in Rushville, Schuyler county. Mrs. Jones died Sunday in St. Francis hospital, Evanston. The body of Mr. Jones, who retired in 1931 and died Dec. 28 in Coral Gables, also will be moved to Rushville for the April 1 service. Surviving are three sons, Dr. Robert M., chief of staff at St. Francis hospital; James, of San Francisco, and Ellis R., of Glencoe; and six grandchildren.

Earl E. Oliver

Services for Earl E. Oliver, 57, of 10823 Avenue C, vice president of the Illinois State Council of Carpenters, who died Tuesday in the South Shore hospital, will be held at 1:30 p. m. tomorrow in the chapel at 2434 E. 79th st. Mr. Oliver was a business representative of local 1693, the Millwright's union; a Mason, and active in the First Evangelical Church of the East Side. He leaves his widow, Mildred; two sons, Warren and Earl J., and two daughters, Shirley and Dianne.

Guy R. Garretson

The funeral of Guy R. Garretson, 69, of 201 E. Prairie st., Wheaton, former president of the J. B. Inderrieden Canning company, will be held at 2 p. m. today in the Wheaton Presbyterian church. He died Tuesday in Du Page Memorial hospital, Elmhurst. Mr. Garretson was a member of the Lake Shore club. Surviving are the widow, Cathleen; two sons, Robert and Bernard, and two daughters, Mrs. Edward Poinier and Mrs. Donald Gibney.

Earl T. Langworthy

Earl T. Langworthy, 73, of 131 W. Park av., Libertyville, died yesterday in his home. He was owner of the Langworthy department store in Libertyville, where he had been a retail merchant for 40 years. Surviving are his widow, Esther; two daughters, Mrs. Stella Bartlett and Mrs. Georgia Pierson; and a son, Thomas E. Services will be held at 2 p. m. Sunday in the First Methodist church of Libertyville.

Mrs. Marie S. Baker

Services for Mrs. Marie S. Baker, 90, of 839 Lake st., Oak Park, will be held at 2 p. m. today in the First Methodist Church of Oak Park. Mrs. Baker died Wednesday in her home. She was a past president of the Hepzibah Children's home in Oak Park and the Oak Park club auxiliary and a charter member of the Oak Park Country club. She leaves a daughter, Mrs. John T. Barlow, and a son, Sylvester E.

Matthias H. Mann

Matthias H. Mann, 83, a retired florist, died yesterday in his home at 2114 Lake av., Wilmette. Survivors include seven sons—Nicholas H., Joseph G., Edward F., and Frederick J., all Catholic priests, Al. J., Charles H., and Gregory J.; and two daughters — Mrs. Anna Mary Knittel and Mrs. Dorothy Lamey. Services will be held at 10 a. m. tomorrow in St. Joseph's church, Wilmette.

J. Warren Isett

J. Warren Isett, 72, founder and senior partner of the American Expansion Bolt & Manufacturing company, 903 N. Spalding av., died yesterday in Hesston, Pa. Services will be held at 2:30 p. m. Tuesday in the chapel at 21 W. 2d st., Hinsdale. Mr. Isett moved to Hesston several months ago after residing for more than 30 years at 113 S. County Line rd., Hinsdale. A son, G. Richard, survives.

The Rev. Aloysius Kippels

A funeral mass for the Rev. Aloysius Kippels, 58, will be celebrated in St. Michael's church, of which he was pastor, at 10 a. m. tomorrow. He died Wednesday in St. Elizabeth's hospital. Father Kippels was an assistant at St. Alphonsus' and St. Michael's churches before becoming pastor at the latter. Surviving are two sisters and a brother.

John C. Egan

Services for John C. Egan, 41, of 7926 St. Lawrence av., manager of the contract accounting department of Armour & Co., will be held at 10 a. m. tomorrow in St. Dorothy's church. Mr. Egan died Wednesday in Fort Lauderdale, Fla. He started with Armour as a junior clerk in 1929. Surviving is his widow, Novella.

Ernest F. Ahnert

Services for Ernest F. Ahnert, 70, of 4726 Magnolia av., who retired in 1948 after 43 years as a street car motorman on the Logan Square line, will be held at 3 p. m. tomorrow in the chapel at 5501 N. Ashland av. Mr. Ahnert, who died Wednesday in his home, is survived by his widow, Mary.

Miss Blanche Frankel

Services for Miss Blanche Frankel, 65, of 6964½ Sheridan rd., an employe of M. Born & Co., will be held at 10 a. m. today in the chapel at 1300 Devon av. Miss Frankel died in her home Wednesday as the result of a fall three weeks ago. She leaves two sisters, Eva and Clara.

Sidney Lipson

Sidney Lipson, 43, of 5710 N. Francisco av., former owner of a structural iron firm, died yesterday in Michael Reese hospital. He is survived by his widow, Lee, and three sons, Marshall, Howard, and Ned. Services will be held at 2 p. m. today in the chapel at 3021 Lawrence av.

Abe Greenspan

Abe Greenspan, 59, of 1632 Pratt blvd., a retired tailor, died yesterday in his home. Surviving are three sisters and two brothers. Services will be held at noon today in the chapel at 1300 Devon av.

Charles A. Baxter

Charles A. Baxter, 81, retired superintendent of transportation on the Chicago Transit authority's Lake st. elevated railroad division, died in his home yesterday. He started as a trainman on the division in 1898 when it was operated by the old Chicago Rapid Transit company and was superintendent from 1912 until he retired in 1948. A daughter, Mrs. Margaret Jenks, and two sons, Robert and Richard, survive. Services will be at 2:30 p. m. tomorrow in the chapel at 318 N. Central av.

Mrs. Mary D. Gallery

Requiem mass for Mrs. Mary D. Gallery, 83, of 79 E. Elm st., widow of John J. Gallery, Chicago bridge builder, will be sung by her nephew, the Rev. John Gallery, in Holy Name cathedral at 10 a. m. tomorrow. She died Wednesday in St. Joseph's hospital. Mrs. Gallery was a sister of George T. Donoghue, Chicago park district superintendent, and an aunt of Rear Adm. Daniel V. Gallery. She also leaves two daughters, Mrs. William G. McNulty and Mrs. Gerald Grant, and a son, John J. Jr.

Mathew J. Ulber

Services for Mathew J. Ulber, 79, of San Bernardino, Cal., retired pharmacist and drug merchandising superintendent for Fred Harvey shops, will be held today in San Bernardino. Mr. Ulber, who was a Chicago resident for 30 years, died Monday in San Bernardino hospital. Surviving are his widow, Mayme, of San Bernardino; three daughters, Mrs. Albred Tilgner, Mrs. Helen Moses, and Mrs. Adele King, and a grandson, Mathew.

Walter M. Smith

Spartanburg, S. C., March 12 (AP)—Walter Mickle Smith, 85, former chief engineer of Illinois state waterways, died at his home near here today. Before retiring in 1946, he had served as chief design engineer for Illinois waterways from 1919 to 1933, as chief engineer from 1933 to 1937, and from 1937 until his retirement as consulting engineer for the state of Illinois.

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

Obituary 1 -- No Title
Chicago Daily Tribune (1923-1963); Jun 1, 1950; ProQuest Historical Newspapers: Chicago Tribune
pg. C12

OBITUARIES

James W. Duffy

The funeral of James W. Duffy, 75, of 519 S. 6th av., Maywood, postmaster at Maywood for 15 years until his retirement April 1, who died Tuesday in Westlake hospital at Melrose Park, will be held at 10 a. m. tomorrow in the chapel at 301 S. 5th av., Maywood. Burial will be in St. Joseph's cemetery. He had been with the Chicago office of the E. C. Fuller Manufacturing company, printing machinery, for 35 years and was its western manager when he became postmaster. He had been a Democratic committeeman, village trustee, and chairman of the library board. Surviving are two daughters, Mrs. Ida Galle and Mrs. Helen Cavalier.

Edward T. Heyn

New York, May 31 [Special]—Edward Theodore Heyn, 82, a former foreign correspondent for many newspapers, and a former United States vice consul in Austria-Hungary, died here yesterday after a long illness. Born in Milwaukee, Wis., he studied at the University of Wisconsin. In 1900 he was Berlin correspondent for the Chicago Record. The following year he was assistant correspondent in London for the Chicago News. He did special assignments at one time for THE CHICAGO TRIBUNE. Surviving are a twin brother, Joseph G. of Minneapolis, Minn., and a brother, Bernard of Menton, France.

Mrs. Mary T. Schaffhauser

Funeral services for Mrs. Mary T. Schaffhauser, 71, formerly of La Grange and Oak Park, who died Monday in Orlando, Fla., will be held at 10 a. m. in St. Bernardine church, Forest Park. Mrs. Schaffhauser was founder of the Miramata Mission club and active in church work before moving to Florida three years ago. Surviving are her husband, Louis A., retired Burlington railroad employe; two sons, the Very Rev. Louis J. Schaffhauser, S. D. D. provincial of the western province, Society of the Divine Word, and Anthony F., two grandchildren, four sisters, and three brothers.

Mrs. Gertrude Cromie

Mrs. Gertrude Cromie, 72, of Birmingham, Mich., mother of Robert A. Cromie of the Tribune sports department staff, died yesterday in St. Joseph Mercy hospital at Pontiac, Mich. Her husband, Robert C. Cromie, died in 1943. Other survivors are a daughter, Mrs. Lawrence Westerby, and four sisters, Mrs. Edward German of Salem, Ore.; Mrs. Ethel Hartford and Miss Bertha Crosby of Detroit, and Mrs. Charles Wiber of Trenton, Mich. The funeral will be held tomorrow in Birmingham.

Mrs. Katherine Rajca

Services for Mrs. Katherine Rajca, 71, of 3304 N. Springfield av., a resident of Chicago more than 50 years, who died Monday, will be held at 10 a. m. Friday in St. Wenceslaus church, 3400 N. Monticello av. Burial will be in St. Adalbert's cemetery. Mrs. Rajca was the widow of Frank Rajca, who died five years ago. Surviving are two daughters, Mrs. Harriet Miklasz and Mrs. Sophie Bitner; and four sons, Sylvester, Harry, Dr. Henry Rice, a dentist, and Edward.

Coyt D. Faxon

Services for Coyt Duane Faxon, 70, of 6345 University av., who died in Woodlawn hospital Monday after suffering injuries in a fall on Saturday, will be held at 1:30 p. m. today in the chapel at 112 W. Main st., Plano, Kendall county. Mr. Faxon, an industrial appraiser, was born in Plano. He leaves a niece, Mrs. H. Manuelite Olson, and three nephews, Navy Capt. Frank K. Kelley, Samuel E. Kelley, and George F. Kelley. Burial will be in Plano cemetery.

Mrs. J. Warren Isett

Services for Mrs. Mary Isett, 71, of County Line rd., Hinsdale, will be held at 11 a. m. Saturday in the chapel at 21 W. 2d st., in the suburb. Burial will be in Bronswood cemetery. Mrs. Isett, the wife of J. Warren Isett, a Chicago manufacturer, died yesterday in Presbyterian hospital following a heart attack in her home. Beside her husband she is survived by a son, G. Richard Isett, and a grandson.

Mrs. Edith Love Drake

Private services will be held for Mrs. Edith Love Drake, 70, of 1500 Lake Shore dr., who died Tuesday night in her home. She was the divorced wife of Lauren Jaj Drake, chairman of the Union Tank Car company. Surviving are three daughters, Mrs. Richard H. Lamberton, Mrs. M. Drake Hardin and Mrs. Paul H. Holinger, and eight grandchildren.

Mrs. Valentina D'Amico

Services for Mrs. Valentina D'Amico, 55, of 362 W. 14th st., Chicago Heights, will be held at 10 a. m. tomorrow in San Rocco church, Chicago Heights. Mrs. D'Amico was the widow of Tom D'Amico, one of the founders of the G. D'Amico Macaroni company, Steger. She leaves three sons, Guy, Louis, and Robert.

Mrs. Clara Edelstone

Mrs. Clara Edelstone, 102, of 5129 Harper av., a resident of Chicago for more than 80 years, died yesterday. An active and alert old lady who liked to fly in airplanes, she lived a busy life until a few months ago when she broke her hip in a fall. She took her first flight when she was 100 years old—a trip to Montreal to attend the wedding of a great-granddaughter. She leaves two daughters, Mrs. Fannie Bramson of Chicago and Mrs. Lena Glickman of Ogdensburg, N. Y. Services will be held at 1 p. m. tomorrow in the chapel at 6935 Stony Island av.

Louis E. Carpenter

The funeral of Louis E. Carpenter, 80, of 4344 N. Avers av., retired city fireman and former policeman, who died Tuesday in Lutheran Deaconess hospital, will be held at 11 a. m. tomorrow in the chapel at 3918 Irving Park rd. Burial will be in Ridgewood cemetery. Mr. Carpenter was a policeman for two years and a fireman for 38 years, last assigned to engine company 89, before retiring. Surviving are the widow, Mary; two daughters, Mary and Theresa; a son, Richard L., and two grandchildren.

Albert C. Fischer

The funeral of Albert C. Fischer, 72, of 6901 Oglesby av., retired inventor and manufacturer, who died Tuesday in Petoskey, Mich., will be held at 3 p. m. tomorrow in Toledo, O. Mr. Fischer was stricken with a heart attack in his summer home at Roaring Brooks, near Petoskey. He was the holder of patents on paving expansion joints. Surviving are the widow and a son, Wallace.

James F. Carr

James F. Carr, 74, of 8940 Oakley av., died yesterday in his home after suffering a heart attack. He retired two years ago after 51 years in the employ of Swift & Co. as an accountant. He was a lifelong resident of Chicago. Surviving are the widow, Mary, and a daughter, Mrs. Angela Flynn. Requiem mass will be said at 11:30 a. m. Saturday in Christ the King church, with burial in Holy Sepulchre cemetery.

Harris A. Silverberg

Services for Harris A. Silverberg, 52, of 515 Roscoe st., manager of National Screen Service corporation in Chicago, will be held at 11 a. m. tomorrow in Detroit. Mr. Silverberg died Monday in Miami. He leaves his widow, Ethel; a daughter, Lois; and a son, Dale.

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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. DR2021-486

Property Information

Site Address: 747 Walden Rd

Parcel Identification Number(s) (PIN): 05174120010000

Description of all structures to be demolished: House and Garage (Full Demo)

Current Property Owner Information

Legal Name: Joshua Ha & Grace Ha

Primary Contact: Josh

Address [redacted]

City, State, Zip: Winnetka

Phone No. [redacted]

Email [redacted]

Date owner acquired property: 04/03/2015

Applicant Information

Legal Name: Owner

Primary Contact:

Address:

City, State, Zip:

Phone No.

Email:

Applicant's relationship to current property owner: self

(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:

RECEIVED
MAY 18 2021

Property Maintenance Requirements

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

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

Applicant/Owner Acknowledgments

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

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

Signature of Applicant: [redacted] **Date** 05/17/2021

Print Name & Title: Joshua Ha

Signatures of Property Owner(s): [redacted] **Date** 05/17/2021

Print Name & Title: Joshua Ha **Property Address:** 747 Walden Rd

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

Property Maintenance Requirements

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

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

Applicant/Owner Acknowledgments

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

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

Signature of Applicant: [redacted] **Date** 05/17/2021

Print Name & Title: Grace Ha

Signatures of Property Owner(s): [redacted] **Date** 05/17/2021

Print Name & Title: Grace Ha **Property Address:** 747 Walden Rd

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

From: J H
To: Ann Klaassen; Christopher Marx
Subject: Re: Winnetka Demolition Application
Date: Tuesday, May 18, 2021 11:06:32 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 Ann & Chris,

The plans for the demolition and construction as follows (expressing optimism):

Demolition will start within 2 weeks of demolition permit start of October.
Construction will follow immediately post demolition at end of October.
Rough framing, roof and mechanicals to be done by end of November.
Project completion by end of May.

Thank you.

On Tue, May 18, 2021 at 1:28 PM J H [redacted] wrote:
>
> Hi Ann,
>
> Please see attached the demo application.
>
> Thank you.
>
> Regards,
> Josh
>
>
>
>
> On Mon, May 17, 2021 at 12:09 PM Ann Klaassen <AKlaassen@winnetka.org> wrote:
> >
> > Hi Josh,
> >
> > As we discussed, here is a link to the demolition application on the Village website.
> >
> >
> >
> > Please feel free to contact me with any questions.
> >
> >
> >
> > Best,
> >
> >
> >
> > Ann Klaassen
> >
> > Senior Planner
> >
> > Village of Winnetka Community Development

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: JULY 15, 2021

SUBJECT: 873 CHERRY STREET - DEMOLITION PERMIT (CASE NO. 21-20-LPC)

INTRODUCTION	
Meeting Date	July 19, 2021
Commission Action	**Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.**
Property Address	873 Cherry Street (See Attachment A – Aerial Map)
Property Owner	Brad and Mary Kiscaden
Application Submitted by	Hackley & Associates (Architect)
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	0.21 acres
Location	Northwest corner of Cherry and Birch Streets
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	Circa 1896, according to Winnetka Historical Society (WHS) research. No Village records indicate original date of construction.
Additional Construction Activity	1927 - Alter two-story frame residence, 1941 - Alter and add to 2-story single family dwelling, 1957 - Construct one-story two-car garage accessory building, 2008 – Construct detached garage
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	The WHS research indicates that the property does not have historical or architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes on Same Block (either side of the right-of-way block face and/or along the alley)	916 Cherry Street – permit currently under review.
Director's 60-Day Delay Due to Construction Activity	A determination will be made if/when a building permit is approved whether or not a delay is necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	Yes – Building permit for new construction.

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 May 20, 2021. Should the LPC request an HAIS for the subject property at the July 19th 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 July 19, 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 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)**

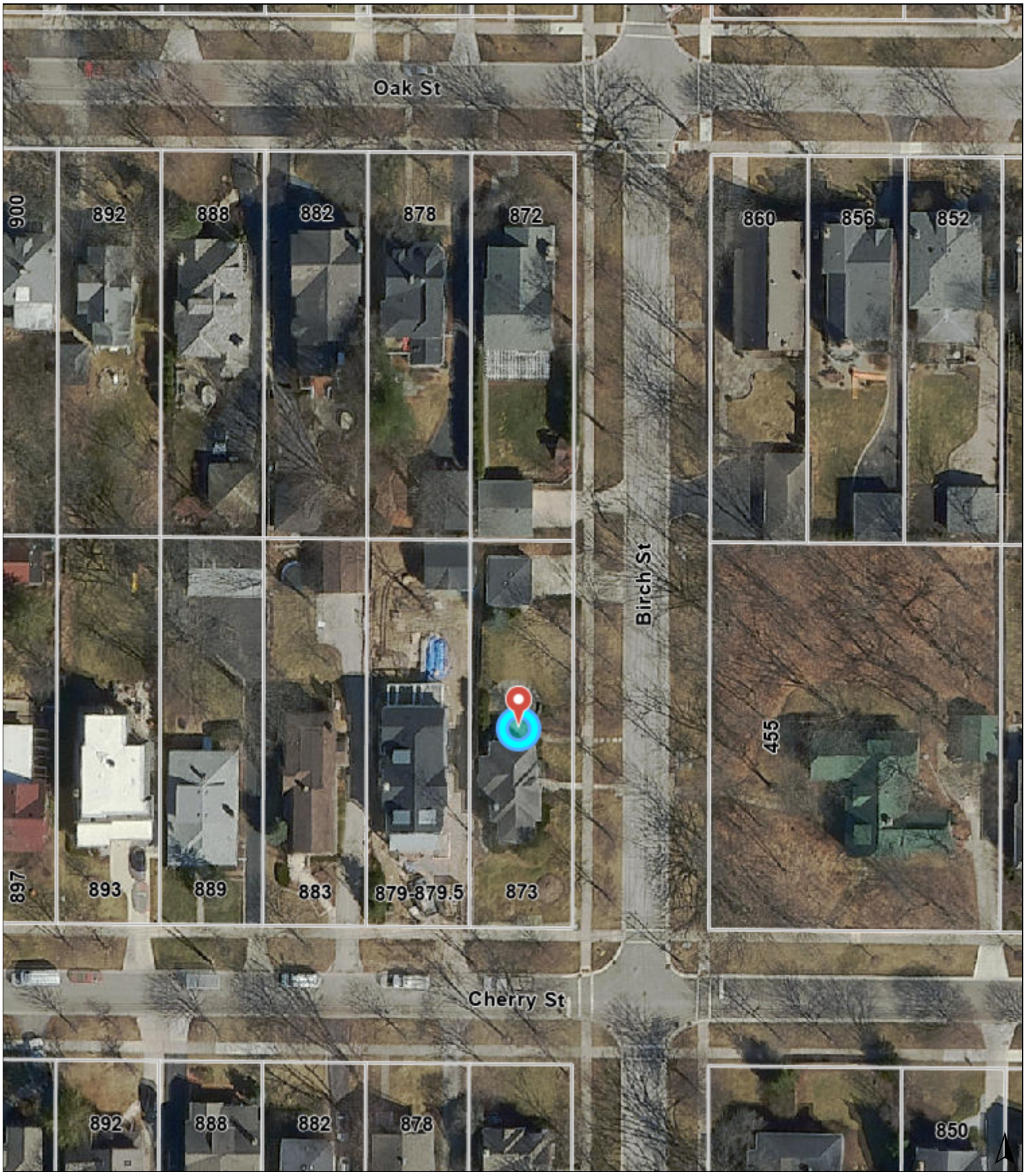
Building and/or Property Lacks Historic or Architectural Significance

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: JUNE 21, 2021

SUBJECT: CASE NO. 21-20: 873 CHERRY STREET

INTRODUCTION

On July 19, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage at 873 Cherry Street. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Tuesday, July 6, 2021. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

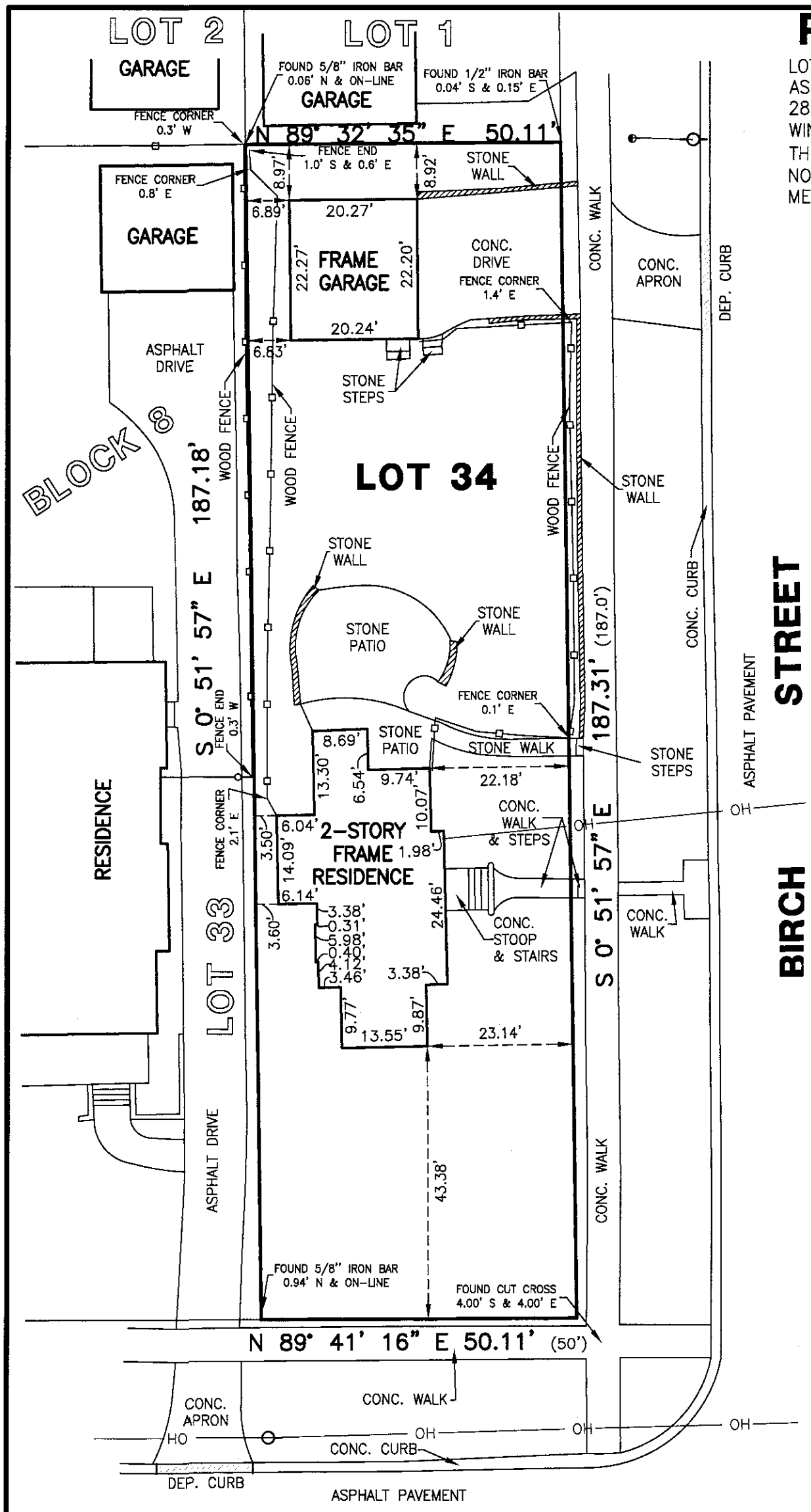
PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

Date	Type	Owner	Architect
4-18-1927	Alter 2 story frame residence	John Mitts?	Not Listed
2-18-1941	Alter and add to 2-story single family dwelling	R.O. Jones	R.O. Jones
6-11-1957	Construct 1 story 2-car garage accessory building	Fred Newbauer	Fred Newbauer
4-8-2008	Construct detached garage	Bard and Mary Kiscaden	Not Listed

PLAT OF SURVEY

LOT 34 OF BLOCK 8 OF PROVIDENT MUTUAL LAND ASSOCIATION SUBDIVISION OF BLOCKS 7 TO 12 AND 28 TO 33 AND 54 TO 59 IN THE VILLAGE OF WINNETKA, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.



LEGEND

- POWER POLE
- OH — OVERHEAD LINES

SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. ( ) DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT– BRADLEY KISCADEN
5. ORIGINAL FIELD WORK COMPLETED– 01–20–21
6. THE GROUND WAS COVERED WITH SNOW AND ICE AT THE TIME OF THE FIELD SURVEY–01–20–21.

GENERAL NOTES:

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

DATE	REVISIONS	BY
XX–XX–XX	XXXXX	HH

JOSEPH R. SADOSKI 3316 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LINCOLNSHIRE, ILLINOIS

AREA

9,382 Sq. Ft. OR 0.215 ACRES (MORE OR LESS)

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

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

DATED THIS 1st DAY OF FEBRUARY, A.D., 2021.

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

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11–30–22.

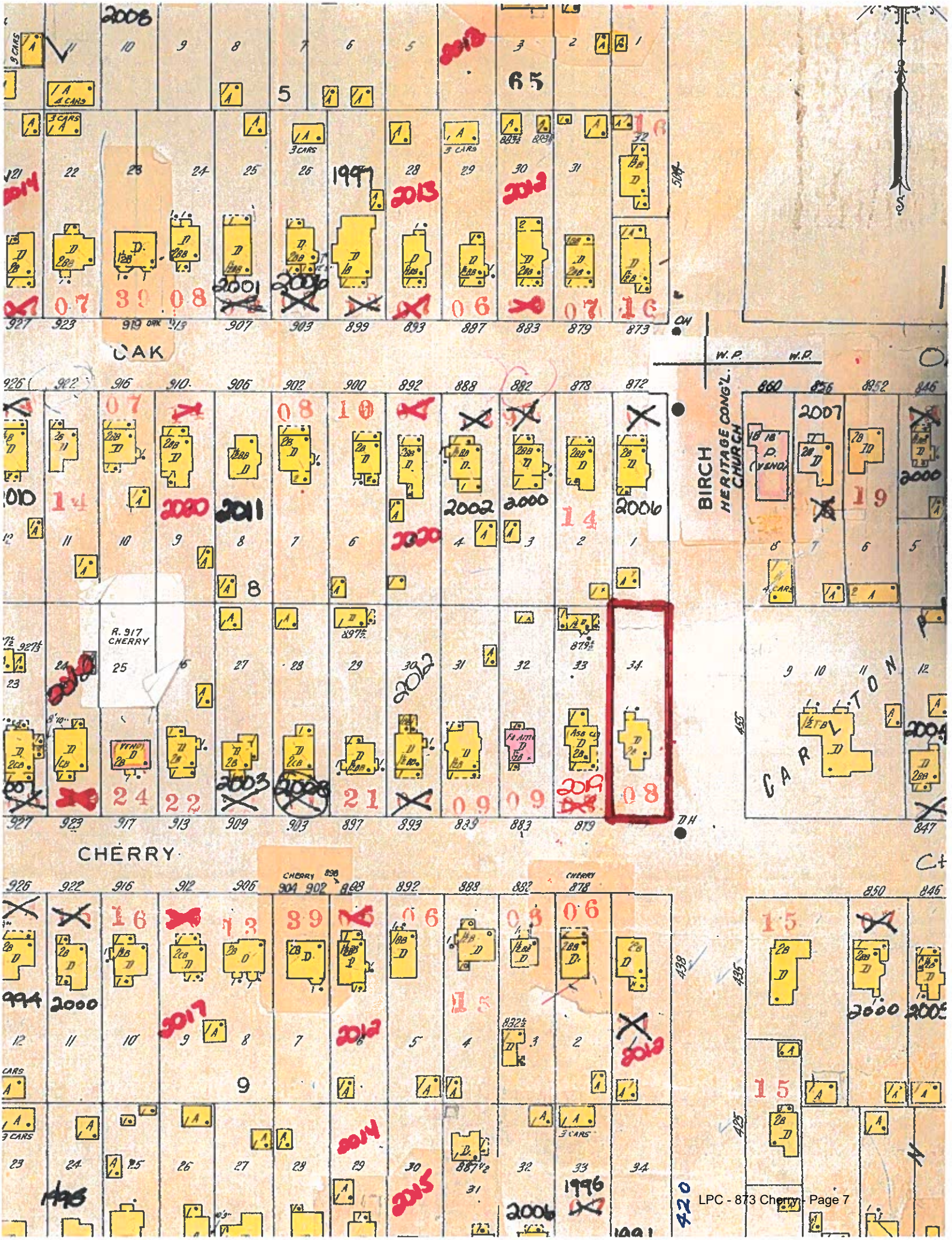
GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069–2906
847/634–3883 E–MAIL: 231@greengardinc.com FAX: 847/634–0687

SCALE: 1"=20'
DRAWING No. 66302
SHEET 1 OF 1

873 CHERRY STREET – WINNETKA, ILLINOIS

PLAT OF SURVEY

Drawing File: C:\HOME 66302\66302-SB.dwg Feb 01,2021-10:21am


CAK
CHERRY
BIRCH
HERITAGE CONG'L. CHURCH
CARLTON
R. 917 CHERRY
W.P.
W.P.
CHERRY
CHERRY

Photos – May, 2021









THE VILLAGE OF WINNETKA

Department of Public Works

AP ON FOR BUILDING PERMIT

Certificate of Occupancy and Compliance

Winnetka, Illinois, 4. 18 1927

TO THE SUPT. OF PUBLIC WORKS:

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

PROPERTY DESCRIPTION — Lot 2, Block 9.

Subdivision P. M. L. A. Sub.

STREET and NUMBER 878 Cherry.

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

NUMBER of ROOMS

KIND of MATERIAL

OWNER John Mitts Address

TOTAL COST 4000.00

ARCHITECT Address

BUILDER Owner. 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 (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 4-18 1927

Permit Number 3070

Fee none

SIGNED John Mitts

ADDRESS ~~878~~ 1071 Ash st

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Feb 7 1946

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Alter & Add to a 2 story and Basement Single Family Dwelling
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION—LOT 34, Block 8

Subdivision P.M.L.A.

STREET and NUMBER 873 Cherry

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

NUMBER of ROOMS _____

KIND of MATERIAL _____

OWNER E.O. Jones Address 873 Cherry

TOTAL COST 1000.00

ARCHITECT OWNER Address _____

BUILDER _____ Address _____

CARPENTER J. LEACH Address _____

MASON _____ Address _____

SEWER BUILDER ~~LARSEN~~ DAHLKE Address _____

PLUMBER _____ Address _____

ELECTRICIAN VILLAGE ELECTRIC 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 Feb 18 1946

Building Permit Number 5274

Occupancy Permit Number _____

SIGNED E.O. Jones

ADDRESS [illegible]

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 6-10, 1957

THE SUPT. OF PUBLIC WORKS:

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

PROPERTY DESCRIPTION—LOT 34, Block F

Subdivision PMLA

STREET and NUMBER 873 Cherry St

DIMENSIONS of BUILDING—Front 20' feet. Depth 22' feet. Height 10' feet.

NUMBER of ROOMS

KIND of MATERIAL Frame

OWNER Fred Newbower Address

TOTAL COST 1500.00

ARCHITECT Owner Address

BUILDER Allied Garage Bldrs Address 416 W. N West Hiway ~~Rockridge~~

CARPENTER " " " Address Mt Prospect, Ill

MASON " " " Address " " "

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN Address

REMARKS

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

I (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.

Permit Issued 6-11 1957

Building Permit Number 6856

Occupancy Permit Number

Fred Newbower

SIGNED by M. Hentain

ADDRESS 416 W. Northwest Hwy Mt Prospect, Ill

VILLAGE OF WINNETKA
APPLICATION FOR BUILDING PERMIT

This application shall be accompanied by plans, including all specifications, and all other documents required by the Village of Winnetka necessary to process the application.

The applicant hereby certifies to the correctness of the information provided and agrees to construct the proposed improvements in strict compliance with the approved plans as well as the provisions of the Village of Winnetka Building Code and Zoning Ordinance.

Application is made for a permit to CONSTRUCT DETACHED GARAGE
(Work to be performed/Type of building – residential, commercial, garage, etc.)

For BRAD & MARY KISCADEN (Name of owner) At 873 CHERRY ST. (Address of building)

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

Real Estate Index No. 05 20 215 034 0000 Estimated Cost of Construction $ 12,022 (Include materials & labor)

CONTRACTOR INFORMATION

Lic Bond					
____	Owner BRAD & MARY KISCADEN	Address 873 CHERRY ST WINNETKA		Phone 847-446-0806	
____	Architect	Address		Phone	
____	Gen Contractor DANLEY LUMBER CO.	Address 3100 DUNDEE RD SUITE 910 NORTHBROOK, IL	(847)	Phone 562-9390	
____	Carpenter DANLEY LUMBER	Address " "		Phone "	
____	Plumber	Address		Phone	
____	Electrician ALL ELECTRIC	Address		Phone (708) 301-9077	
____	HVAC	Address		Phone	
____	Concrete	Address		Phone	
____	Sewer	Address		Phone	
____	Other	Address		Phone	
____	Other	Address		Phone	

FOR OFFICE USE ONLY

PERMIT FEES

Building Permit	$
Plan Review	$
Plumbing	$
Electrical	$
HVAC	$
Sewer	$
Water Service/Meter	$
Electric Service	$
Impermeable Surface	$
ROW Occ/Opening	$
Tree Removal	$
Roofing	$
Other	$
Other -	$
TOTAL FEES	$

PERMIT DEPOSITS

Demolition	$
Trees	$
Temporary C.O.	$
ROW	$
Other	$
TOTAL DEPOSITS	$
TOTAL FEES & DEPOSITS	$

Signed _____ 3/16/08
Signature of Owner or Agent — Date

Printed Name J. Bradley KISCADEN

Address 873 Cherry St

City WINNETKA State IL Zip 60093

Phone 847 446 0806

Approved this 7 Day of April 20 08

Permit No. B08 0005 Expires 7 6 09

RECEIVED
MAR 17 2008

PROPERTY RESEARCH COVERSHEET

Address: 873 Cherry

Construction Details:

Original construction date: c. 1896
Construction type: Frame and shingle
Style: Colonial Revival

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Robert O. Johnson	By 1923 – 1927/8	1923 phone book, 1927 phone book	
John A. and Grace Wood	1928/9 – 1934	1929 phone book, 1934 phone book	
J. Rene and Marian Hemingway	1935 – 1940	1935 phone book; 1939 phone book	
Edward O. Jones	1941 - 1951	Real estate listing; 1946 building permit application	
E. L. Steadman	1951 – 1954	1954 phone book, real estate listing	
G. S. Kaiser	1954 – 1956	1956 phone book, real estate listing	
Frederick H. Neubauer	1957 – 1961/2	Building permit application, 1961 phone book	
Lawrence and Merilyn Muesing	1962/3 – 1999	1963 phone book, Cook County Recorder records, real estate listing; *Winnetka Talk* obituary	Lawrence was a package designer and graphic designer at the Container Corp. of America and Sears Roebuck Co., and was a faculty member in the Institute of Design at IIT. He also taught at the University of Chicago. He later established Lawrence Muesing Design.
Bradley and Mary Kiscaden	1999 – Present	Cook County Recorder records	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Edward O. Jones (owner)	1941 – alter and add to 2-story single family dwelling	
Fred Neubauer (owner)	1957 – construct 1-story 2-car garage accessory building	

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

Findings:

Our research does not indicate that this property has historical or architectural significance. While it is an attractive home that was built in the 19th century, we have not found any information about the original architect. In addition, while the house has been home to many Winnetkans, including notable graphic designer Lawrence Muesing, little information is available about most of the former residents. In addition, we were not able to identify the original owners of the property.

Date of Research: 6/28/2021

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, Feb 7 1946

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Alter & Add to a 2 story and Basement Single Family Dwelling
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION—LOT 34, Block 8

Subdivision P.M.L.A.

STREET and NUMBER 873 Cherry

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

NUMBER of ROOMS _____

KIND of MATERIAL _____

OWNER E.O. Jones Address 873 Cherry

TOTAL COST 1000.00

ARCHITECT OWNER Address _____

BUILDER _____ Address _____

CARPENTER J. LEACH Address _____

MASON _____ Address _____

SEWER BUILDER ~~LARSEN~~ DAHLKE Address _____

PLUMBER _____ Address _____

ELECTRICIAN VILLAGE ELECTRIC 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 Feb 18 1946

Building Permit Number 5274

Occupancy Permit Number _____

SIGNED E.O. Jones

ADDRESS [illegible]

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 6-10, 1957

THE SUPT. OF PUBLIC WORKS:

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

PROPERTY DESCRIPTION—LOT 34, Block F

Subdivision PMLA

STREET and NUMBER 873 Cherry St

DIMENSIONS of BUILDING—Front 20' feet. Depth 22' feet. Height 10' feet.

NUMBER of ROOMS

KIND of MATERIAL Frame

OWNER Fred Newbower Address

TOTAL COST 1500.00

ARCHITECT Owner Address

BUILDER Allied Garage Bldrs Address 416 W. N West Hiway ~~Rockridge~~

CARPENTER " " " Address Mt Prospect, Ill

MASON " " " Address " " "

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN Address

REMARKS

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

I (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.

Permit Issued 6-11 1957

Building Permit Number 6856

Occupancy Permit Number

Fred Newbower

SIGNED by M. Hentain

ADDRESS 416 W. Northwest Hwy Mt Prospect, Ill

VILLAGE OF WINNETKA
APPLICATION FOR BUILDING PERMIT

This application shall be accompanied by plans, including all specifications, and all other documents required by the Village of Winnetka necessary to process the application.

The applicant hereby certifies to the correctness of the information provided and agrees to construct the proposed improvements in strict compliance with the approved plans as well as the provisions of the Village of Winnetka Building Code and Zoning Ordinance.

Application is made for a permit to CONSTRUCT DETACHED GARAGE
(Work to be performed/Type of building – residential, commercial, garage, etc.)

For BRAD & MARY KISCADEN (Name of owner) At 873 CHERRY ST. (Address of building)

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

Real Estate Index No. 05 20 215 034 0000 Estimated Cost of Construction $ 12022 (Include materials & labor)

CONTRACTOR INFORMATION

Liz Rand

___	Owner	BRAD & MARY KISCADEN	Address 873 CHERRY ST WINNETKA	Phone 847-446-0806
___	Architect		Address	Phone
___	Gen Contractor	DANLEY LUMBER CO.	Address 3100 DUNDEE RD SUITE 910 NORTHBROOK, IL	Phone (847) 562-9390
___	Carpenter	DANLEY LUMBER	Address " "	Phone "
___	Plumber		Address	Phone
___	Electrician	ALL ELECTRIC	Address	Phone (708) 301-9077
___	HVAC		Address	Phone
___	Concrete		Address	Phone
___	Sewer		Address	Phone
___	Other		Address	Phone
___	Other		Address	Phone

FOR OFFICE USE ONLY

PERMIT FEES

Building Permit	$
Plan Review	$
Plumbing	$
Electrical	$
HVAC	$
Sewer	$
Water Service/Meter	$
Electric Service	$
Impermeable Surface	$
ROW Occ/Opening	$
Tree Removal	$
Roofing	$
Other -	$
Other -	$
TOTAL FEES	$

PERMIT DEPOSITS

Demolition	$
Trees	$
Temporary C.O.	$
ROW	$
Other	$
TOTAL DEPOSITS	$

TOTAL FEES & DEPOSITS $

Signed [signature] 3/16/08
Signature of Owner or Agent — Date

Printed Name J. Bradley Kiscaden

Address 873 Cherry St

City Winnetka State IL Zip 60093

Phone 847 446 0806

Approved this 7 Day of April 20 08

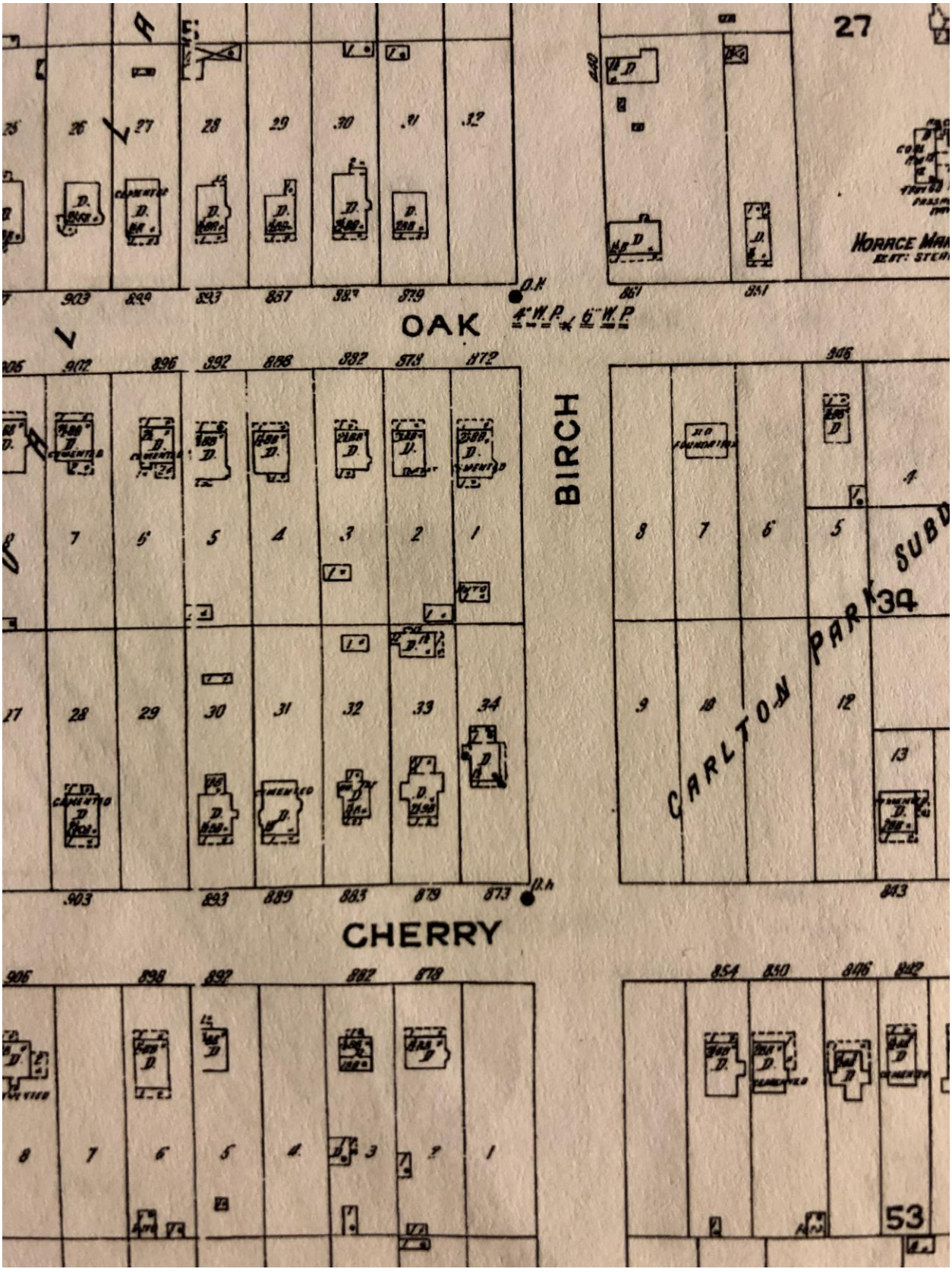
Permit No. B08 00051 Expires 7 [illegible]

RECEIVED
MAR 17 2008

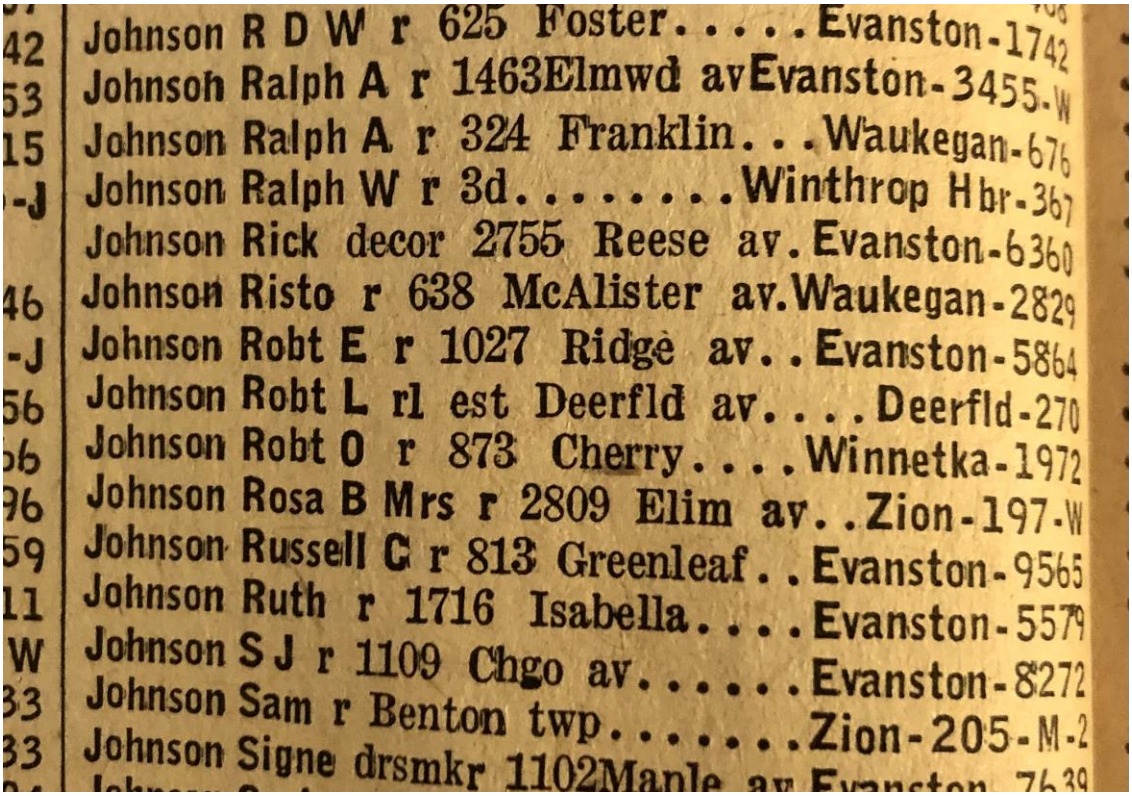
1896 map showing a structure at 873 Cherry



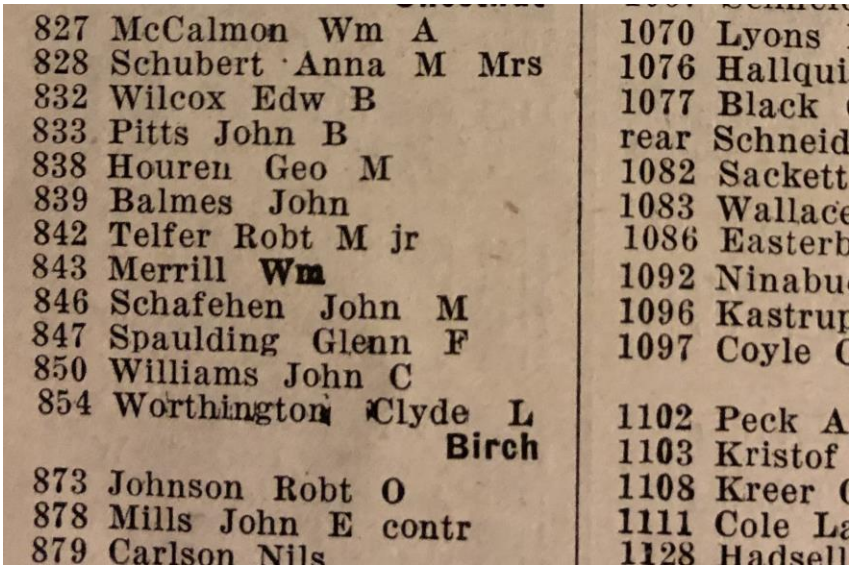
1914 Sanborn fire insurance map



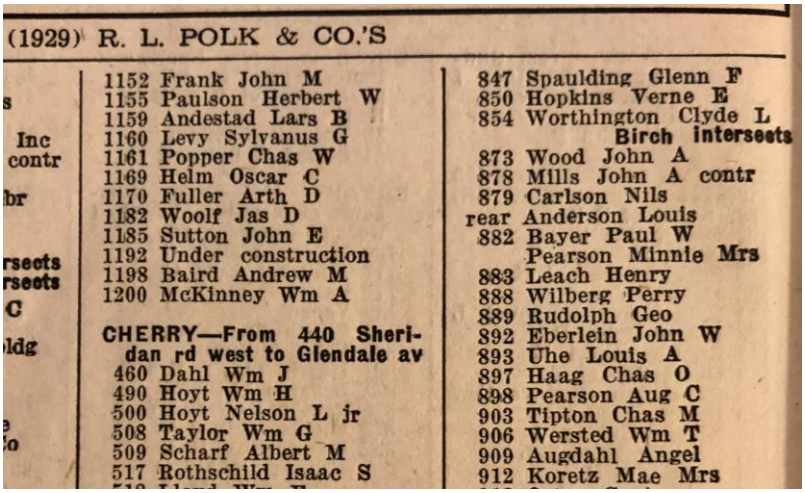
1923 phone book



1927 phone book



1929 phone book



(1929) R. L. POLK & CO.'S

1152 Frank John M
1155 Paulson Herbert W
1159 Andestad Lars B
1160 Levy Sylvanus G
1161 Popper Chas W
1169 Helm Oscar C
1170 Fuller Arth D
1182 Woolf Jas D
1185 Sutton John E
1192 Under construction
1198 Baird Andrew M
1200 McKinney Wm A

CHERRY—From 440 Sheridan rd west to Glendale av

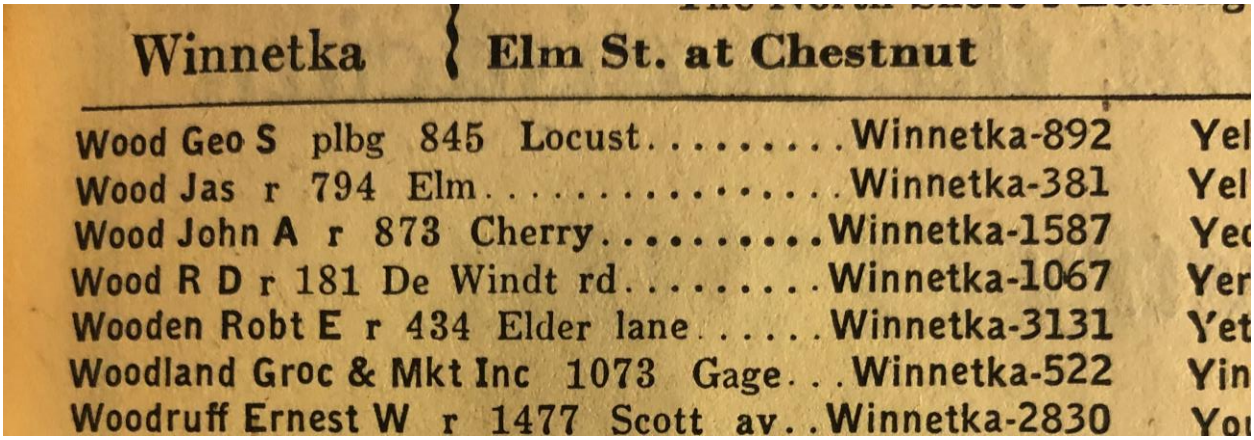
460 Dahl Wm J
490 Hoyt Wm H
500 Hoyt Nelson L jr
508 Taylor Wm G
509 Scharf Albert M
517 Rothschild Isaac S

847 Spaulding Glenn F
850 Hopkins Verne E
854 Worthington Clyde L

Birch intersects

873 Wood John A
878 Mills John A contr
879 Carlson Nils
rear Anderson Louis
882 Bayer Paul W
Pearson Minnie Mrs
883 Leach Henry
888 Wilberg Perry
889 Rudolph Geo
892 Eberlein John W
893 Uhe Louis A
897 Haag Chas O
898 Pearson Aug C
903 Tipton Chas M
906 Wersted Wm T
909 Augdahl Angel
912 Koretz Mae Mrs

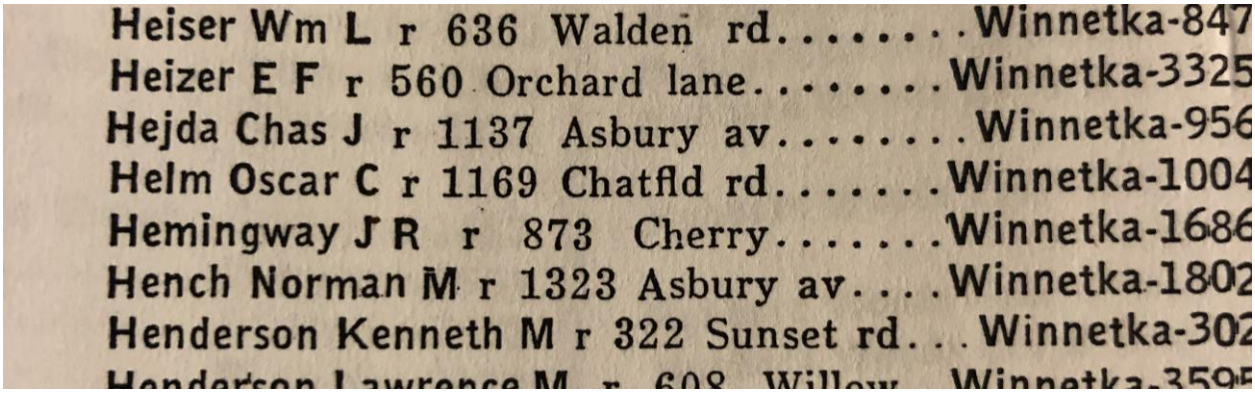
1934 phone book



Winnetka { **Elm St. at Chestnut**

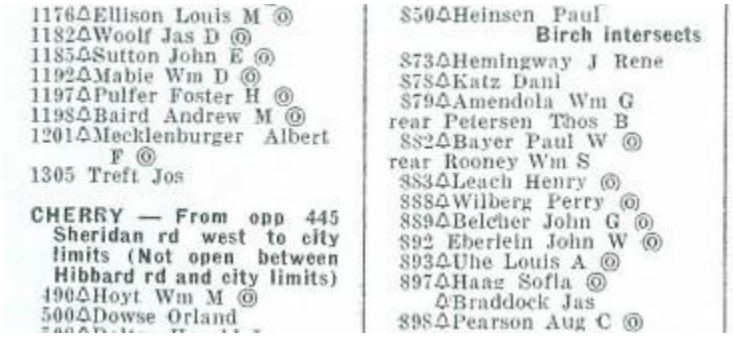
Wood Geo S plbg 845 Locust.....Winnetka-892
Wood Jas r 794 Elm.....Winnetka-381
Wood John A r 873 Cherry.....Winnetka-1587
Wood R D r 181 De Windt rd.....Winnetka-1067
Wooden Robt E r 434 Elder lane.....Winnetka-3131
Woodland Groc & Mkt Inc 1073 Gage...Winnetka-522
Woodruff Ernest W r 1477 Scott av..Winnetka-2830

1935 phone book



Heiser Wm L r 636 Walden rd.....Winnetka-847
Heizer E F r 560 Orchard lane.....Winnetka-3325
Hejda Chas J r 1137 Asbury av.....Winnetka-956
Helm Oscar C r 1169 Chatfld rd.....Winnetka-1004
Hemingway J R r 873 Cherry.....Winnetka-1686
Hench Norman M r 1323 Asbury av....Winnetka-1802
Henderson Kenneth M r 322 Sunset rd...Winnetka-302

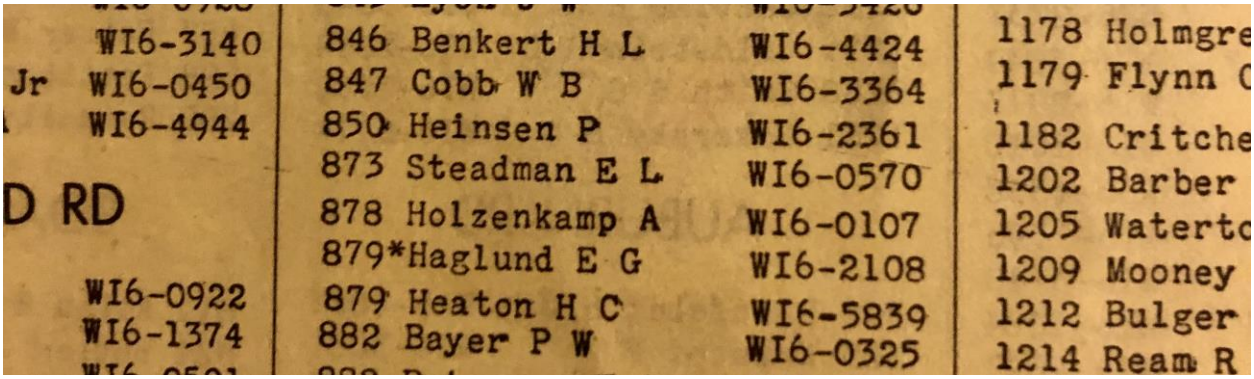
1939 phone book


1176ΔEllison Louis M ⓪
1182ΔWoolf Jas D ⓪
1185ΔSutton John E ⓪
1192ΔMabie Wm D ⓪
1197ΔPulfer Foster H ⓪
1198ΔBaird Andrew M ⓪
1201ΔMecklenburger Albert F ⓪
1305 Treft Jos

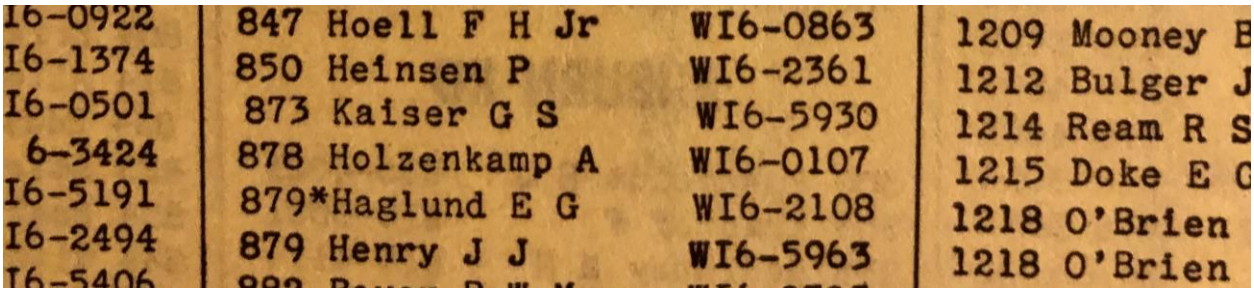
CHERRY — From opp 445 Sheridan rd west to city limits (Not open between Hibbard rd and city limits)
490ΔHoyt Wm M ⓪
500ΔDowse Orland

850ΔHeinsen Paul
Birch intersects
873ΔHemingway J Rene
878ΔKatz Danl
879ΔAmendola Wm G
rear Petersen Thos B
882ΔBayer Paul W ⓪
rear Rooney Wm S
883ΔLeach Henry ⓪
888ΔWilberg Perry ⓪
889ΔBelcher John G ⓪
892 Eberlein John W ⓪
893ΔUhe Louis A ⓪
897ΔHaag Sofia ⓪
ΔBraddock Jas
898ΔPearson Aug C ⓪

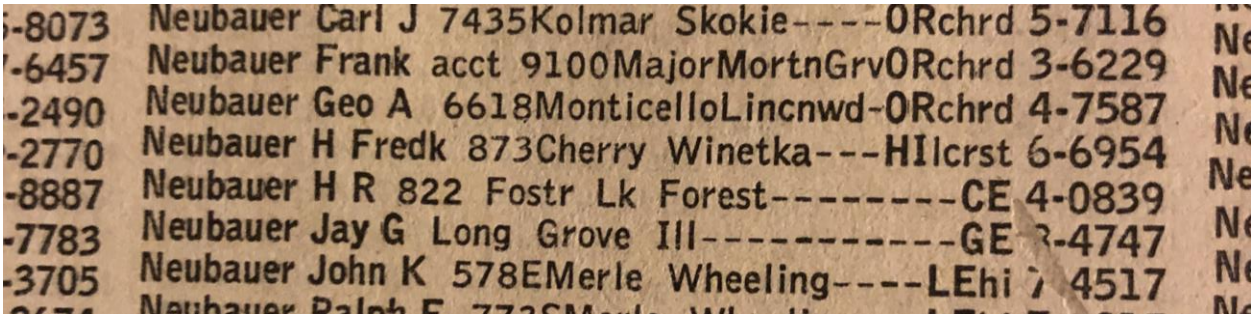
1954 phone book


WI6-3140
Jr WI6-0450
WI6-4944
D RD
WI6-0922
WI6-1374
846 Benkert H L WI6-4424
847 Cobb W B WI6-3364
850 Heinsen P WI6-2361
873 Steadman E L WI6-0570
878 Holzenkamp A WI6-0107
879*Haglund E G WI6-2108
879 Heaton H C WI6-5839
882 Bayer P W WI6-0325
1178 Holmgre
1179 Flynn C
1182 Critche
1202 Barber
1205 Waterto
1209 Mooney
1212 Bulger
1214 Ream R

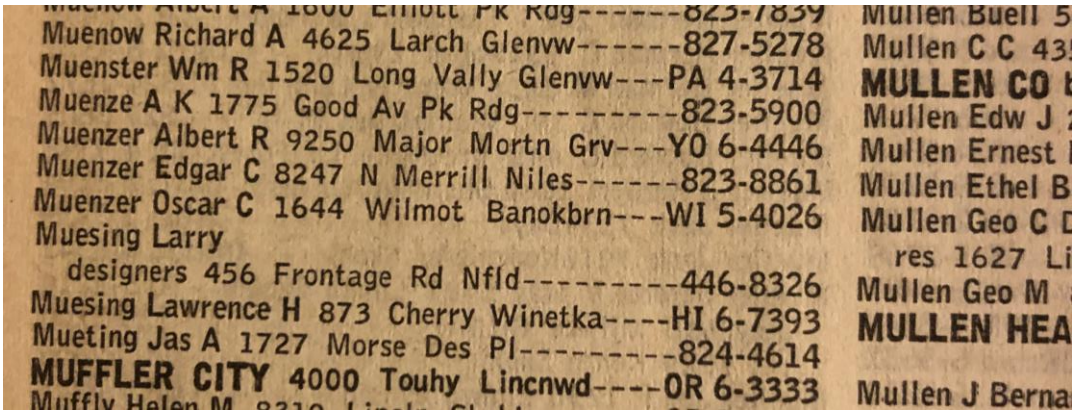
1956 phone book


I6-0922
I6-1374
I6-0501
6-3424
I6-5191
I6-2494
847 Hoell F H Jr WI6-0863
850 Heinsen P WI6-2361
873 Kaiser G S WI6-5930
878 Holzenkamp A WI6-0107
879*Haglund E G WI6-2108
879 Henry J J WI6-5963
1209 Mooney B
1212 Bulger J
1214 Ream R S
1215 Doke E C
1218 O'Brien
1218 O'Brien

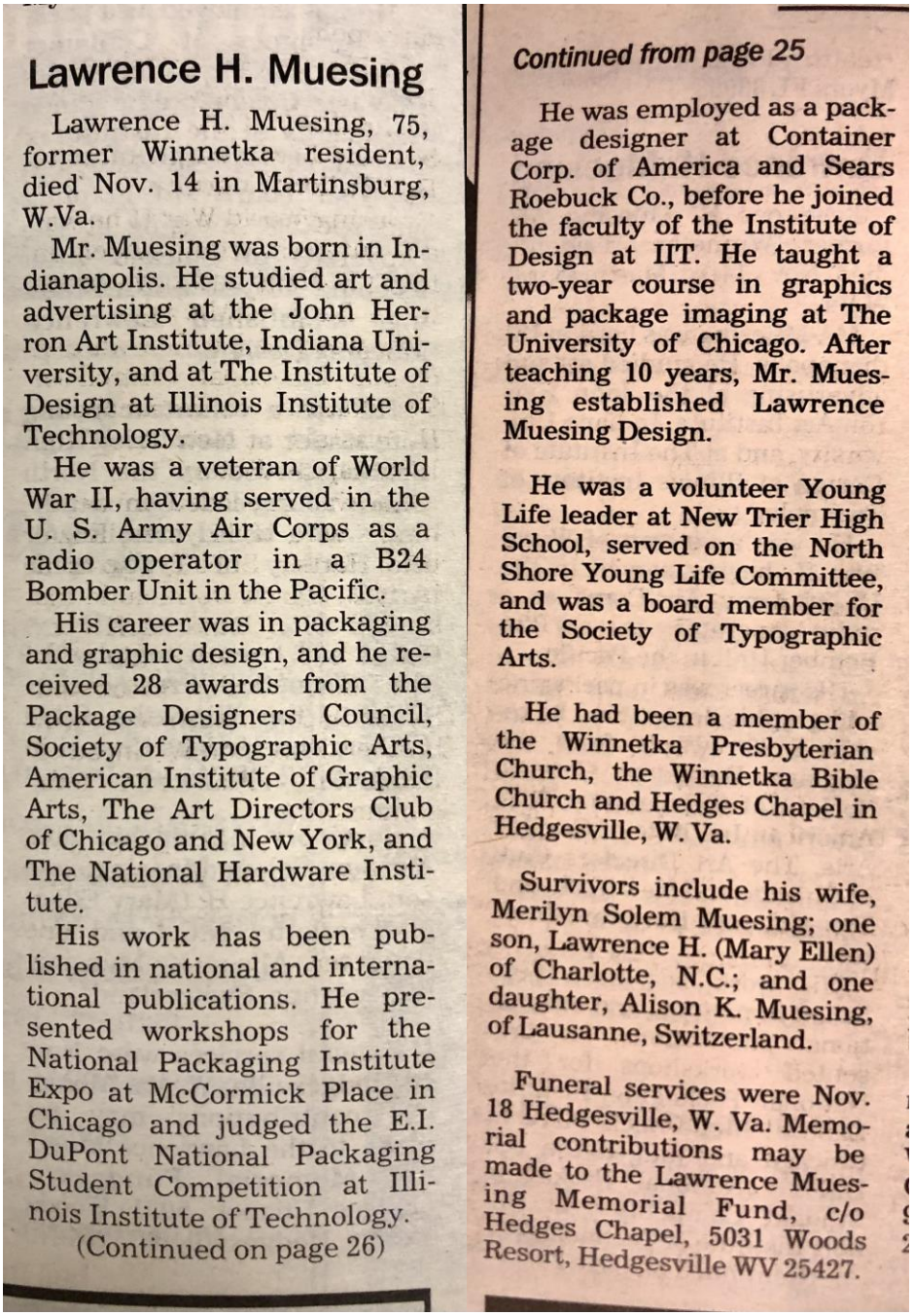
1961 phone book



1963 phone book



Winnetka Talk, November 25, 1999



Lawrence H. Muesing

Lawrence H. Muesing, 75, former Winnetka resident, died Nov. 14 in Martinsburg, W.Va.

Mr. Muesing was born in Indianapolis. He studied art and advertising at the John Herron Art Institute, Indiana University, and at The Institute of Design at Illinois Institute of Technology.

He was a veteran of World War II, having served in the U. S. Army Air Corps as a radio operator in a B24 Bomber Unit in the Pacific.

His career was in packaging and graphic design, and he received 28 awards from the Package Designers Council, Society of Typographic Arts, American Institute of Graphic Arts, The Art Directors Club of Chicago and New York, and The National Hardware Institute.

His work has been published in national and international publications. He presented workshops for the National Packaging Institute Expo at McCormick Place in Chicago and judged the E.I. DuPont National Packaging Student Competition at Illinois Institute of Technology.

(Continued on page 26)

Continued from page 25

He was employed as a package designer at Container Corp. of America and Sears Roebuck Co., before he joined the faculty of the Institute of Design at IIT. He taught a two-year course in graphics and package imaging at The University of Chicago. After teaching 10 years, Mr. Muesing established Lawrence Muesing Design.

He was a volunteer Young Life leader at New Trier High School, served on the North Shore Young Life Committee, and was a board member for the Society of Typographic Arts.

He had been a member of the Winnetka Presbyterian Church, the Winnetka Bible Church and Hedges Chapel in Hedgesville, W. Va.

Survivors include his wife, Merilyn Solem Muesing; one son, Lawrence H. (Mary Ellen) of Charlotte, N.C.; and one daughter, Alison K. Muesing, of Lausanne, Switzerland.

Funeral services were Nov. 18 Hedgesville, W. Va. Memorial contributions may be made to the Lawrence Muesing Memorial Fund, c/o Hedges Chapel, 5031 Woods Resort, Hedgesville WV 25427.

Cook County Recorder records

1991-05-21	RELEASE	91240850	0.00	MUESING MERILYN P MUESING LAWRENCE H FIRST CHGO BK WINNETKA	GTE GTE GTR	05202150340000	873 CHERRY ST	88342104	
1991-05-21	TRUST DEED	91240851	15,000.00	FIRST CHGO BK WINNETKA T MUESING LAWRENCE H MUESING MERILYN P	GTE GTR GTR	05202150340000	873 CHERRY ST	96490014	
1990-09-21	RELEASE	90460783	0.00	MUESING MERILYN P MUESING LAWRENCE H FIRST CHGO BK WINNETKA 1ST CHGO BK WINNETKA	GTE GTE GTR GTE	05202150340000	873 CHERRY ST		
1988-08-01	MORTGAGE	88342104	0.00	MUESING LAWRENCE H MUESING MERILYN P WINNETKA BK	GTR GTR GTE	05202150340000	873 CHERRY ST	91240850	
1999-08-30	MORTGAGE	99826028	320,000.00	KISCADEN MARY WADE KISCADEN BRADLEY J KEY MTG SERV INC	GTR GTR GTE	05202150340000	873 CHERRY ST	99826029 00246708 0020523748	
1999-08-30	ASSIGNMENT	99826029	0.00	CRESTAR MTG CORP KEY MTG SERV INC	GTE GTR	05202150340000	873 CHERRY ST	99826028	
1999-01-19	RELEASE	99054273	0.00	RATTS ANDREW W CITICORP MTG INC	GTE GTR	05202150340000	873 CHERRY ST	98909986	
1999-01-07	MORTGAGE	99013311	355,000.00	CASBANC MTG INC RATTS ANDREW W	GTE GTR	05202150340000	873 CHERRY ST	09050987	

Excl. Agents

Address of House	Size of Lot	Rooms	Baths	Porches
875 Cherry Winn	50x187 156	6-5	1½	sl½

Price ~~Upper 20~~ 275

corner faces Birch

Situated between

How house may be seen rents one at $6

Garage no Living quarters

State exactly how we came to have this listing

Fronts ft. alley at

When available anytime

How heated

Date 7/27/50 Listed by MHW

Continuance of Listing Confirmed

8/3
8/10
10/16
11/3

Owner Edward O. Jones

Whom to notify regarding prospective purchaser T Wanner

Address

Ph: Res. Winn 6-391 Ofc.

Address

Ph: Res. Ofc. Wil 4133

Tenant

Assessed valuation

Terms

1st Mortgage Rate Maturity

Prepayment privileges

2nd Mortgage Rate Maturity

Prepayment privileges

Restrictions

Insurance { Fire / Tornado

Lease expires Rent

Taxes ~~190~~ 200

Abstract or Guaranty policy

J.B.A. F.W. J.A.P. G.L.W. L.G. E.H. M.W. D.S.

Sold 1/3/51 BB

outside being painted

owner will install oil heat at same price

Zoning Use Height Area

Construction frame & shingle Roof Architect

Heating stoker HA 250 Hot water Lighting

Hardwood Floors BG

Remarks

Sign Privileges

Basement playrm

1st floor L.D.knotty pine kit, pow.rm sunrm cab.

2nd floor 3 bedrms, 1 tile bath slp pch

3rd floor

Stories

SOLD

873 Cherry St., Winnetka

White Shingle Colonial - 6-3-1½ plus Slp. pch. Cabinet Kitchen - Lot 50 x 187 wooded - Taxes $200 - Forced Air Stoker - No garage (can rent one across street $6.00 mo.) Early Possession Excellent Condition - Good Living rm. with Fpl. plus Sun rm. $27,000.

Note: 1727 Wilmette (6-3-1½) Brick now $29,800.
Note: 411 Washington (7-4-1) 1st fl. decorated.

10-12-50

WANNER REALTY CO.

545 Green Bay Rd. Wilmette 4133

Excl. Agents

Address of House	Size of Lot	Rooms	Baths	Porches	Price
873 Cherry St., Winnetka	50 x 150	6-3	1½	2	26,500

J.B.A.N
F.W.
J.A.P.J
H K J.L.W.
L.G.
E.H.
M.W.J
D.S.J
B9
HB

Continuance of Listing Confirmed

Situated between
How house may be seen

Fronts ft. alley at

When available June 1, 1951

Garage
State exactly how we came to have this listing

Living quarters

How heated

Date Listed by 5/2/51 - Sold

Owner Address

Whom to notify regarding prospective purchaser O & Tyson Ph: Res. Ofc.

Tenant Mrs. Edmonds Address

Assessed valuation Ph: Res. Ofc. Un-4-2600

Terms Lease expires Rent

Taxes about 197 Abstract or Guaranty policy

1st Mortgage 14,000 - 5% Rate Maturity

Prepayment privileges

2nd Mortgage Rate Maturity

Prepayment privileges

Restrictions

Insurance { Fire / Tornado

Zoning Use Height Area

Sign Privileges

Construction White shingle Col. Roof Architect

Heating HA Stoker Hot water Lighting Hardwood Floors

Remarks

Basement	small playroom
1st floor	LDK (modern), sunporch, powder rm.
2nd floor	3-1 tile, slp. pch.
3rd floor	

Stories

Code	Address	Size of Lot	Rooms - Bed	Baths	Porches	Price
I-4567	873 Cherry Street, Winnetka	50x150	3S--3S	1½T		$27,500

Dir. you want pix. taken

Open House Date 9-28-54

Listing Date 9-21-54

Recheck Dates

SEP 2 4 1954

11-23-54

Const. & Style Col. White Shingle Roof Built Arch.

1st Floor LR; W/pine pan. F.P. Dining rm., htd. sun rm., mod. cab. kit. W/brkfst. nook, tiled powder room.

2nd Floor 3 bedrooms, htd. sun room, 1 tile bath

3rd Floor

Basement W/toilet--small play room

Heat F.A. Oil-2 yrs. old Cost $202.71 Hot Water

Garage: No. Cars none Det. or Att. Gar. across street rents for $6.00 month

Sold 11-23-54

Terms:

Poss. Immediate Title Form C.T. & T.

Mortgage $16,000-5%--15 yrs. Bell Savings & Loan

Taxes $224.00 House in excellent condition-

Tenant Lease Exp. Rent

Restrictions, if any, and Remarks .Owner reserves the right but not restricted-
BX wiring-steel posts-Varlar paper in DR; gas and electric hooking for stove. Fixture in breakfast nook & hall not incl. 6 short blocks to school-car pool for rainy & cold weather-Transportation 4 blocks.

Owner Address Bus. Ph. Res. Ph.

Exclusive of Sears Real Estate Co. Ambassador 2-2540 Phone Winnetka-6-2900
Sales person Helen Clarke Home Phone Hi.-2-3958

B-3761
Cod

Faces: E.

Address: 873 Cherry Street
City: Winnetka (N-W Cor Birch
Constr: White Frame Shingle
Style: Colonial
Roof:
Built:

Lot Size: 50 X 187

Rms.	Bed.	Baths:	Heat: Oil FA
2 chs	3	1 1/2	Cost: Under 200.

Taxes:	Porches:	Garage: None
$260	2 heated	Att.-Det.
		Apt.

$ 29,750
Contract:

Open House

Listing Date

Basmt: has toilet and small play room.

1st LR with pine pan. F.P.,Dining rm.; htd. sun rm.; Mod. Cab. kit.; brkfst. nook; tiled powder room.

2nd 3 bedrooms, heated sleeping porch; 1 tiled bath.

3rd

Room Sizes:
LR
DR
K
BR
BR
BR
BR
Den

Possession: June 30, 1957.
Reason for Sale: Moving to Fla.
School: Grade: Crow Island
JHS: Skokie
HS: N.Trier
Transp: RR. C.& N.W.Ry.
Bus:
Other:
Mortgage: Existing
Available:

Title Form:

Remarks: Garage across street rents for $8 per month. House in excellent condition. Owner reserves right, etc., but not restricted. BX wiring; steel posts; gas and electric hooking for stove.

Owner:
Bus. Phone:
Res. Phone:

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

02117

Exclusive Agent: Heinsen Realty Co.
Phone: WI6-0253
Sales Person: Mrs. Alberta R. Darley
Home Phone: Kenilworth 5197

Evanston North Shore Board of Realtors Listing Form

Directions:

Address: 873 Cherry Street G-359
City: Winnetka
Constr: Clapboard
Style: Colonial
Roof:
Built:
Faces: East

59
527 80

Lot Size approx 50 x 187

Rms.	Bed.	Baths	Heat Oil
6	3	1 1/2+	Cost

Year — Taxes	Porches	Garage new 2
1958	sun and	Att.-Det.
319.00	sleeping	Elect: 220V-110V

$ ~~34,500~~ 32 500
Contract:

Basmt: Powder room; Children's small playroom
1st Heated sun room off Liv.rm; Dining rm;cabinet kitchen with breakfast space;powder room.
2nd Sleeping porch off master Bedroom; 2 other Bedrooms; 1 bath.
3rd

Sold 10/60

LR
DR
K
DEN
BR's

Check: 1/60 8/60

School: Grade: Crowe Island
JHS: Skokie
HS: New Trier
Transp: RR. Elm St.N.W.
Bus: GreenBay Rd.
Other:
Mortgage: Existing
Available:

City water, Well Sanitary Sewer, Storm Sewer, Septic Tank (Cross out that not applying)

Remarks and any special conditions: This is a charming sun flooded home convenient to everything.

Possession: September
Reason for Sale: transferred
Title

Owner:
Bus. Phone:
Res. Phone:

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

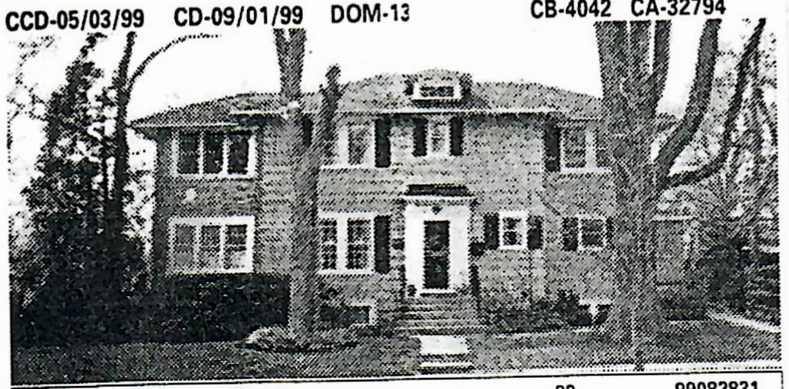
Evanston North Shore Board of Realtors Listing Form 11-57

Open House
07096

Realtor Office: Sears Real Estate Co.
Phone: HI.6-2900 Ambassador 2-5540
Sales Person: Marabel J.Sears
Home Phone: Alpine 1-4790



 # 14575 OLP-$ 485,000 LP-$ 485,000 SP-$ 475,000
CCD-05/03/99 CD-09/01/99 DOM-13 CB-4042 CA-32794



873 CHERRY STREET 93 99082831
WINNETKA 60093 -0 B:1908 Y SUB:
DIR: CORNER OF CHERRY & BIRCH
CRP: WINNETKA C: COOK T: NEWTR CT: 0.000 MOD:

RM:8 BR:3 BTH:1.1 MBB:N FP:1 BMT:Y PKN:G CARS:2 DN:SEP
STY:COLONIAL TPE:2 STORY BAS:FULL
HEA:GAS,FORCED A* AC:CEN AIR EXT:CD OWN:FS ELE:100 A*
APPL:OVEN-DBL,OVEN/RNG,DSHWSH,R* MP:CURBS/GUTTERS* FC:
DIM:50X167 TX:5496 97 PIN: 05-20-215-034-0000

LR:	**19X13**	**1**	**H**	**N**	**MB:16X13**	**2**	**H**	**Y**
DR:	**16X8**	**1**	**H**	**Y**	**B2:13X11**	**2**	**H**	**Y**
KT:	**9X9**	**1**	**V**	**Y**	**B3:12X9**	**2**	**H**	**Y**
FR:	**14X13**	**1**	**H**	**Y**	**B4:**		**N**	
TAN	**12X9**	**2**	**H**	**Y**				

G:CROWIS 36 ASM:0 N
J:WASHBU 36
H:NEWTRI 203 WI:
TRM:CONV CI:
POS:CLOSING

CHARMING & BEAUTIFULLY MAINTAINED CEDAR SHINGLE COLONIAL IN PRIME LOCATION. SHORT WALK TO SCHOOLS, TRAIN,TOWN & PARK. FRESHLY & TASTEFULLY DECORATED. SUNNY THRUOUT. GRACIOUS LR W/FPLC. GREAT FAM RM W/NEW BUILT-INS. WELL APPOINTED EAT-IN KITCHEN WITH PINE CABINETS. BEAUTIFULLY LANDSCAPED YARD W/PATIO

CC:3%1ST 100,000;2.5BAL-50
SHO:CALL LISTING OFFICE SCI:N

OWNER:OWNER OF RECORD AON:N PH:
BROKER:BAIRD & WARNER RESID ID#:3150 PH:847-446-1855
AGENT:JILL SWENSON ID#:30290 PH:847-441-8281

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 873 CHERRY ST

Parcel Identification Number(s) (PIN): 05-20-215-034-0000

Description of all structures to be demolished: MAIN RESIDENCE - DETACHED GARAGE TO REMAIN

Current Property Owner Information

Legal Name: BRAD AND MARY KISCADEN

Primary Contact: BRAD KISCADEN

Address: [redacted]

City, State, Zip: GLEN ALLEN, VA 23059

Phone No. [redacted]

Email: [redacted]

Applicant Information

Legal Name: HACKLEY & ASSOCIATES ARCHITECTS

Primary Contact: TOM DECOSTE

Address: 440 GREEN BAY ROAD

City, State, Zip: KENILWORTH, IL 60043

Phone No. 847.853.8258 (X104)

Email: TOM@HACKLEYARCHITECTS.COM

Date owner acquired property: OCTOBER 28, 2013

Applicant's relationship to current property owner: ARCHITECT

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

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

Legal Name: _____

Address: _____

City, State, ZIP: _____

Phone No: _____

Email: _____

Property Maintenance Requirements

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

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

Applicant/Owner Acknowledgments

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

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

Signature of Applicant: [redacted] **Date** MAY 20/2021

Print Name & Title: TOM DECOSTE - HACKLEY & ASSOCIATES ARCHITECTS

Signatures of Property Owner(s): [redacted] **Date** 5/6/2021

Print Name & Title: BRADLEY J KISCADEN **Property Address:** 873 CHERRY ST

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

From: Tom DeCoste
To: Christopher Marx
Subject: RE: 873 Cherry Street - Demolition permit digital copy
Date: Thursday, June 3, 2021 4:39:39 PM
Attachments: image002.png
image003.png

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,

Thanks for the reminder. Here is an "idealized" time table for the project.

Permit Approval: Week of July 26, 2021
Site fencing and utility disconnects: Week of August 2, 2021
Demolition of residence: August 5-6, 2021
Site excavation and storm sewer installation: August 10-24, 2021
Concrete forms and pouring: August 26-Sept. 3, 2021
Steel and Framing: Sept. 7-Oct. 8, 2021
Windows and Roofing: Oct. 11-15, 2021
Exterior finishes/siding: November 1-30, 2021
Trades (electrical/plumbing/HVAC): October 18, 2021-Jan. 7, 2022
Drywall: Jan 10-Jan.28, 2021
Flooring and Interior Millwork: Feb. 1-25, 2022
Cabinetry, countertops, tile, fixtures: March 1- 31, 2022
Landscaping and final grading: April 1-15, 2022
Painting and Punchlist: April 18-May 20, 2022
Final Occupancy Certificate: Week of May 23, 2022

Tom DeCoste
HACKLEY & ASSOCIATES ARCHITECTS, INC.
440 Green Bay Road - Kenilworth, Illinois 60043
Phone 847.853.8258 (ext. 104)
www.hackleyarchitects.com

Follow us:

From: Christopher Marx [mailto:CMarx@winnetka.org]
Sent: Thursday, May 27, 2021 12:28 PM
To: Tom DeCoste
Subject: RE: 873 Cherry Street - Demolition permit digital copy

Tom,

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: JULY 15, 2021

SUBJECT: 724 FOXDALE AVENUE - DEMOLITION PERMIT (CASE NO. 21-21-LPC)

INTRODUCTION	
Meeting Date	July 19, 2021
Commission Action	**Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.**
Property Address	724 Foxdale Avenue (See Attachment A – Aerial Map)
Property Owner	724 Foxdale, LLC
Application Submitted by	Bartlomiej Przyjemski (Architect)
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 have received no comments from the public regarding this application.
PROPERTY DESCRIPTION	
Size	0.19 acres
Location	West side of Foxdale Avenue between Summit Street and Humboldt Avenue
Improvements	Single-family residence with attached 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	1951
Additional Construction Activity	1951 – Build a one-story residence, 1954 – Construct a one-story porch, 1989 – Addition and remodeling
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	The WHS research indicates that the property does not have historical or architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New 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 June 11, 2021. Should the LPC request an HAIS for the subject property at the July 19th 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 July 19, 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 listed on 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)**

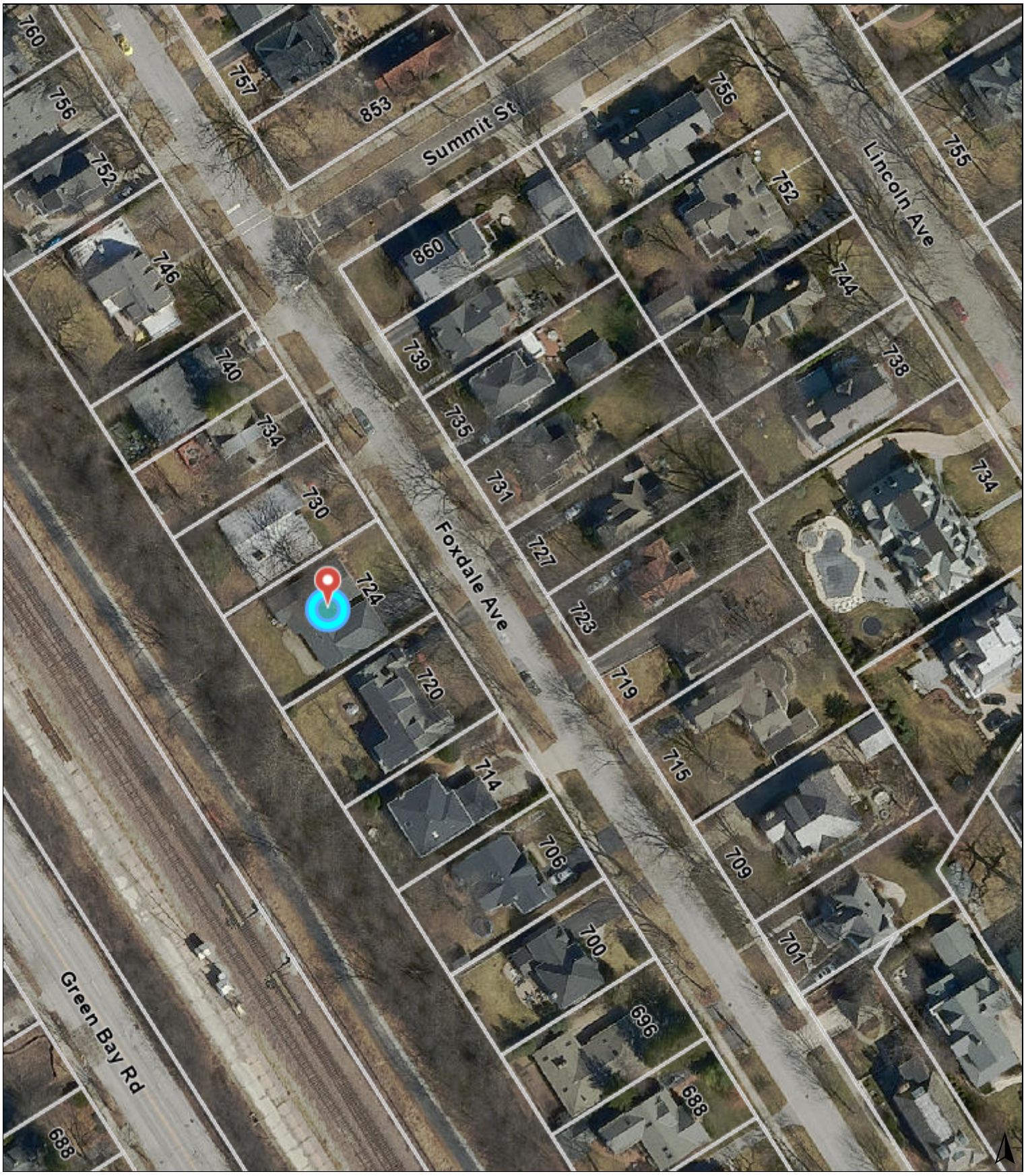
Building and/or Property Lacks Historic or Architectural Significance

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



0 100 200 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: JUNE 21, 2021

SUBJECT: CASE NO. 21-21: 724 FOXDALE AVENUE

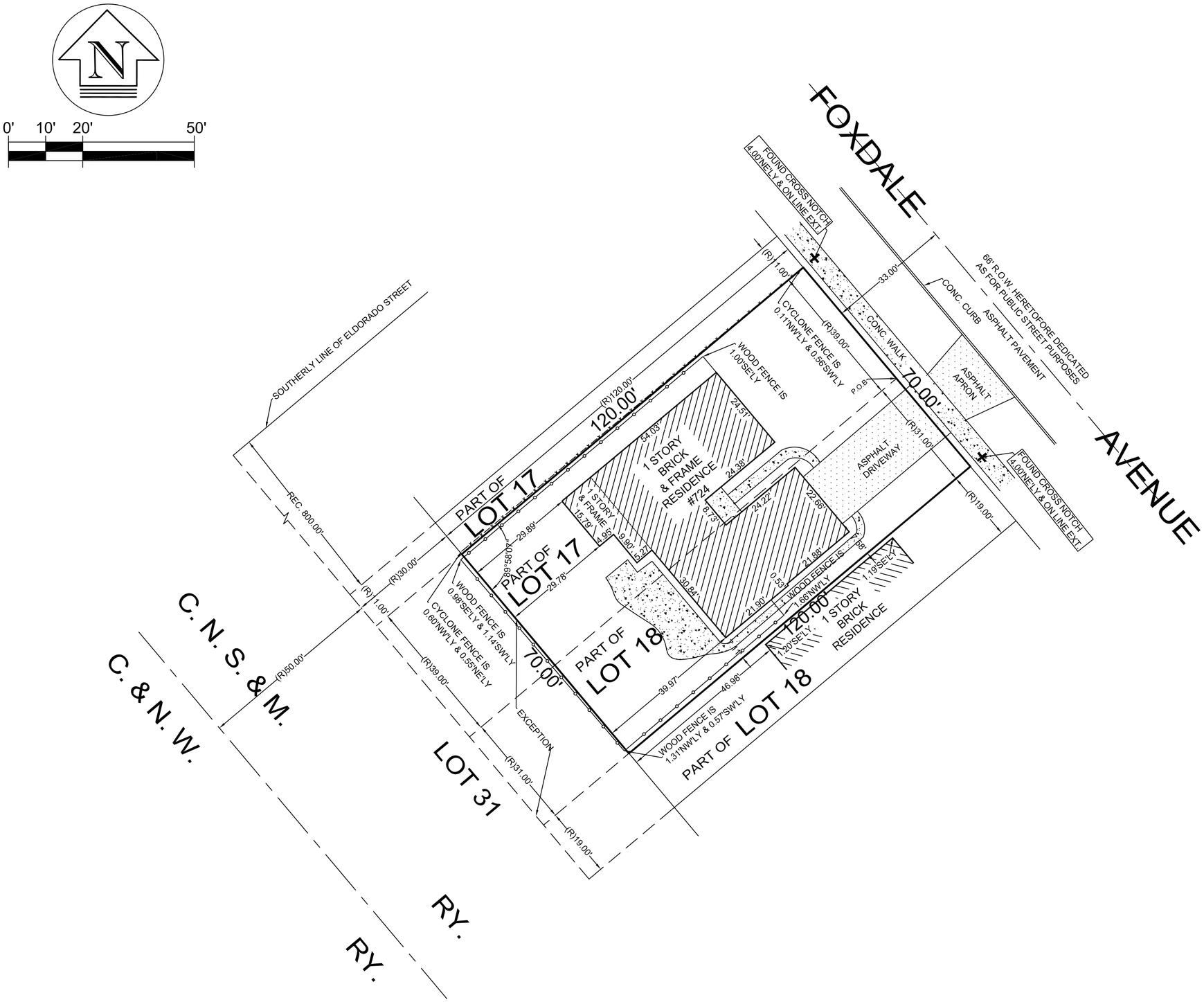
INTRODUCTION

On July 19, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage at 724 Foxdale 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, July 6, 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
9-28-1951	Build a one story residence	B. & E. Cicone	Walter T. Anicke
8-17-1954	Construct a one story porch	Ben J. Cicone	Herman Lockner
5-9-1989	Addition and remodeling	Mason Bohrer	Wendt Cedarholm Tippens



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF

THAT PORTION OF HEREINAFTER DESCRIBED LOT 18 (EXCEPT THE WESTERLY 30 FEET THEREOF) IN BLOCK 6 IN WINNETKA PARK BLUFFS BEING A SUBDIVISION OF BLOCKS 1 TO 4 (EXCEPT LOTS 4 TO 6 IN BLOCK 4) BLOCKS 5,6 LOTS 8 TO 12, IN BLOCK 7, LOTS 3,6 AND 7 IN BLOCK 9, LOTS 1 TO 5 AND 7 IN BLOCK 12 AND THE NORTH 75 FEET OF BLOCK 11 IN PARK ADDITION TO WINNETKA IN THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PORTION HEREIN BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 18; THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 31 FEET THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 120 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT (EXCEPT THE WESTERLY 30 FEET THEREOF) THENCE NORTHWESTERLY A DISTANCE OF 31 FEET TO THE NORTHWESTERLY LINE OF SAID LOT (EXCLUDING THE WESTERLY 30 FEET THEREOF) THENCE NORTHEASTERLY TO THE NORTH EAST CORNER OF SAID LOT BEING THE PLACE OF BEGINNING
ALSO
THAT PORTION AS HEREINAFTER DESCRIBED OF LOT 17 (EXCEPT THE WESTERLY 30 FEET THEREOF) IN BLOCK 6 IN WINNETKA PARK BLUFFS BEING A SUBDIVISION OF BLOCKS 1 TO 4 (EXCEPT LOTS 4 TO 6 IN BLOCK 4) BLOCKS 5 AND 6 LOTS 8 TO 12, IN BLOCK 7, LOTS 3,6 AND 7 IN BLOCK 9, LOTS 1 TO 5 AND 7 IN BLOCK 12 AND THE NORTH 75 FEET IN BLOCK 11, IN THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS
COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 17; THENCE NORTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 39 FEET THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 120 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT (EXCEPT THE WESTERLY 30 FEET THEREOF) THENCE SOUTHEASTERLY A DISTANCE OF 39 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT (EXCLUDING THE WESTERLY 30 FEET THEREOF); THENCE NORTHEASTERLY TO THE SOUTH EAST CORNER OF SAID LOT BEING THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **724 FOXDALE AVENUE, WINNETKA, ILLINOIS**

PERMANENT INDEX NUMBER: 05 - 17 - 413 - 034 - 0000

ORDERED BY: NOAH PROPERTIES	
SCALE : 1" = 20'	
DATE :MAY 15, 2021	
FILE No.: 2021 - 28747	

DATE	REVISION

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

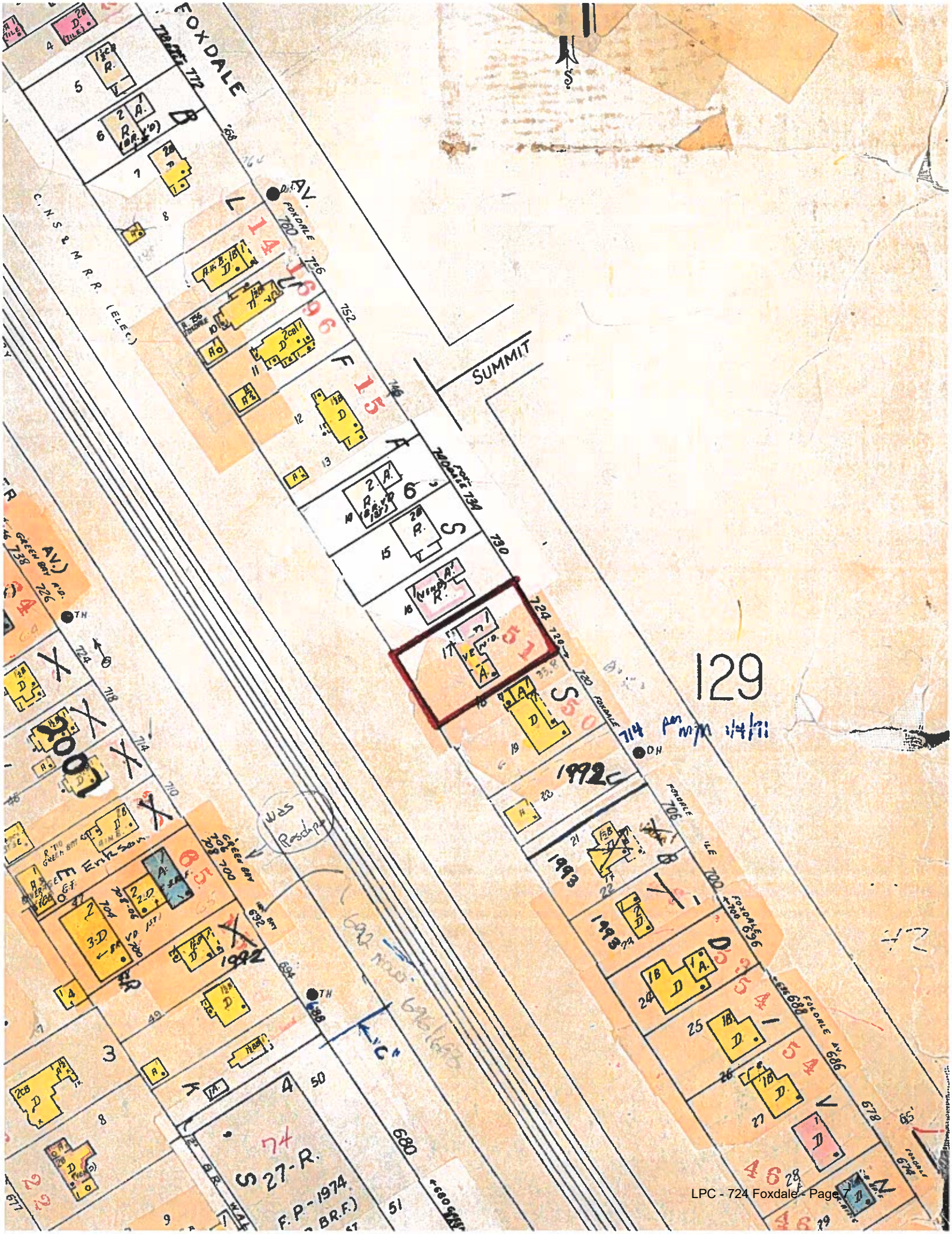
COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, MAY 15, A.D. 2021

BY: Roy G. Lawniczak

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2023

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

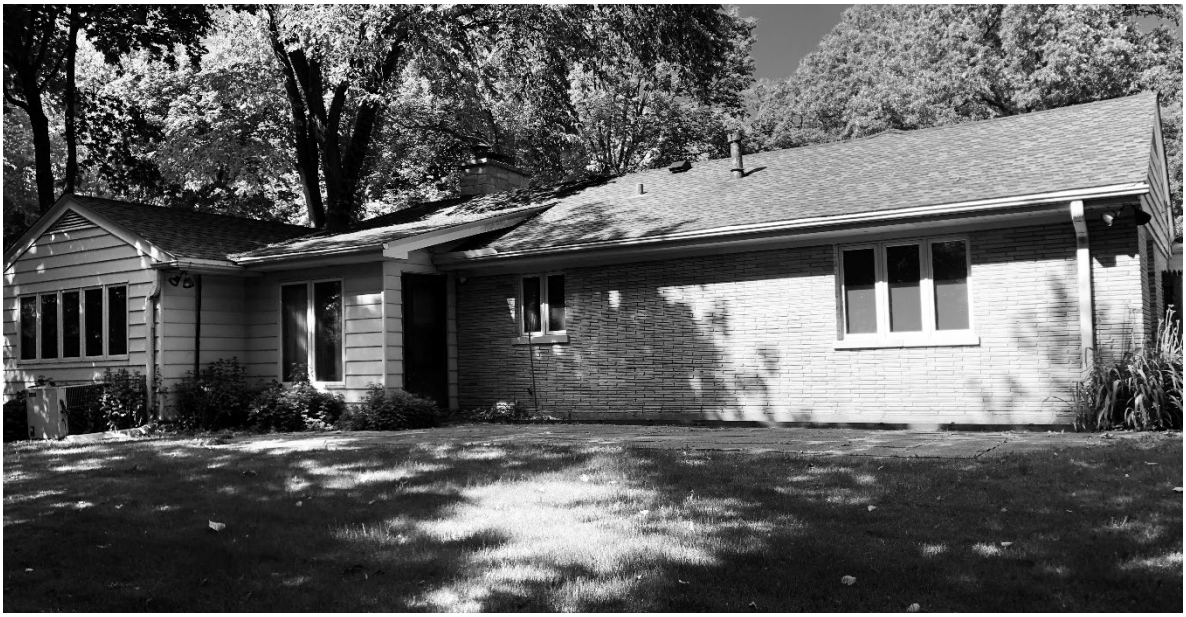

FOXDALE
AV.
SUMMIT
C.N.S.&M.R.R. (ELEC.)
129
724
730
720
714
706
700
696
692
688
680
678
738
726
718
710
694
682
676
674
S 27-R.
F.P.-1974
BR.F.)
1992
1993
Erikson
WJS
Roche
LPC - 724 Foxdale - Page 7

724 Foxdale – June 2021









PROPERTY RESEARCH COVERSHEET

Address: 724 Foxdale

Construction Details:

Original construction date: 1951
Construction type: Brick and lannon stone
Style: Ranch

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Ben J. Cicone	1951 – 1974	Building permit application, 1974 Ancestry.com phone book record	
Marjorie C. Ilg	1975	Real estate listing	
David and Carol Blake	By 1984 – 1989	1984 Ancestry.com phone book record, Cook County Recorder records	
Mason and Marjorie Bohrer	1989 – 2017	Cook County Recorder records; Dignity Memorial obituary	Marjorie was a French teacher at New Trier High School

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Walter T. Anicka	1951 – build a 1-story residence	Excerpt from *An Honor and an Ornament: Public School Buildings in Michigan*. Also see the Walter T. Anicka materials at the Ann Arbor District Library: https://aadl.org/taxonomy/term/116007
Herman Lackner	1954 – construct a 1-story porch	WHS materials on Herman Lackner
Wendt Cedarholm Tippens	1989 – addition and remodeling	*Chicago Tribune* obituary for Charles Cedarholm

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

Findings:

Our research does not indicate that this property has historical or architectural significance. While it was designed by accomplished architect Walter T. Anicka, the property does not stand out as a notable example of his work (he was best-known for designing school and commercial buildings). In addition, although this property is associated with notable local architect Herman Lackner, research indicates that Lackner's only contribution was the porch that was added in 1954.

Additionally, while the house has been home to a few long-term Winnetkans, including New Trier French teacher Marjorie Bohrer, little information is available about most of the former residents.

Date of Research: 6/29/2021

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, Sept26, 1951

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Build a 1 story and ~~Basement~~ Residence
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT 17 & 18, Block 6 Winnetka Park Bluffs
Subdivision by William H. Cairnduff of Winnetka Park Bluffs parts of section 16, 17, & 20 Township 42 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois approximately 70' x 120'

STREET and NUMBER 724 Foxdale

DIMENSIONS of BUILDING—Front 55 feet. Depth 43 feet. Height 14 feet.

NUMBER of ROOMS 5

KIND of MATERIAL Brick Veneer

OWNER B. & E. Vicone Address 561 B- Lincoln Winnetka

TOTAL COST 12,000

ARCHITECT Walter A. Ankeny Address 617 Forest Ann Arbor, Michigan

BUILDER B. & E. Vicone Address 561 B Lincoln Av- Winn WI 6

CARPENTER William Salmon Address 2109 Lake Ave Wilmette

MASON Art Lindenberg Address 727 Lorraine Wilmette

SEWER BUILDER ~~Lee Regert~~ Address 2010 Lehigh Glenview

PLUMBER ~~Albin Carlson~~ Address Techny Rd. Techny, Ill

ELECTRICIAN Boudart Electric Co Address 1831 Walnut Ave Wilmette

REMARKS

Set-Back 36.5

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 Sept 28 1951

Building Permit Number 6037

Occupancy Permit Number 2083

SIGNED X B Vicone

ADDRESS

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, _____, 19____

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct a 1 story ~~and Basement~~ Porch

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

PROPERTY DESCRIPTION—LOT 17 (Ex N 11' thereof) Block 6 and N'ly 31' of Lot 18 (Ex S'ly 30' of said Lots taken for RR)

Subdivision Winnetka Park Bluffs

STREET and NUMBER 734 Foxdale

DIMENSIONS of BUILDING—Front 14'-4" feet. Depth 14'-8" feet. Height _____ feet.

NUMBER of ROOMS 1

KIND of MATERIAL Brick & Frame

OWNER Ben F. Cicone Address 734 Foxdale

TOTAL COST ~~500.00~~ 800.00

ARCHITECT Herman Lockner Address _____

BUILDER Owner Address _____

CARPENTER Owner Address _____

MASON Owner Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS ..... hereby certify that ..... the legal owner of all the
(I or We) (I am or We are)

~~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.

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

Permit Issued 8-17 1954

Building Permit Number 6412 SIGNED Ben Cicone

Occupancy Permit Number _____ ADDRESS _____

(BP. = 497.00 - (60.00) = 437.00

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 4-4-89

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Addition and Remodeling (work to be performed)

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

PROPERTY DESCRIPTION— Single Family Residence

REAL ESTATE INDEX NUMBER			
05	17	413	034-Q00
Vol.		ITEM	

STREET and NUMBER 724 Foxdale, Winnetka

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

NUMBER of ROOMS NA

EST. CONST. COST 75,000 KIND of MATERIAL Brick Veneer & Frame

			PHONE NC
OWNER	Mason Bohrer	Address 919 Vernon, Winnetka	446-5018
ARCHITECT	Wendt Cedarholm Tippens/Inc.	Address 560 GB Road, Winnetka	446-7890
BUILDER		Address	
CARPENTER		Address	
MASON		Address	
SEWER BUILDER		Address	
PLUMBER		Address	
ELECTRICIAN		Address	

REMARKS

Date Job Completed

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

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

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

Permit Issued 5-9-89 by MJ

Building Permit Number 2028

Occupancy Permit Number

C. B. No.

SIGNED Wendt Cedarholm Tippens/Inc.

ADDRESS 560 Green Bay Road

Winnetka, IL 60093

B.P.=120.00

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

PLEASE SEE ALSO BUILDING PERMIT NUMBER 12028 ISSUED APRIL 04, 1989, REPORTED MAY 09, 1989.

THE SUPT. OF PUBLIC WORKS: Winnetka, Illinois, MONDAY, JUNE 26, 1989

Application is hereby made for a permit to ADDITION AND ALTERATIONS (work to be performed)

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

PROPERTY DESCRIPTION— SINGLE FAMILY RESIDENCE

REAL ESTATE INDEX NUMBER			
05	17	413	034-0000
Vol.		ITEM	

STREET and NUMBER 724 FOXDALE, WINNETKA, ILLINOIS, 60093

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

NUMBER of ROOMS _____

EST. CONST. COST $2,000MAXIMUM KIND of MATERIAL ALUMINUM SIDING, BRICK VENEER, FRAME

			PHONE NO.
OWNER	MASON L. BOHRER & MARJORIE P. BOHRER	Address 919 VERNON, BOX 130, WINNETKA	446-5018
ARCHITECT	WENDT CEDARHOLM TIPPENS, INC.	Address 560 GREEN BAY, WINNETKA	446-7890
BUILDER	NORTHSHORE CONSTRUCTION INC.	Address 500 PFINGSTEN NO. BROOK	272-2310
CARPENTER	NORTHSHORE CONSTRUCTION INC.	Address 500 PFINGSTEN NO. BROOK	272-2310
MASON	EMIL BIRKENHEIER	Address 9229 PRAIRIE SKOKIE	674-3444
SEWER BUILDER		Address	
PLUMBER	V. J. KILLIAN	Address 933 GREEN BAY WINNETKA	446-0908
ELECTRICIAN	GIBERT ELECTRIC, INC.	Address PO 8884 WAUKEGAN	360-9875

REMARKS REVISION OF DRAWINGS DATED MARCH 23, 1989 ONLY AS TO FAMILY ROOM. NO CHANGE IN DIMENSIONS. PLEASE SEE ALSO BUILDING PERMIT NUMBER 12028 ISSUED APRIL 04, 1989, REPORTED MAY 09, 1989.

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 7-3-89 by EB

Building Permit Number 12074

Occupancy Permit Number _____

C. B. No. #8272

SIGNED Mason L. Bohrer
Marjorie P. Bohrer

ADDRESS 919 VERNON AVENUE
MAILING: P.O.BOX 130
WINNETKA, ILLINOIS, 60093

PHONE NO (312) 446-5018

Evanston-North Shore MULTIPLE LISTING CORPORATION

Directions:

SOLD 10/75 - Q+T

Address: 724 FOXDALE 5977	Lot Size 70 x 120				$ 64,500
City: Winnetka	Rms. 6+	Bed. 2	Baths 1	Heat FA Gas	
Constr: Brick & Lannon Stone				Cost	
Style: Ranch	Year — Taxes 1974		Porches	Garage 2 Car	
Roof: Asphalt Shingle				Att.-Det. EE	
Built: Approx. 1950 Faces: East	$1040.41		Patio	Elect: 220V-110V	Contract:

FILE COPY
S.P. 63,500

Basmt: None.

1st Entry. Living room with stone fireplace. Dining room. Family room with bar-b-que. Kitchen. Utility room-breakfast room. 2 bedrooms, CT bath.

Approx.
LR 13 x 19
DR 9 x 10
K 9 x 11
Brk: 7 x 12.6
FR 14 x 15
BR's
11 x 13.6
10.6 x 11

Check:

School: Grade: Greeley JHS: Skokie-Washburne HS: New Trier East
Transp: RR. C&NW Bus: Other:
Mortgage: Existing Available:
City water, ~~Well~~, Sanitary Sewer, Storm Sewer, ~~Septic Tank~~
Special Assessments $ None known for _____
Remarks and any special conditions: Beautiful ranch home in East Winnetka. Walk to beach, shops and train.

Flood Hazard Insurance may be required by Lender

Possession: TBA

Reason for Sale: OOS

Title CT&T

Titleholder: Marjorie C. Ilg

Brokerage Fee: 6% 1st $50M; 5% over 50/50

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

For office use only 080475

REALTOR® Office: NASH REALTY Phone: 446-7180

Sales Person: Richard Nash, Jr. Home Phone:

Evanston-North Shore MULTIPLE LISTING CORPORATION

Directions:

SOLD 10/75 Q&T

Address: 724 FOXDALE 5977
City: Winnetka
Constr: Brick & Lannon Stone
Style: Ranch
Roof: Asphalt Shingle
Built: Approx. 1950 Faces: East

Lot Size 70 x 120
Rms. 6+ | Bed. 2 | Baths 1
Year — Taxes 1974 $1040.41
Porches Patio
Heat FA Gas
Cost
Garage 2 Car
Att.-Det. EE
Elect: 220V-110V

$ 64,500
Contract:

Basmt: None.

1st Entry. Living room with stone fireplace. Dining room. Family room with bar-b-que. Kitchen. Utility room-breakfast room. 2 bedrooms, CT bath.

Approx.
LR 13 x 19
DR 9 x 10
K 9 x 11
Brk: 7 x 12.6
FR 14 x 15
BR's
11 x 13.6
10.6 x 11

Check:

School: Grade: Greeley JHS: Skokie-Washburne HS: New Trier East
Transp: RR. C&NW Bus: Other:
Mortgage: Existing Available:
City water, ~~Well~~, Sanitary Sewer, Storm Sewer, ~~Septic Tank~~
Special Assessments $ None known for _____
Remarks and any special conditions: Beautiful ranch home in East Winnetka. Walk to beach, shops and train.

Flood Hazard Insurance may be required by Lender

Possession: TBA

Reason for Sale: OOS

Title CT&T

Titleholder: Marjorie C. Ilg

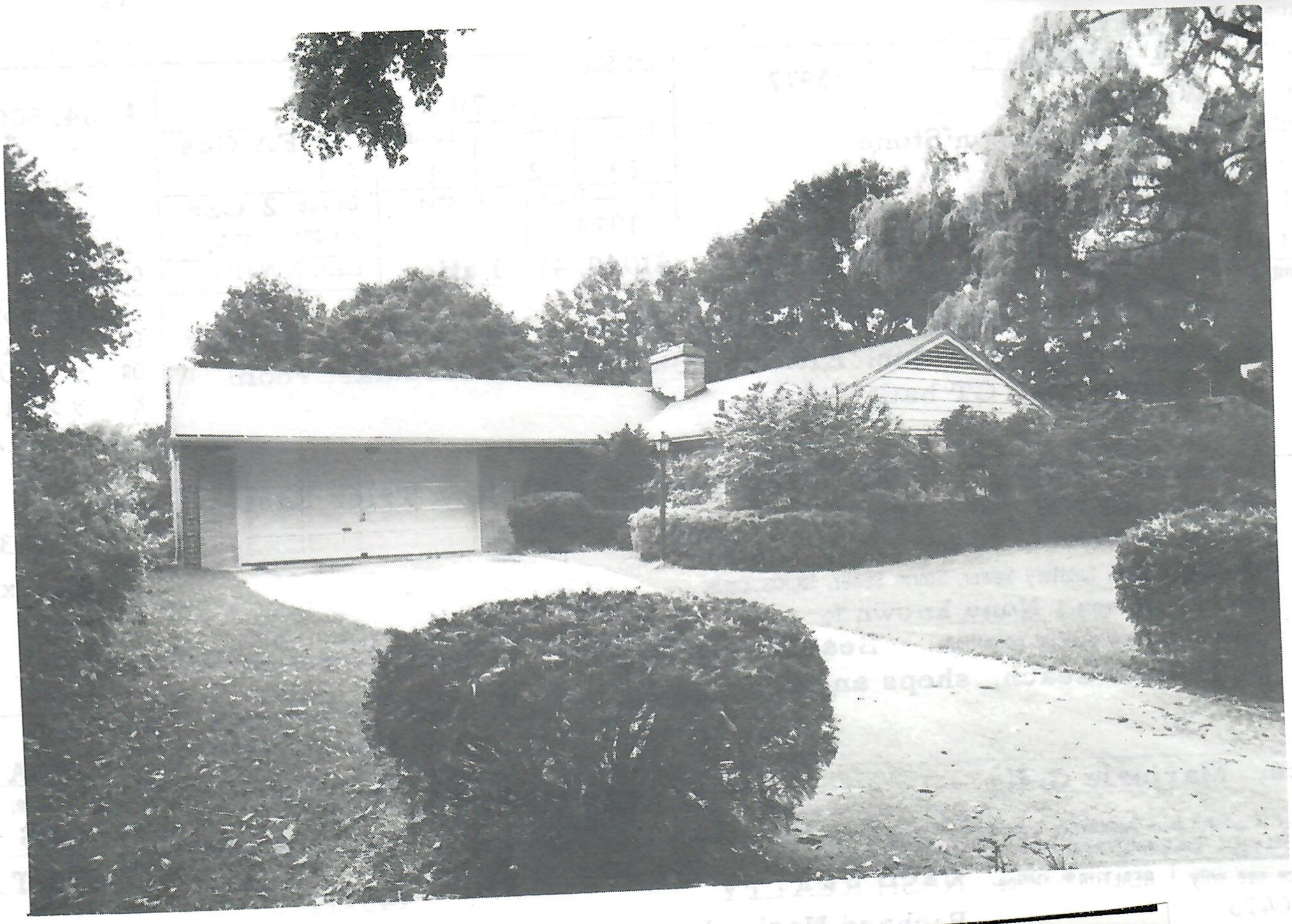
Brokerage Fee: 6% 1st $50M; 5% over 50/50

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

For office use only 080475

REALTOR® Office: NASH REALTY Phone: 446-7180

Sales Person: Richard Nash, Jr. Home Phone:



195

S. FAM

#00911 L-$131,500 S-$125,000 CONV
11/02/84 34 DAYS LB-92 SB-104



Ad 724 FOXDALE Cty WINNETKA Ar 40 L# 84 07103
Dir BETWEEN PINE AND TOWER E OF GREEN BAY Zip 60093
Rms 6 Br 2 Bth 1 C.T. Fp Y Bsm N Blt 1950 UFFI U
Sty RANCH Str 1 Ext BRICK,STONE Gar 2 CAR,OPENER
Ltsz 70X120 Tax1982 2101 Ho Hs Inc Y
Heat GAS,FA A/C CAC Poss TBA NOT BEFORE 10/15/84
Elec Sewer SAN Water MUN Spa
Appl RNG & O.KIT REF
Schools GREELEY, WASHBURNE, NEW TRIER
Transp NORTHWESTERN C 3 % 1ST100M2.5AFTER

Liv 1	13X19	Mbr		Fam 1	14X15
Din 1	9X10	Br2 1	11X13.6	UTL 1	7X12.6
Comb N Sep Y L		Br3 1	10.6X11		
Kit 1	9X11	Br4			

Mbb N Xrm
Brokers Opinion EXCEPTIONAL BRICK RANCH ON GENEROUS LOT LANDSCAPED FOR COMPLETE PRIVACY, WITH AN EXPANSIVE STONE TERRACE. WONDERFUL LG FR W/WOODBURNING FPLC, LR WITH WOODBURNING FPLC, SMALL-FAMILY DINING RM, LG UTILITY RM.
Brok HUGH C MICHELS & CO No 92 Ph 446-7100
Slsp ROBINSON PHYLLIS M No 1302 Ph 475-8672
& 2-CAR ATT. GARAGE. CENTRAL AIR. COMPLETELY REFURBISHED IN THE LAST 7 YEARS, INCLUDING NEW ROOF, GUTTERS, ETC. LISTING OFFICE HAS LIST OF IMPROVEMENTS.

Equip AUTO OPENER
Out PATIO
Info
Bsmt SLAB
Imprv CTY SAN SEW,MUNI WATER
Faces EAST Roof ASPH SHNGL Fp WOOD,FAM R #2
Lot Desc
Terms
Title Holder
Coordinates N 0 S 0 E 0 W 0

#04188 OLP-$249,500 LP-$235,000 SP-$215,000 CASH
CCD- CD-02/06/89 DOM- 91 PS- CB-3790 CA- 33730



INFO NOT GUARANTEED-CHECK FLOOD INSURANCE-RM.SZ. ROUNDED
724 FOXDALE WINNETKA C T 88114361
Zp 60093 - Ar 93 Sub Ownship Blt 1950
Corp Mod Torrens N
Lds LNDSCPD PF• Ldm 70X120
Rm 6 Br 2 Bth 1 MBB N DR Fp 2 Bas SLAB
Sty RANCH Typ 1 STRY Ext BRICK,S• Gar 2 CARS,AT•
Heat GAS,FRCD AIR A/C CEN AIR Imp SWR-STRM,WTR-MUN

Rsz	LCW		LCW		
LR 19X13	1Y	MB 13X11	1Y	PI 0	Tx 2694 - 86
DR 10X9	1Y	B2 11X10	1Y	GS	Assn Dues
KT 11X9	1N	B3		JH	Trm
EA		B4		HS	Pos
FR 15X14	1Y			Ot	Cord 0 N 0 W 0 S
UTL 12X7	1N			Show-CLO	
				CC 3 % 1ST100M:2.5AFTER	BBCLO

Rmrks ATTRACTIVE BRICK RANCH W/ATTACHED 2 C GARAGE AND CAC. KITCHEN & BATH TOTALLY REDONE IN 1987. GOURMET KITCHEN W/TOP QUALITY APPLIANCES FEATURES ELEC-
Dir EAST OF GREEN BAY, N OF PINE, S OF TOWER.
Owner TITLEHOLDER OF RECORD. Ph
Broker KOENIG & STREY, INC. ID# 3790 Ph 441-6300
Agent JOANNA NEWBY ID# 1808 Ph 446-0050

1974 Ancestry.com phone book record

Name:	Ben J Cicone [Ben Cicone]
Residence Date:	1974
Phone Number:	498-3533
Address:	724 Foxdale Ave
Residence:	Winnetka, IL
Postal Code:	60093-1950

1984 Ancestry.com phone book record

Name:	Carol A Blake [Carol Witeck] [Carol Blake]
Birth Date:	13 Jun 1957
Residence Date:	1984
Phone Number:	446-5178
Address:	724 Foxdale Ave
Residence:	Winnetka, IL
Postal Code:	60093-1950

Cook County Recorder records

2003-09-11	WARRANTY DEED	0325403088	0.00	BOHRER MAJORIE P	GTR	05174130340000	724 FOXDALE AVE
				BOHRER MARJORIE P TR	GTE		
				BOHRER MARJORIE P TRUST	GTE		
				MARJORIE BOHRER P TRUST	GTE		

1989-03-13	WARRANTY DEED	89108232	215,000.00	BOHRER MASON L	GTE	05174130340000	724 FOXDALE AVE
				BLAKE DAVID H	GTR		
				BLAKE CAROL A	GTR		

1989-01-24	MORTGAGE	89037357	77,500.00	BLAKE CAROL	GTR	05174130340000	724 FOXDALE AVE
				BLAKE DAVID	GTR		
				HARRIS BK WILMETTE	GTE		

1986-12-03	RELEASE	86575371	0.00	FEDERAL NATL MTG ASN	GTR	05174130340000	724 FOXDALE AVE	
				BLAKE DAVID H	GTE			
				BLAKE CAROL A	GTE			

Excerpt from *An Honor and an Ornament: Public School Buildings in Michigan*

Perkins, Fellows and Hamilton (Dwight Perkins, John Hamilton, and William Fellows) of Chicago, Illinois, mainly designed school buildings in the 1910s-1920s. Dwight Perkins was Chicago's school board architect in the early 20th century. The firm designed several school buildings in southeastern and southwestern Michigan.

Warren S. Holmes Company of Lansing designed numerous Michigan school buildings from the firm's establishment in 1920 into the 1960s. The firm practiced in the Upper and Lower Peninsula of Michigan, Indiana, Ohio and Illinois and was especially active in school design during the Great Depression and the 1940s.

Eberle M. Smith Associates of Detroit was established in 1942. Eberle M. Smith previously worked with Albert Kahn, the Michigan architect known worldwide for his innovative industrial design and work with the early automobile companies; Malcomson & Higginbotham; and Lyndon & Smith in which he was a partner. Lyndon & Smith's design for Northville's grade school from 1936 was chosen by the American Institute of Architects to be presented at the Paris Exposition in 1937. Eberle M. Smith Associates designed school buildings in southeastern Michigan in the 1940s-1960s.

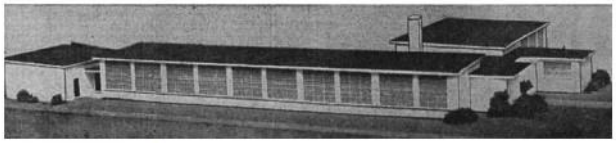
Walter T. Anicka of Ann Arbor was a leading school and small house designer in the 1940s-1960s. His designs for public school buildings were mainly in several communities in south and central Michigan, but he also oversaw Traverse City's school building program in the 1950s.

Manson, Jackson & Kane was initially founded in 1948 by Elmer Manson. The Lansing firm became Manson, Jackson & Kane (Edward Jackson and William Kane) in 1959. The firm designed many school buildings from the 1960-1980s in central and northern Michigan. William Kane was the principal designer most involved with school construction and has worked on over 300 school projects in 80 school districts throughout Michigan.

French Associates, now in Rochester, was originally founded in 1971 by Roy G. French in Port Huron. The firm has specialized in the design of school buildings, most of them in southeastern and central Michigan, from the 1970s to the present. French Associates has designed or remodeled more than 289 school buildings in 13 counties in southeast Michigan.



Malcolm School from 1941 in Sault Ste. Marie, designed by Warren S. Holmes Company, features decorative tiles and playful sculpture in the vestibule.



Walter T. Anicka's 1949 design for a six-room school in the Dublin school district west of Pontiac was described as a "ranch" school for its one-story sprawling footprint that was similar to contemporary ranch houses.

CHGO. TRIB. 6-28-98 1998.55

Herman Lackner, Winnetka architect

By Steven J. Stark
TRIBUNE STAFF WRITER

Herman H. Lackner, 86, an architect and longtime Winnetka resident, died Wednesday in the King Home in Evanston.

An Evanston native, Mr. Lackner attended Harvard University and the Armour Institute of Technology, now the Illinois Institute of Technology.

He served in the U.S. Navy construction battalion and helped build bases in Guadalcanal and the Philippines during World War II.

While a student, Mr. Lackner worked as an office boy for architect Chester H. Wolcott. From 1933 to 1940, he was a draftsman for General Homes, one of the first architectural firms to design prefabricated housing. Mr. Lackner worked for the Chicago architectural firm of Holabird & Root for two years before opening his own office in Winnetka in 1945. He became known for work on residences on the North Shore.

In a 1983 interview with the Art Institute of Chicago's Architects Oral History Project, Mr. Lackner talked about a job designing a building for Chapin Hall, a children's home in Chicago. He recalled how a Chapin Hall official described the structure's requirements, which included playrooms, study rooms and accommodations for 30 children and six house parents.

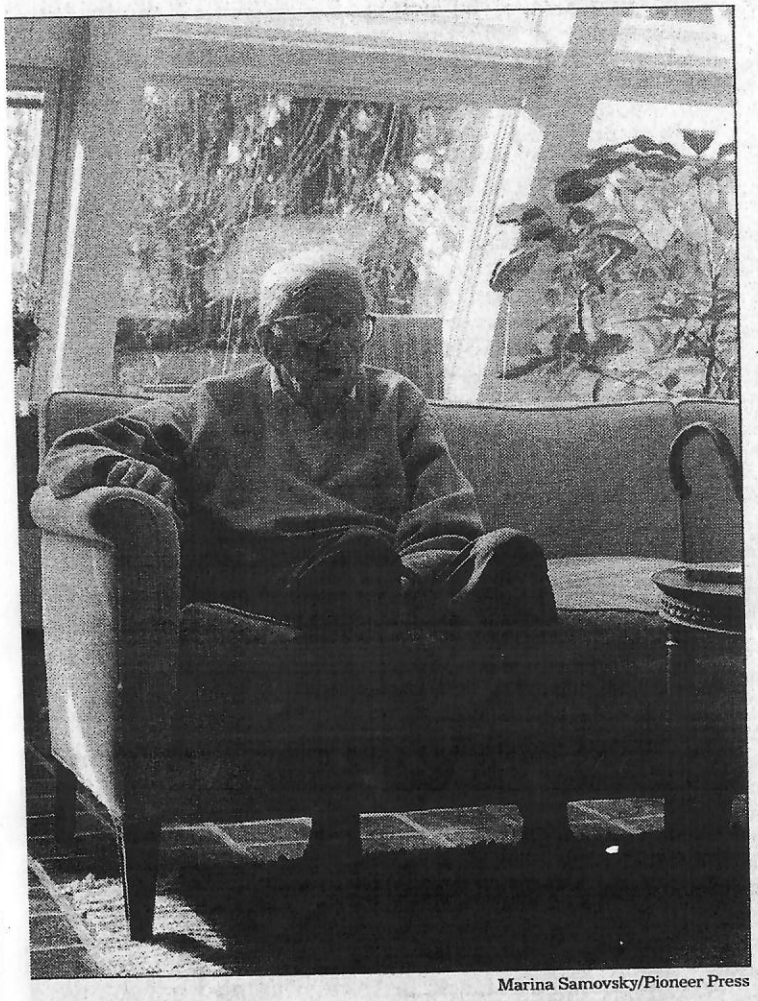
"It was a short list on half a piece of paper, and so then I called the head or the director or whatever they call him, whom I knew well, and I said, 'George, what more do you want than this?' 'That's it.' "

He added, "Everyone does it their own way, but I think sometimes in the present day and age, people rely too much on elaborate studies and statistics and getting it all in the abstract."

Survivors include a sister, Antoinette Webster.

Funeral services will be at 3 p.m. Wednesday in Winnetka Congregational Church, 725 Pine St., Winnetka.

H. Lackner, Winnetka architect



Marina Samovsky/Pioneer Press

a photograph published in the **Winnetka Talk** in February, erman Lackner sits in the sunlight streaming through the lar windows of the home he designed. Mr. Lackner died June 4.

Innovative architect Herman H. Lackner, who spent almost his entire life in Winnetka, died June 24. He was 86.

Mr. Lackner, who was born in Winnetka, lived there until he moved to the King Home in Evanston four months ago. In Winnetka, he most recently lived in an A-frame, solar home that he designed in 1985.

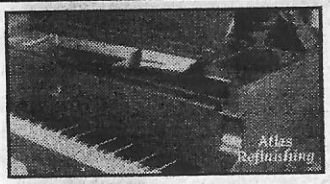
In an interview for a Feb. 26 article in the **Winnetka Talk**, Mr. Lackner maintained that he had attended many schools, but graduated from none. "I flunked Montessori kindergarten because I drank the paint water," he told reporter Ed Callahan. "I didn't graduate from North Shore Country Day School because I ditched football. I had two years at Harvard, then the Depression took care of that. I then studied at the Armour Institute of Technology (now Illinois Institute of Technology), but I didn't graduate from there either. I had as difference of opinion with the dean on educational theory."

Yet Mr. Lackner earned his architect's license with the aid of a friend, John Randal, who was an engineer. After working for General Houses, a Chi-

(Continued on page 24)

TEDDIE KOSSOF
SALON, SPA & WELLNESS CENTER
REINTRODUCES
TRIMMERS
With Selected Stylists
"The first no-frills haircut"
$20 HAIRCUT
Price includes Trim & Shampoo Service
Must ask for Trimmers Cut when making appointment
If client wishes full service $5 additional charge
Open Seven Days and Five Evenings
281 WAUKEGAN ROAD NORTHFIELD 60093
VIP-446-9526

We're BACK!
Come See
Our New Look!
1 HOUR PHOTO LAB
NEW APS Films, too!
photo tronics inc.
Kodak ROYAL PAPER
740 Elm St. Winnetka 446-7510



Fine furniture is a work of art...
an art form appropriate to fine living.
We pride ourselves on performing 1st class work by competent technicians with unquestioned integrity. We realize the pieces of furniture you are considering entrusting to us may have considerable history and may in fact be family heirlooms. We respect that and assure you that we will care for them as if they were our very own.
Free Estimates • Pick Up & Delivery
• Piano Refinishing • Antiques Repaired & Restored
• Furniture Refinishing, Reupholstery & Repairing
• Leather Tops Replaced and Restored • Caning
Atlas Refinishing Service
Family Owned Since 1937 847-831-4170

2830622
02X003.12
31/FFW

:O. TRIB. 6-28-98 1998.55

nan Lackner, Winnetka architect

Stark
WRITER

I. Lackner, 86, an
l longtime Winnetka
d Wednesday in the
ı Evanston.
ɔn native, Mr. Lack-
Harvard University
mour Institute of
, now the Illinois
echnology.
ın the U.S. Navy con-
ıttalion and helped
in Guadalcanal and
ines during World

udent, Mr. Lackner
an office boy for
hester H. Wolcott.
to 1940, he was a draftsman for General Homes, one of the first architectural firms to design prefabricated housing. Mr. Lackner worked for the Chicago architectural firm of Holabird & Root for two years before opening his own office in Winnetka in 1945. He became known for work on residences on the North Shore.

In a 1983 interview with the Art Institute of Chicago's Architects Oral History Project, Mr. Lackner talked about a job designing a building for Chapin Hall, a children's home in Chicago. He recalled how a Chapin Hall official described the structure's requirements, which included playrooms, study rooms and accommodations for 30 children and six house parents.

"It was a short list on half a piece of paper, and so then I called the head or the director or whatever they call him, whom I knew well, and I said, 'George, what more do you want than this?' 'That's it.' "

He added, "Everyone does it their own way, but I think sometimes in the present day and age, people rely too much on elaborate studies and statistics and getting it all in the abstract."

Survivors include a sister, Antoinette Webster.

Funeral services will be at 3 p.m. Wednesday in Winnetka Congregational Church, 725 Pine St., Winnetka.

■ Lackner Continued from page 23

cago firm, he joined Holabird & Root in 1940.

During World War II he served in the U.S. Navy as a Seabee, helping to build bases in the South Pacific.

After the war, he opened an office in Winnetka, and kept his architectural firm going for 53 years. He never retired, but health and age forced him to cut back on his activities.

During his career he designed new homes and renovated North Shore homes by such renowned architects as Howard Van Doren Shaw and David Adler. He also worked with landscape architect Gertrude Kuh, to provide an aesthetic unity to home and garden.

"He has a wonderful eye for detail and style," Annemarie van Roessel of the Chicago Society of Architectural Historians told Callahan in February. "What he does to homes isn't so jarring compared to what other architects might do. Certainly he doesn't overwhelm a home."

Unfortunately, the solar home he designed and lived in on Cherry Street, Winnetka, was torn down by a developer.

Survivors include a sister, Antonette Webster of Boston, Mass.

A funeral service was held July 1 at Winnetka Congregational Church. Interment was private.

Memorial contributions may be made to Herman H. Lackner Endowment Fund c/o The Orchestral Association, 220 South Michigan Ave., Chicago 60604.

Winn. Talk 2/19/98

1998-12-1

LETTERS

Solar house reflects important tradition

Chicago/ The Chicago Society of Architectural Historians takes exception to the criteria cited in "First Demolition Request Filed" (**Winnetka Talk,** Jan. 22). The structure at 1027 Cherry St., a modern solar house, in the important tradition of such noted Chicago architects as George and Fred Keck.

The home was designed by its architect owner, Herman Lackner, a resident of Winnetka since 1912. Herman attended Harvard University and studied architecture at the Armour Institute of Technology (now IIT). Mr. Lackner worked at the highly respected Chicago architectural firm of Holabird & Root before opening his own architectural firm in Winnetka in 1945.

The Architecture Department of the Art Institute of Chicago has in its collection a valuable oral history detailing Herman's career. In that history, it is noted that Herman "has become known for his sensitive work on find old residences, many of which are on the North Shore," including many houses done by significant North Shore architects such as David Adler and Howard Van Doren Shaw.

During his long career as an architect, Mr. Lackner also maintained an active association with noted landscape architect Gertrude Kuh. In the Chicago area alone, there are many examples of buildings with historic or architectural significance that are less than 50 years old. Mr. Lackner's unique home is certainly one of these.

It is emblematic of a period of design in which social and environmental concerns were paramount in the design process. It stands as a reminder of that era of our recent past and should be cherished as the work of a well-respected architect.

Anna Weaver and
Annemarie van Roessel
Officers of the
Chicago Society
of Architectural Historians

Glencoe/ The recent article, "It's no disadvantage to attend New Trier" (Feb. 12 issues) addressed a very real concern: the perception that New Trier's competition slights applicants to top colleges.

Letters policy

The **Wilmette Life** welcomes letters to the editor. Letters must be signed and provide the writer's daytime telephone number. The editor reserves the right to edit letters for clarity and brevity, or to reject letters deemed libelous, redundant or inappropriate.

The deadline for letters is noon Monday.

Send letters to:
Managing Editor
Wilmette Life
3701 West Lake Ave.
Glenview IL 60025



Staff Photo by
KURT BUTCHER

Pioneer Press Photo

Photographer	Staff Photo by KURT BUTCHER	Date 10-25-90	Location Winnetka
Story/cutline #		Paper/Form	

Reporter	Slug	Pic #

LACKNER
Herrmann ~~Lachner~~ Home

(Solar energy)

Send PixTo

CEDARHOLM, CHARLES THOMAS

Publication info: Chicago Tribune ; Chicago, Ill. [Chicago, Ill]04 May 2003: 9.

ProQuest document link

ABSTRACT (ABSTRACT)

Charles Thomas Cedarholm, 73, husband of Peggy. Former resident of Chicago area, partner in architectural firm Wendt, Cedarholm &Tippens. Resident of Red Lodge, Montana for past 7 years.

FULL TEXT

Charles Thomas Cedarholm, 73, husband of Peggy. Former resident of Chicago area, partner in architectural firm Wendt, Cedarholm &Tippens. Resident of Red Lodge, Montana for past 7 years. Passed away Tuesday, April 29 in Billings, Montana. Cremation has taken place; a memorial service wil be held Sunday, June 29 in Red Lodge. Smith-Olcott Funeral Chapel, Red Lodge, in charge of arrangements. Peggy Cedarholm, P.O. Box 2209, Red Lodge, MT 59068. Also survived by four children; 11 grandchildren; 1 brother. Memorials: Red Lodge Alliance Chapel, P.O. Box 1206, Red Lodge, MT 59068 to support Operation Christmas Child.

DETAILS

Publication title:	Chicago Tribune; Chicago, Ill.
Pages:	9
Number of pages:	0
Publication year:	2003
Publication date:	May 4, 2003
Section:	Obituaries
Publisher:	Tribune Publishing Company, LLC
Place of publication:	Chicago, Ill.
Country of publication:	United States, Chicago, Ill.
Publication subject:	General Interest Periodicals--United States
ISSN:	10856706
Source type:	Newspapers

Language of publication:	English
Document type:	NEWSPAPER
ProQuest document ID:	419876467
Document URL:	https://www.proquest.com/newspapers/cedarholm-charles-thomas/docview/419876467/se-2?accountid=4495
Copyright:	(Copyright 2003 by the Chicago Tribune)
Last updated:	2017-11-14
Database:	Chicago Tribune

Database copyright © 2021 ProQuest LLC. All rights reserved.

Terms and Conditions Contact ProQuest

HTTPS://WWW.DIGNITYMEMORIAL.COM/EN-CA/OBITUARIES/WILMETTE-IL/MARJORIE-BOHRER-7404424

OBITUARY

Marjorie P. Bohrer

21 FEBRUARY, 1920 – 10 MAY, 2017



My mother Marjorie Agnes Proudfoot Bohrer passed away at her Winnetka, Illinois home on May 10, 2017 at age 97. She survived her husband of 56 years, Mason L. Bohrer, who passed on in 2002. She was well known to many New Trier Township High School students as their teacher, Madame Bohrer. Teaching and speaking French defined much of her life, but in later years she said, "I enjoyed teaching, and I enjoy not teaching."

She could be politely strict in the classroom. When I was the only student who skipped her class in what was supposed to have been a mass ditch by everyone, I got a ditch slip, just like anyone else. I had a 91 average in her class. 92 was required for an A. What grade do you think I got? (It wasn't an A.)

Mom was fair, and she was kind. She was born in 1920 in Chicago, but spent most of her early years in California. She was a lifelong member of the First Church of Christ, Scientist, wherever she lived. In her later years, she walked to the Christian Science reading room in Winnetka to volunteer weekly, using her walking chair to get there.

She was never a very large person, but she had the outsized will to overcome many challenges in her life. There wasn't much money when she and her sister Janet were growing up in Hermosa Beach, California with their mom, but Grandmommie Proudfoot always worked hard to keep them fed and sheltered. That's what Mom learned to do too, and what she passed on to us.

She got her degree in French from UC Berkeley, and taught French at Liberty Union High School in Brentwood, California during WW II. She met my father Mason Bohrer at a USO dance the night before he shipped out to Australia, and they corresponded every day until he came back from the war and married her.

I always enjoyed talking with her about what life was like when she was growing up near the beach, or sharing memories of the family ranch in western Montana, or moving to Winnetka, Illinois in 1964, or about her frequent trips to France with my dad. She was the beloved wife of the late Mason L. Bohrer; loving mother of Douglas R. (Susan Goldberg), Bruce D., and Mark W. (Patricia L. Goodman) Bohrer; proud grandmother of Charlotte (Colin) Winters, Victoria (Joshua) McDonnough, and step-grandmother of Alicia (Bryan) Sadoff and Keith (Peri) Goldberg; caring great grandmother of Edward George Winters, step-great grandmother of Bradley and Adam Sadoff, Nacia, Matthew, and Jonathon Goldberg; kind sister of Janet (late Albert) Proudfoot Hendon. Marjorie is survived by many nieces, nephews and former daughters-in-law Nancy King Bohrer and Jean Ann Vrechek.

The celebration of my mother’s life will be on Saturday, May 13. Greeting the family will start at 3:30 pm, followed by a memorial service at 4:00 pm and a reception afterwards at Wm H. Scott Funeral Home, 1100 Greenleaf Avenue, Wilmette, IL 60091. In lieu of flowers, please consider a donation to the Salish Kootenai College, Pablo, Montana. See their web site at https://www.skc.edu/ for more information.

V I L L A G E O F W I N N E T K A, I L L I N O I S

DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No._____

Property Information

Site Address: 724 Foxdale Avenue

Parcel Identification Number(s) (PIN): 05174130340000

Description of all structures to be demolished: house and attached garage

Current Property Owner Information

Legal Name: 724 Foxdale, LLC

Primary Contact: Bartlomiej Przyjemski

[redacted]

City, State, Zip: Schiller Park

Phone No. [redacted]

[redacted]

Date owner acquired property: _____

Applicant Information

Legal Name: Bartlomiej Przyjemski

Primary Contact: Mariola Kotlarz

Address: [redacted]

City, State, Zip: Schiller Park

Phone No. [redacted]

Email: [redacted]

Applicant's relationship to current property owner: owner/manager

(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: Bridges Excavating, Inc.

Address: 2840 W 167th Street

City, State, ZIP: Markham, IL. 60428

Phone No: 708 897 8100

Email: John@bridgesexcavatinginc.com

Property Maintenance Requirements

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

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

Applicant/Owner Acknowledgments

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

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

Signature of Applicant: [redacted] **Date** 06/10/2021

Print Name & Title: [redacted]

Signatures of Property Owner(s): [redacted] **Date** 06/10/2021

Print Name & Title: _____ **Property Address**: 724 Foxdale Avenue

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

Project Name /Site Address: 724 Foxdale Ae

A. 1 story single family home approx. 1,643 sq feet.

Contractor Information:

Bridges Excavating Inc.

Contact: Monique Ranuro

office@bridgesexcavatinginc.com 708-275-9435 mobile

Demolition schedule as follows.

Bridges Excavating Inc. is intending wreck and remove this single-family home. Completion of work will be approximately 3-4 days.

Approximate Start date: 08/11/2021 End date:08/13/2021

Before the start of demolition, we will ensure that construction fencing around the property is installed. We will also verify all utilities have been disconnected.

Using a hydraulic excavator. At the time of demolition, water will be used to wet down the area that is being demolished prior and during the demolition. We shall start demolition at the rear of the property working in an East to West direction using the bucket of our CAT 321, push in top rear wall; remove the roof by pulling downwards, truss by truss, onto the deck of the floor below. Pull the side walls, in sections, onto the deck of the floor below. Continue this process we have reached grade. We will continue the process, in stages, through the entire structure, collapsing the structure into the building footprint. We will be finishing at the front of the building by extending the bucket over the front wall of the building and pull wall inwards, in sections, onto the deck.

Bridges Excavating will load and haul out debris continuously during the demolition, therefore there will be no stockpiles of demolition material. A water canon will be used while loading debris during demolition to control dust. A cleanup crew will ensure that the property is free of debris upon completion of the project. Please feel free to call our office if you have any questions.

[redacted]

Sincerely,

John Bridges President
Bridges Excavating, Inc.

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: JULY 15, 2021

SUBJECT: 688 GREEN BAY ROAD - DEMOLITION PERMIT (CASE NO. 21-22-LPC)

INTRODUCTION	
Meeting Date	July 19, 2021
Commission Action	**Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.**
Property Address	688 Green Bay Road (See Attachment A – Aerial Map)
Property Owner	CFF Winnetka LLC
Application Submitted by	SR Winnetka LLC (Rick Swanson)
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 have received one comment from the public regarding this application. (See Attachment E – Public Correspondence)
PROPERTY DESCRIPTION	
Size	0.18 acres
Location	West side of Green Bay Road between Westmoor Road and Pine Street
Improvements	Single-family residence with detached garage
Zoning	B-1 Multi-Family Residential
Surrounding Zoning	B-1 Multi-Family Residential to the north, B-2 Multi-Family Residential to the south, R-3 Single Family Residential to the west
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Research
Constructed	Circa 1910, according to Winnetka Historical Society (WHS) research. No Village records indicate original date of construction.
Additional Construction Activity	1929 – Build a one-story garage, 1936 – Construct a one-story accessory building, 1957 – Construct a two-car accessory building, 2004 - Replace existing garage slab
Illinois Historic Structure Survey Listing	No

Winnetka Historical Society (WHS)	The WHS research indicates that the property does not have historical or architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New 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 June 21, 2021. Should the LPC request an HAIS for the subject property at the July 19th 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 July 19, 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 listed on 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)**

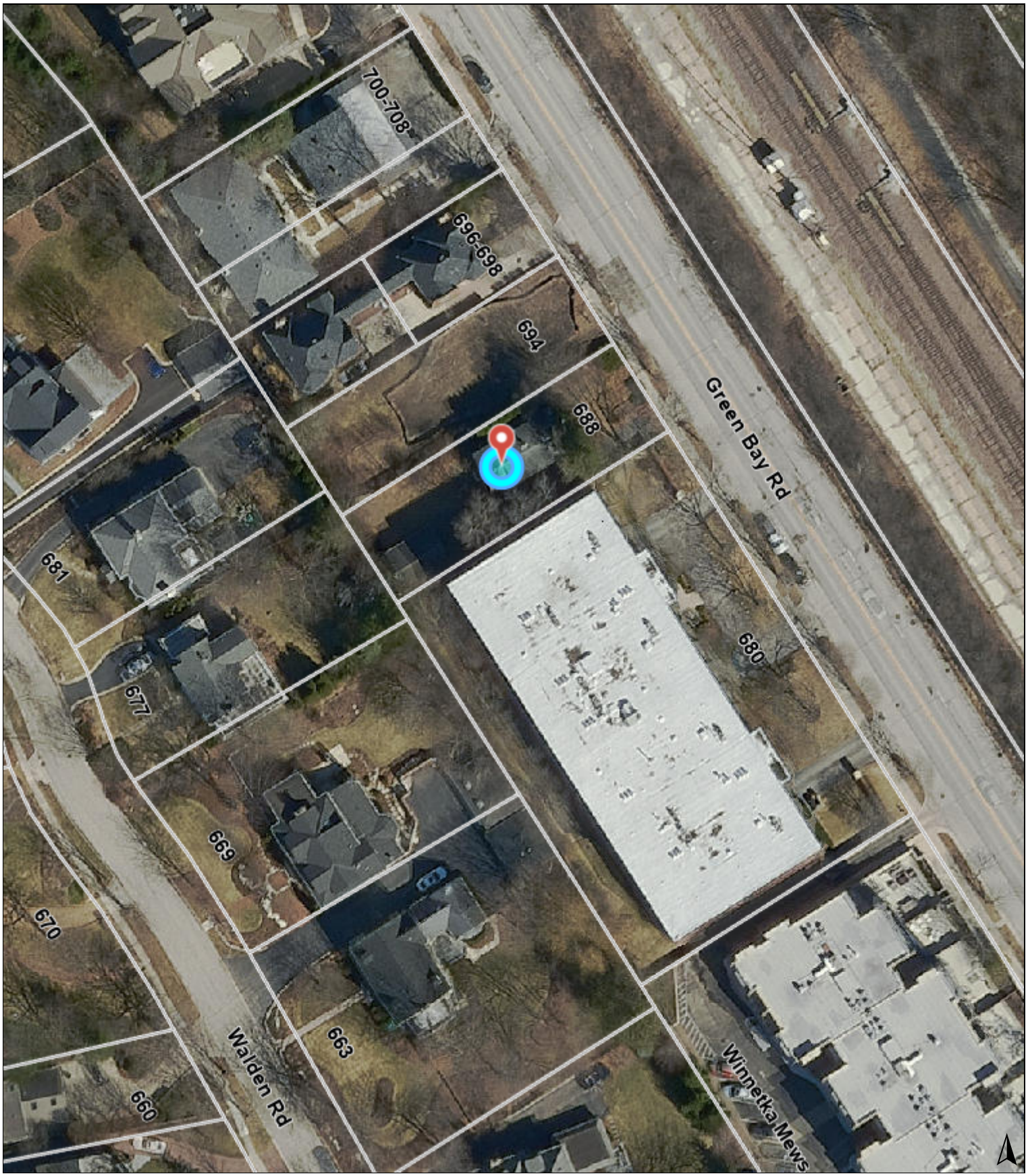
Building and/or Property Lacks Historic or Architectural Significance

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 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: JUNE 21, 2021

SUBJECT: CASE NO. 21-22: 688 GREEN BAY ROAD

INTRODUCTION

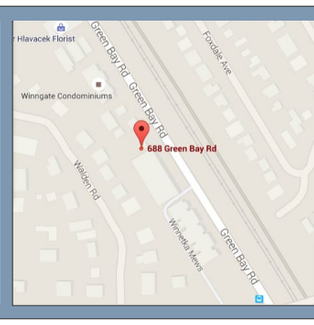
On July 19, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage at 688 Green Bay Road. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Tuesday, July 6, 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
8-6-1929	Build a 1 story frame garage	O.D. Friemare	O.D. Friemare
4-27-1936	Construct a one story accessory building (one car private garage)	Siebert Dietz	Not Listed
11-18-1957	Construct a one story two-car accessory building	John Hayes	John Hayes
11-30-2004	Replace existing garage slab	Darab Shattabi	Darab Shattabi

EXACTA
ILLINOIS SURVEYORS, INC.





PROPERTY ADDRESS: 688 GREEN BAY ROAD WINNETKA, ILLINOIS 60035

SURVEY NUMBER: 1507.3666

FIELD WORK DATE: 8/12/2015 REVISION DATE(S): (REV.0 8/14/2015)

1507.3666
BOUNDARY SURVEY
COOK COUNTY

THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.

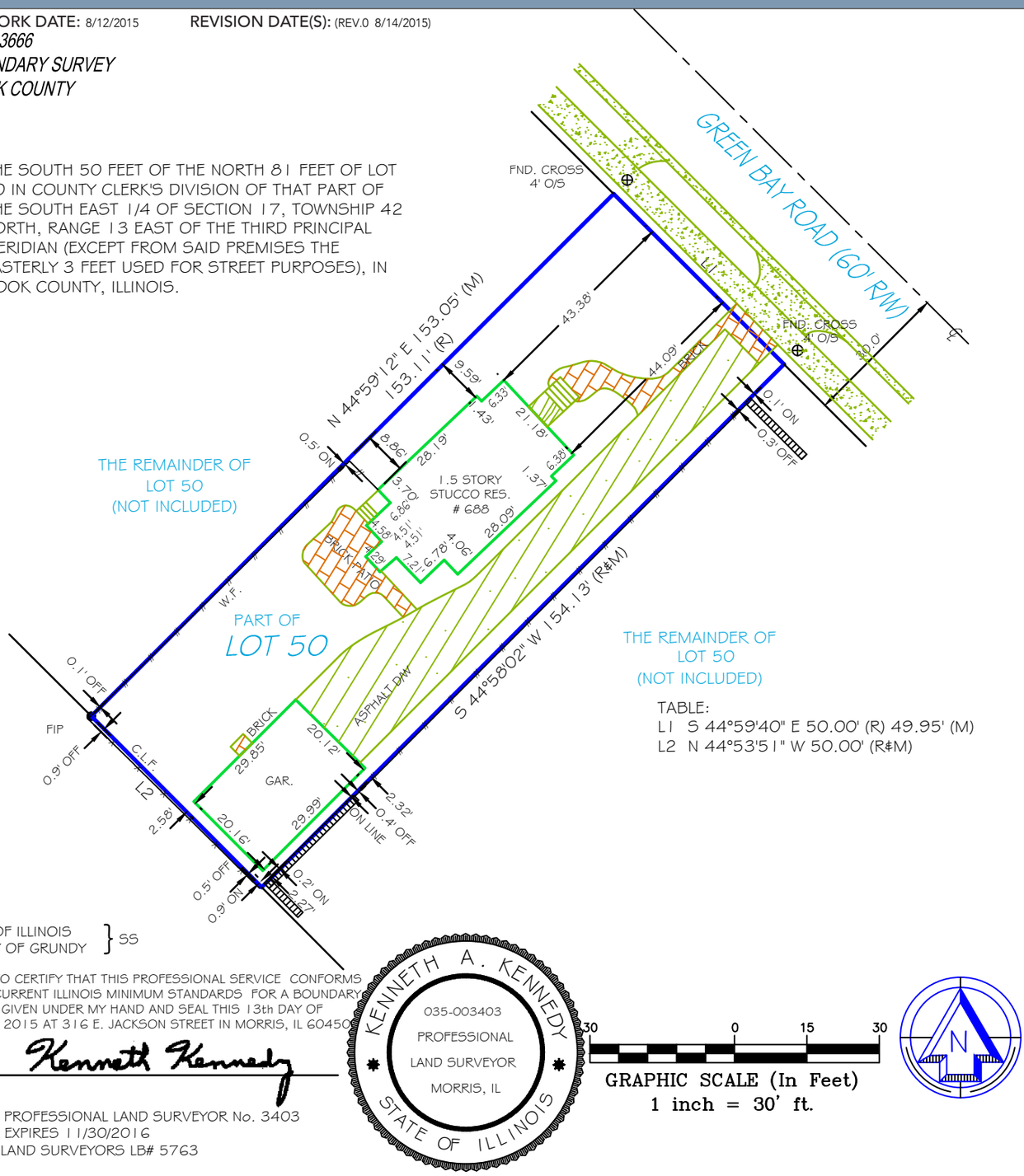


TABLE:
L1 S 44°59'40" E 50.00' (R) 49.95' (M)
L2 N 44°53'51" W 50.00' (R&M)

STATE OF ILLINOIS
COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF AUGUST, 2015 AT 316 E. JACKSON STREET IN MORRIS, IL 60450

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2016
EXACTA LAND SURVEYORS LB# 5763

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER:

DATE: 8/14/2015

BUYER: J. LAWRENCE HOLDINGS

SELLER: DARAB SHAHABI, TRUSTEE AND ALIEH ARJMAND, TRUSTEE

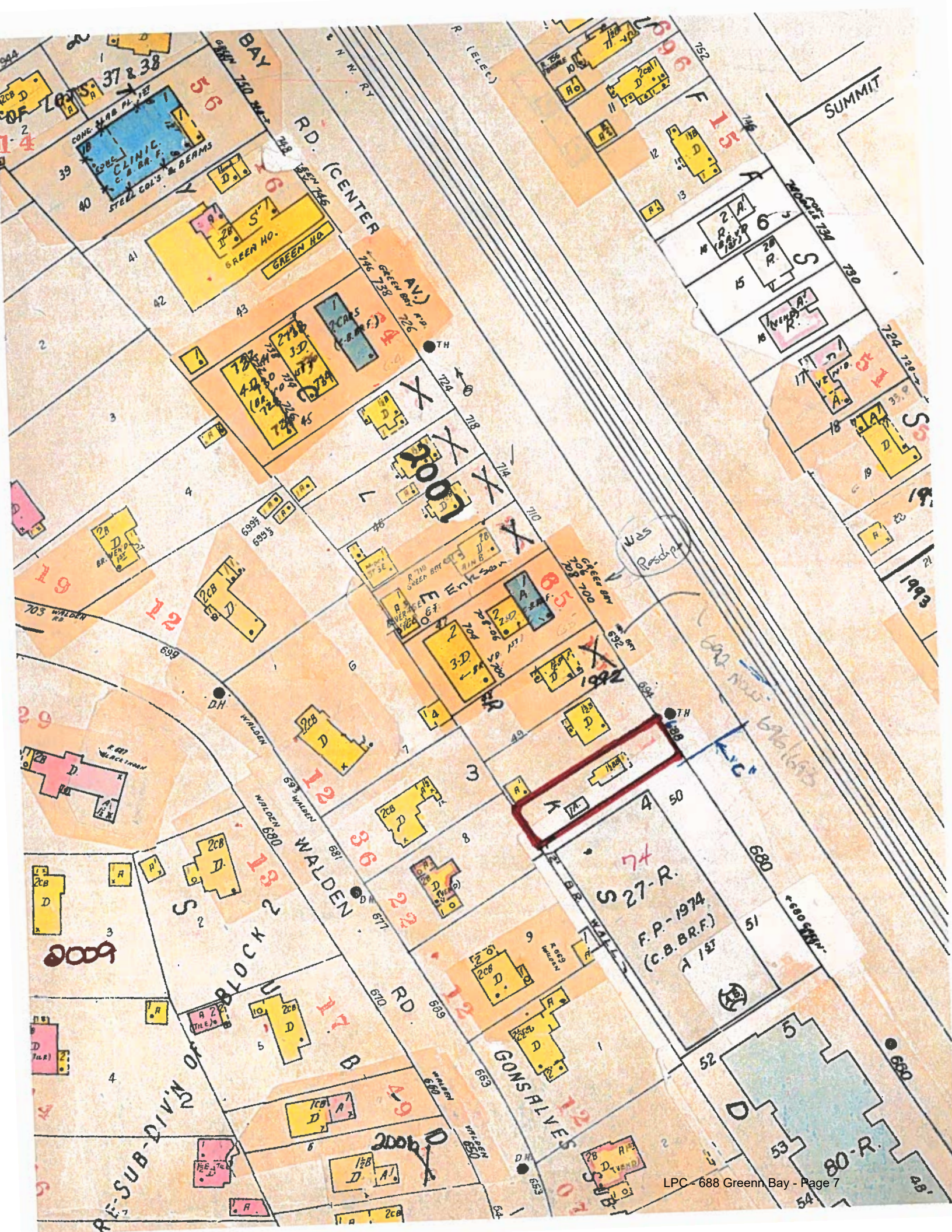
CERTIFIED TO: J. LAWRENCE HOLDINGS; CHICAGO TITLE COMPANY; CHICAGO TITLE INSURANCE COMPANY

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST
NONE VISIBLE

Exacta Proudly Supports
THE cara PROGRAM
transforming lives...
www.thecaraprogram.org
Since 1991, The Cara Program has placed more than 4,600 motivated adults into more than 6,600 quality jobs, catalyzing the same number of families to stop the transfer of poverty from one generation to the next.

EXACTA
ILLINOIS SURVEYORS, INC.
LB# 184005763
www.exactachicago.com
P: (773) 305-4010 • F: (773) 305-4011
316 East Jackson Street, Morris, IL 60450


BAY
RD. (CENTER
SUMMIT
WALDEN
WALDEN RD.
GONSALVES
GREEN HO.
GREEN HO.
CLINIC
C. B. BR. F.
STEEL COL'S & BEAMS
37 & 38
2001
1992
1993
2009
2006
S 27-R.
F.P. - 1974
(C.B.BR.F.)
1 1/2 ST
80-R.
SUB-DIV'N OF BLOCK 2
Was Readapted
GREEN BAY AV.)
N.W. RY
(ELEC.)
CONC. SLAB FL. 1ST
2-CARS (C.B. BR. F.)
3-D
2-D
VENDO
GREEN BAY
703 WALDEN RD
693½ WALDEN
680 WALDEN
677 WALDEN
670 WALDEN RD.
663 WALDEN
653 WALDEN
699
699½
692
694
688
680
746
738
734
730
726
724
718
714
710
706
702
700
752
748
744
740
720
716
712
708
704
696
690
682
676
672
668
664
660
656
652
648
644
640
636
632
628
624
620
616
612
608
604
600
596
592
588
584
580
576
572
568
564
560
556
552
548
544
540
536
532
528
524
520
516
512
508
504
500
496
492
488
484
480
476
472
468
464
460
456
452
448
444
440
436
432
428
424
420
416
412
408
404
400
396
392
388
384
380
376
372
368
364
360
356
352
348
344
340
336
332
328
324
320
316
312
308
304
300
296
292
288
284
280
276
272
268
264
260
256
252
248
244
240
236
232
228
224
220
216
212
208
204
200
196
192
188
184
180
176
172
168
164
160
156
152
148
144
140
136
132
128
124
120
116
112
108
104
100
96
92
88
84
80
76
72
68
64
60
56
52
48
44
40
36
32
28
24
20
16
12
8
4
0

Subject Property Photos – June 2021







PROPERTY RESEARCH COVERSHEET

Address: 688 Green Bay (formerly Railroad and Center)

Construction Details:

Original construction date: c. 1910
Construction type: Stucco
Style: Cottage

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Siebert and Louise Dietz; William and Lillian Dietz* Known and probable boarders: 1910: Marie Witt 1925: Hattie Sass 1926 – 1929: Lewis M. and Marian H. Shaw 1929: O.D. Friemare*** 1931: Arthur G. Bess 1936 – 1939: John H. and Hedvig Bergman Wood	1910 – at least 1937**	1910 census, 1912 phone book, 1917 phone book, 1920 phone book, 1925 phone book, 1926 phone book, 1927 phone book, 1929 phone book, 1931 phone book, 1935 phone book, 1936 phone book, 1937 phone book; *Winnetka Talk* obituaries; 1939 phone book, Ancestry.com stillborn record for Robert James Wood	Siebert (also spelled Sibert) owned a tailoring business at 792 Elm; William was an accountant for Mills Industries, Inc.
John Hayes	At least 1954 – at least 1967 (before 1969)	1954 phone book, 1967 phone book	
Pete Cook	After 1969 – at least 1972	Real estate listing	
Darab Shahabi and Alieh Arjmand	At least 1987 – 2016	Cook County Assessor records, Cook County Recorder records	

*"Dietz" is misspelled "Ditz" in the 1937 phone book.

**The Dietz may have owned this home until it was purchased by John Hayes (or possibly another owner). Siebert and Louise Dietz and later, William and Lillian Dietz, both had boarders and renters. In addition, the Dietz seemed to have lived there with boarders in some cases while

living elsewhere at certain points in time. Thus, the exact years of ownership are difficult to trace.
***Aside from the application for a building permit for a garage, we were not able to find evidence that anyone with this name ever lived at this address.
****Note: this property was listed as vacant in the 1933 phone book (attached).

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
O.D. Friemare (owner)	1929 – build a 1 story garage	
John Hayes (owner)	1957 – construct a 1 story accessory building	
Darab Shahabi (owner)	Replace existing garage slab	

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

Findings:

Our research does not indicate that this property has historical or architectural significance. While it is an older house that has been home to many Winnetkans, we found little information about the former residents, many of whom appear to have been boarders or renters. Because there appear to have been boarders/renters and periods of vacancy, tracing the ownership of this property was difficult. In addition, we did not find any information about the original architect, and it does not have a distinguishable architectural style.

Date of Research: 6/28/2021

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, 8-6 1929

TO THE SUPT. OF PUBLIC WORKS:

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

PROPERTY DESCRIPTION — LOT _____, Block _____

Subdivision _____

STREET and NUMBER 688 ~~Center~~ Green Bay

DIMENSIONS of BUILDING — Front 16'-0" feet. Depth 16'-0" feet. Height 11'-0" feet

NUMBER of ROOMS _____

KIND of MATERIAL frame.

OWNER O. V. Freeman Address Winnetka

TOTAL COST 150.00

ARCHITECT _____ Address _____

BUILDER Owner. 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 8-7 1929

Permit Number 3668

Fee 1727

SIGNED O V Freeman

ADDRESS _____

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, APRIL 27, 1936

HE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to CONSTRUCT a ONE story and ~~Basement~~ ACCESSORY BLDG. (ONE CAR PRIVATE GARAGE)
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION—LOT S50'N81'150, Block —

Subdivision COUNTY CLERK'S

STREET and NUMBER 688 ~~CENTER~~ Green Bay Rd

DIMENSIONS of BUILDING—Front 10-0 feet. Depth 18-0 feet. Height 11-6 (10-0 2-0) feet

NUMBER of ROOMS

KIND of MATERIAL FRAME

OWNER SIEBERT DIETZ Address

TOTAL COST 200 00

ARCHITECT Address

BUILDER JULES F. SALMEN 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 agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued APRIL 27, 1936

Building Permit Number 4309

Occupancy Permit Number 2013 ✓ of 6/3/36

SIGNED Siebert Dietz by Jules F. Salmen

ADDRESS 316 Sheridan Rd. Evans

VLPC - 688 Green Bay - Page 13

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 11-18, 1957

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct a 1 story ~~and Basement~~ Two Car Accessory Building
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT S 50'-N 51' Lot 50, Block —

Subdivision County Clerk's

STREET and NUMBER 688 Green bay

DIMENSIONS of BUILDING—Front 20 feet. Depth 24 feet. Height 10 feet.

NUMBER of ROOMS —

KIND of MATERIAL Frame

OWNER John Hayes Address 688 greenbay

TOTAL COST $65.00

ARCHITECT owner Address

BUILDER Royal lumber Co Address 5960 W. 31st Cicero, 50, Ill.

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.

Permit Issued 11-18 1957

Building Permit Number 6910

Occupancy Permit Number —

John Hayes

SIGNED by — Joseph P. Hayes

ADDRESS

VILLAGE OF WINNETKA, ILLINOIS
Department of Community Development

APPLICATION FOR BUILDING PERMIT
And for Certificate of Occupancy and Compliance

Application is hereby made for a permit to REPLACE EXISTING GARAGE SLAB
(Work to be performed)

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

REAL ESTATE INDEX NUMBER			
05			

PROJECT ADDRESS 688 GREEN BAY

FOR REMODELING OF EXISTING STRUCTURES, PROVIDE CONSTRUCTION COST

ESTIMATED CONSTRUCTION COST _____
(Include all materials, fixtures and labor.)

KIND OF MATERIAL _____

				PHONE NO. No Faxes or Pagers
OWNER	DARAB SHAHABI	Address	117 5TH ST WILMETTE	(847)716-3528
ARCHITECT	"	Address	"	
BUILDER		Address		

A GENERAL CONTRACTOR IS REQUIRED TO MANAGE ALL COMMERCIAL PROJECTS

CARPENTER		Address		
CONCRETE	ALBA PAVING, INC.	Address	2800 MEADOW AVE NORTH CHICAGO	(847)662-2228
SEWER BUILDER		Address		
PLUMBER		Address		
ELECTRICIAN		Address		
HVAC		Address		
OTHERS		Address		

REMARKS _____

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building. I (or We) hereby certify that I am (or we are) the legal owner(s) of the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

I (or We) hereby agree to perform the above described work in accordance with the plat and all construction documents and specifications submitted herewith, and in strict compliance with the Zoning Ordinance, Building Code and all applicable codes, rules, and regulations of the Village of Winnetka, and I (or we) hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

OWNERS SIGNATURE _____

PRINT NAME(S) _____

ADDRESS _____

_____

PHONE NUMBER _____

FOR OFFICE USE ONLY

Permit Issued (date) 11-30-04 by _____

Building Permit Number B04-00340

Occupancy Permit Issued _____

Evanston-North Shore MULTIPLE LISTING CORPORATION

NLMLSA 8038

Directions: 2 blocks North of the Winnetka business district and train station

Address: 688 Green Bay Road
City: Winnetka, Illinois 7202
Constr: Stucco
Style: 1½ Story - Traditional
Roof: Asphalt shingle
Built: Older Faces: East

Lot Size: 50 X 150

Rms.	Bed.	Baths
8+	3	1½

Heat Cost: F.A.Oil

Year — Taxes: $680.00 1973

Porches: Glazed Porch

Garage: X-Large Att.-Det. Heated

Elect: 220V-110V

Rented for 1 yr @ $62,500 MLSA 5-14-75

~~62,500.00~~ 58,500 1/27/75

Contract:

Basmt: Full, with outside entrance.
1st Living room, dining room, den, kitchen with eating space, family room and full bath.
2nd Hall sitting room, three bedrooms and powder room.
3rd

LR 16 X 13
DR 10 X 9
K 12 X 10
DEN 10 X 10
FR 15 X 6.8
BR's 20 X 10
13 X 8
11 X 6.8

Check: 3/76

School: Grade: Crow Island JHS: Washburne, Skokie HS: New Trier East
Transp: RR. C.& N.W. Bus: Other:
Mortgage: Existing Available:
City water, Well, Sanitary Sewer, Storm Sewer, Septic Tank
Special Assessments $ - for

Remarks and any special conditions: Excellent building and location for either home, home-occupation or certain offices such as dentist, doctor, lawyer. Buyer should contact Winnetka Village Zoning Dept. for complete uses of " B " Res. zoning. (Mr. Whitman)

Possession: Immediate

Reason for Sale:

Title C.T.& T.

Titleholder:
Phone: call broker

BROKERAGE FEE: 6% 1st 50M, 5% thereafter 50/50 split

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

For office use only 093074

Realtor Office: Sadler & Hunt, Inc. Phone: 475 - 0500
Sales Person: Monnie De Russy Home Phone: 869 - 0993

Directions:

Address: 688 Green Bay Road
City: Winnetka E-7532
Constr: Stucco
Style: Traditional
Roof: Asphalt-Shingle
Built: Older Faces: East

Lot Size: 50 x 150

Rms.	Bed.	Baths
7	3	1½

Heat Oil F.A. Cost

Year — Taxes: 1971 $531

Porches: Heated BackPorch ~~Encl.F.P.~~

Garage: 2-Car Att.-Det. Heated

Elect: 220V-110V

$ ~~41,500~~ ~~39,900~~ 38,000

Contract:

Basmt: Full Basement.
1st Living Room, Dining Room, Den, Kitchen W/Vinyl Wallpaper. Full Bath.
2nd 3 Bedrooms, Built-In Drawers, Walk-In Lighted Closet. Large Hallway/Sewing Room. Powder Room.
~~3rd~~

LR 16 x 13
DR 10 x 9
K 12 x 10
DEN 10 x 10
FR
BR's 20 x 10
BR 13 x 8
BR 11 x 6

Check: 6/77 4/77

School: Grade: Crow Island JHS: Washburne, Skokie HS: New Trier East
Transp: RR. C & NW Bus: Evanston Other:
Mortgage: Existing Available:
City water, ~~Well~~, Sanitary Sewer, Storm Sewer, ~~Septic Tank~~
Special Assessments $ for

Remarks and any special conditions: Hardwood Floors Throughout! Included: New wall to wall carpeting in master bedroom, hallway/ sewing room, stairway; stove, refrigerator.

Possession: 60 DAC

Reason for Sale: Relocating

Title

Titleholder: Pete Cook 9/77
Phone:

Brokerage Fee: 6%

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

For office use only 052272

Realtor Office: KRUGER THE REAL ESTATE PEOPLE SKOKIE Phone: 676-3700
Sales Person: HARRY RABIN Home Phone:





Property Details

05-17-412-038-0000

688 GREEN BAY RD • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	**203**
SQUARE FOOTAGE (LAND)	**7,500**
NEIGHBORHOOD	**22**
TAXCODE	**23008**
NEXT SCHEDULED REASSESSMENT	**2022**

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2021 Assessor Valuation	**2020 Board of Review Certified**
TOTAL ESTIMATED MARKET VALUE	**$430,120**	**$430,110**
TOTAL ASSESSED VALUE	**$43,012**	**$43,011**
LAND ASSESSED VALUE	**$16,875**	**$16,875**
BUILDING ASSESSED VALUE	**$26,137**	**$26,136**

Exemption Status

Exemption History

2018	
2017	
2016	**Homeowner exemption was applied to the property this year.**
2015	**Homeowner exemption was applied to the property this year.**

Characteristics

DESCRIPTION	**One story residence, any age, 1,000 to 1,800 square feet**
RESIDENCE TYPE	**1.5 to 1.9 Stories**
USE	**Single Family**
EXTERIOR CONSTRUCTION	**Stucco**
FULL BATHS	**1**
HALF BATHS	**1**
BASEMENT[1]	**Full and Unfinished**
ATTIC	**Full and Living Area**
CENTRAL AIR	**Yes**
NUMBER OF FIREPLACES	**0**
GARAGE SIZE/TYPE[2]	**2 car detached**
AGE	**111**
BUILDING SQUARE FOOTAGE	**1,404**
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	$46,752 (2019)	$46,752	$46,752	16382	DANIEL G PIKARSKI	CCF WINNETKA LLC	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	$47,152 (2018)	$48,941	$48,941	25418	DANIEL G PIKARSKI	CCF WINNETKA LLC	Appeal Review Complete	Assessed Value Not Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.
2013	$39,965 (2012)	$45,986	$45,986	6031074	Darab Shahabi	DARAB SHAHABI	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.
2011	$48,864 (2010)	$44,872	$48,864	6023717	Darab Shahabi	DARAB SHAHABI	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.

Seibert Dietz
in the 1910 United States Federal Census

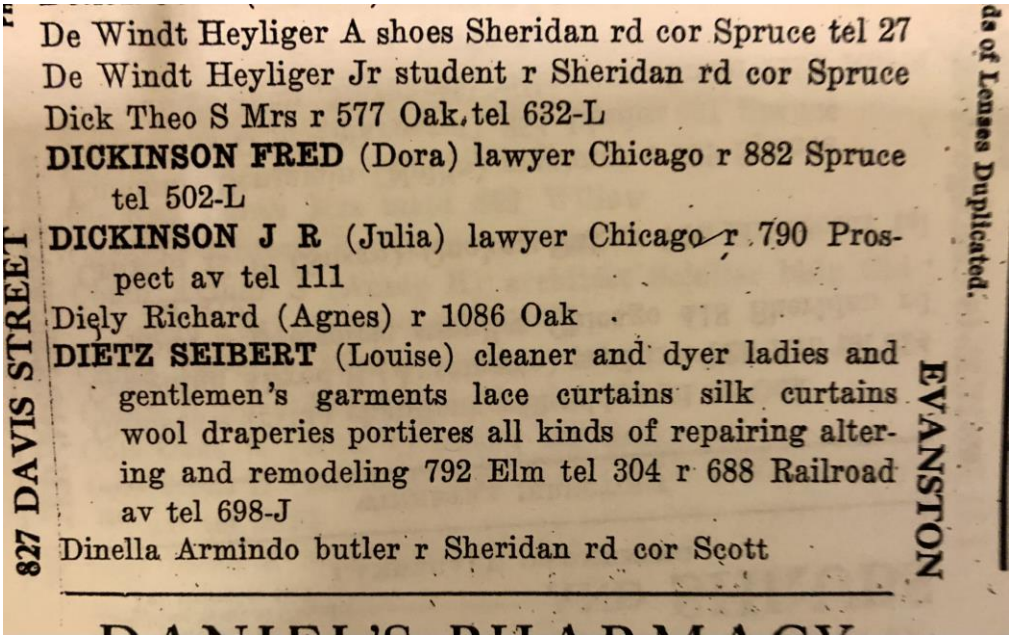
Detail | Source

Name:	Seibert Dietz [Sebert Deitz]
Age in 1910:	46
Birth Date:	1864 [1864]
Birthplace:	Germany
Home in 1910:	New Trier, Cook, Illinois, USA
Street:	Railroad Av
Race:	White
Gender:	Male
Immigration Year:	1890
Relation to Head of House:	Head
Marital Status:	Married
Spouse's Name:	Louise Dietz
Father's Birthplace:	Germany
Mother's Birthplace:	Germany
Native Tongue:	English
Occupation:	Tailor
Industry:	Shop
Employer, Employee or Other:	Own Account
Home Owned or Rented:	Own
Home Free or Mortgaged:	Mortgaged
Farm or House:	House
Naturalization Status:	Naturalized
Able to read:	Yes
Able to Write:	Yes
Years Married:	15
Out of Work:	N
Number of Weeks Out of Work:	0
Neighbors:	View others on page

Household Members	Age	Relationship
Seibert Dietz	**46**	**Head**
Louise Dietz	33	Wife
William Dietz	14	Son
Marie Witt	21	Boarder

© 2021 Ancestry.com

1912 phone book



827 DAVIS STREET

De Windt Heyliger A shoes Sheridan rd cor Spruce tel 27
De Windt Heyliger Jr student r Sheridan rd cor Spruce
Dick Theo S Mrs r 577 Oak tel 632-L
DICKINSON FRED (Dora) lawyer Chicago r 882 Spruce tel 502-L
DICKINSON J R (Julia) lawyer Chicago r 790 Prospect av tel 111
Diely Richard (Agnes) r 1086 Oak
DIETZ SEIBERT (Louise) cleaner and dyer ladies and gentlemen's garments lace curtains silk curtains wool draperies portieres all kinds of repairing altering and remodeling 792 Elm tel 304 r 688 Railroad av tel 698-J
Dinella Armindo butler r Sheridan rd cor Scott

ds of Lenses Duplicated.

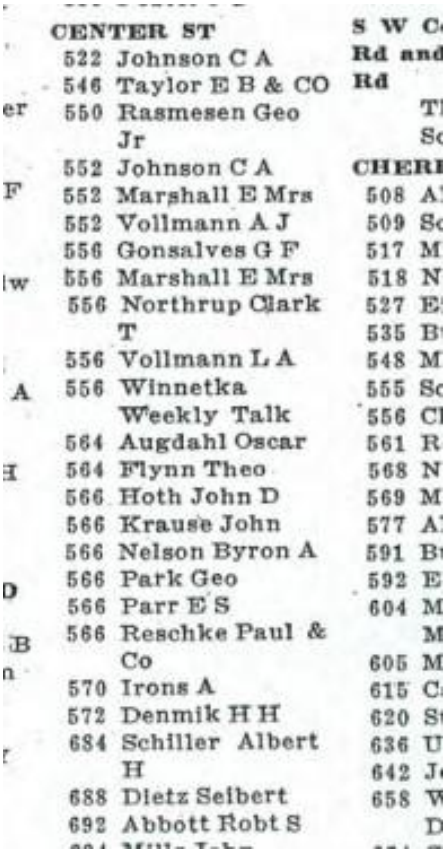
EVANSTON

1917 phone book



Dietrich Harry W r 765 Foxdale Av	Winnetka	1456
Diettrich Mrs Apollonia r 896 Vernon Av	Glencoe	300-R
Diettrich Elizabeth r 1011 Oak	Winnetka	666-R
Diettrich Frank r 1085 Green Bay Rd	Glencoe	328-R
Diettrich Geo r 685 Grove Av	Glencoe	535
Diettrich John r 982 Vernon Av	Glencoe	197
Dietz Henry L r 1005 Greenleaf Av	Wilmette	839-W
Dietz Seibert Clng Dye&Tiring 792Elm	Winnetka	304
Dietz S r 688 Railroad Av	Winnetka	698-J
Di Francesco Salvatore Groc 890 Linden Av	Winnetka	400
Digre Mrs Marie r 310, 3d	Wilmette	682
Dike Jas P r 749 Grove	Glencoe	433
Dildine Harry G r 2044 Sherman Av	Evanston	5432

1920 phone book



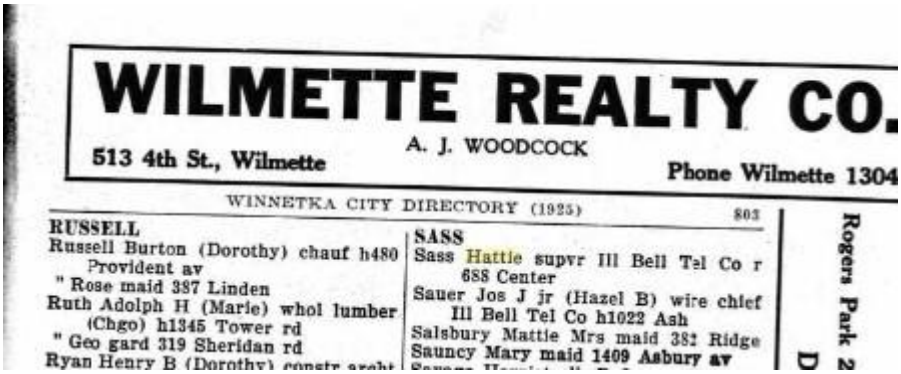
CENTER ST

522 Johnson C A
546 Taylor E B & CO
550 Rasmesen Geo Jr
552 Johnson C A
552 Marshall E Mrs
552 Vollmann A J
556 Gonsalves G F
556 Marshall E Mrs
556 Northrup Clark T
556 Vollmann L A
556 Winnetka Weekly Talk
564 Augdahl Oscar
564 Flynn Theo
566 Hoth John D
566 Krause John
566 Nelson Byron A
566 Park Geo
566 Parr E S
566 Reschke Paul & Co
570 Irons A
572 Denmik H H
684 Schiller Albert H
688 Dietz Seibert
692 Abbott Robt S

S W C
Rd and
Rd

CHERI
508 A
509 Sc
517 M
518 N
527 E
535 B
548 M
555 Sc
556 Cl
561 R
568 N
569 M
577 A
591 B
592 E
604 M
M
605 M
615 C
620 S
636 U
642 J
658 W
D

1925 phone book (1 of 2)



WILMETTE REALTY CO.

513 4th St., Wilmette

A. J. WOODCOCK

Phone Wilmette 1304

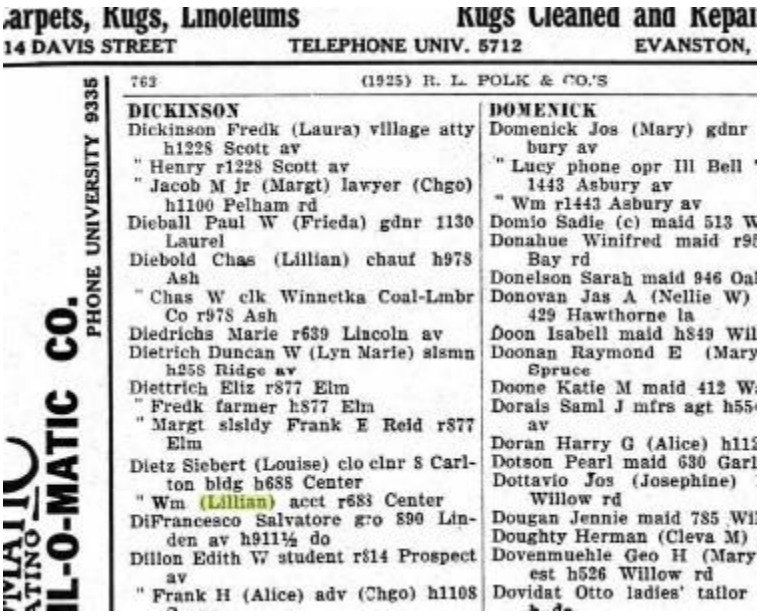
WINNETKA CITY DIRECTORY (1925) 803

RUSSELL
Russell Burton (Dorothy) chauf h480 Provident av
" Rose maid 387 Linden
Ruth Adolph H (Marie) whol lumber (Chgo) h1345 Tower rd
" Geo gard 319 Sheridan rd
Ryan Henry B (Dorothy) constr archt

SASS
Sass Hattie supvr Ill Bell Tel Co r 688 Center
Sauer Jos J jr (Hazel B) wire chief Ill Bell Tel Co h1022 Ash
Salsbury Mattie Mrs maid 382 Ridge
Sauncy Mary maid 1409 Asbury av

Rogers Park 2

1925 phone book (2 of 2)



arpets, Rugs, Linoleums — Rugs Cleaned and Repai
14 DAVIS STREET — TELEPHONE UNIV. 5712 — EVANSTON,

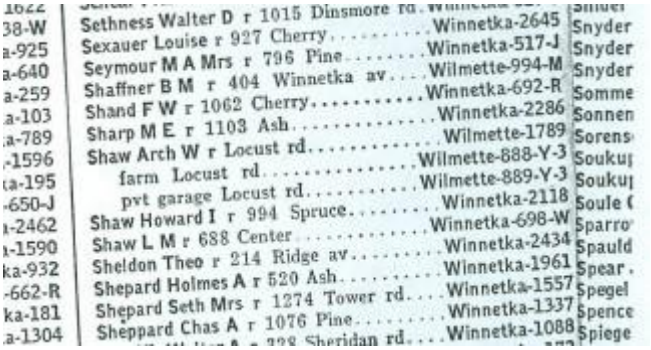
PHONE UNIVERSITY 9335
IL-O-MATIC CO.

763 (1925) R. L. POLK & CO.'S

DICKINSON
Dickinson Fredk (Laura) village atty h1228 Scott av
" Henry r1228 Scott av
" Jacob M jr (Margt) lawyer (Chgo) h1100 Pelham rd
Dieball Paul W (Frieda) gdnr 1130 Laurel
Diebold Chas (Lillian) chauf h978 Ash
" Chas W clk Winnetka Coal-Lmbr Co r978 Ash
Diedrichs Marie r639 Lincoln av
Dietrich Duncan W (Lyn Marie) slsmn h258 Ridge av
Diettrich Eliz r877 Elm
" Fredk farmer h877 Elm
" Margt slsldy Frank E Reid r877 Elm
Dietz Siebert (Louise) clo clnr S Carlton bldg h688 Center
" Wm (Lillian) acct r688 Center
DiFrancesco Salvatore gro 890 Linden av h911½ do
Dillon Edith W student r814 Prospect av
" Frank H (Alice) adv (Chgo) h1108

DOMENICK
Domenick Jos (Mary) gdnr bury av
" Lucy phone opr Ill Bell 1443 Asbury av
" Wm r1443 Asbury av
Domio Sadie (c) maid 513 W
Donahue Winifred maid r9 Bay rd
Donelson Sarah maid 946 Oa
Donovan Jas A (Nellie W) 429 Hawthorne la
Doon Isabell maid h849 Wil
Doonan Raymond E (Mary Spruce
Doone Katie M maid 412 W
Dorais Saml J mfrs agt h55 av
Doran Harry G (Alice) h11
Dotson Pearl maid 630 Garl
Dottavio Jos (Josephine) Willow rd
Dougan Jennie maid 785 Wi
Doughty Herman (Cleva M)
Dovenmuehle Geo H (Mary est h526 Willow rd
Dovidat Otto ladies' tailor

1926 phone book

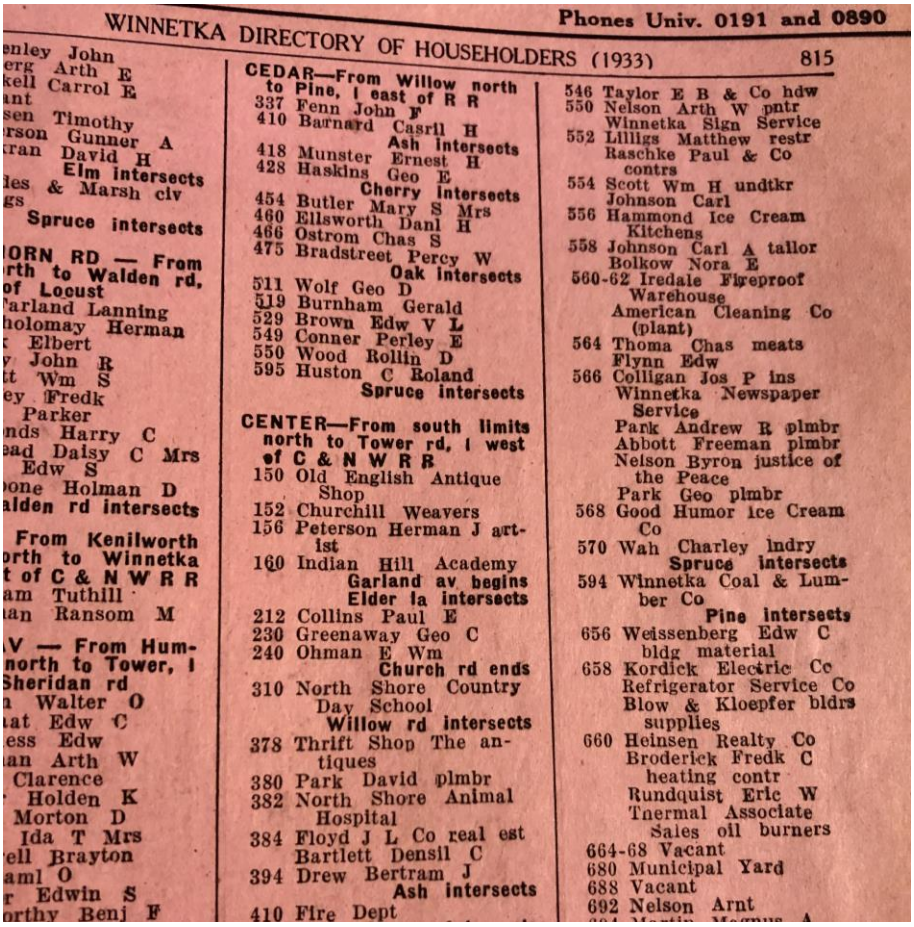


38-W
a-925
a-640
a-259
a-103
a-789
-1596
a-195
-650-J
-2462
-1590
ka-932
-662-R
ka-181
a-1304

Sethness Walter D r 1015 Dinsmore rd.....Winnetka-2645
Sexauer Louise r 927 Cherry.....Winnetka-517-J
Seymour M A Mrs r 796 Pine.....Wilmette-994-M
Shaffner B M r 404 Winnetka av....Winnetka-692-R
Shand F W r 1062 Cherry.....Winnetka-2286
Sharp M E r 1103 Ash.....Wilmette-1789
Shaw Arch W r Locust rd.....Wilmette-888-Y-3
farm Locust rd.....Wilmette-889-Y-3
pvt garage Locust rd.....Winnetka-2118
Shaw Howard I r 994 Spruce.....Winnetka-698-W
Shaw L M r 688 Center.....Winnetka-2434
Sheldon Theo r 214 Ridge av.....Winnetka-1961
Shepard Holmes A r 520 Ash.....Winnetka-1557
Shepard Seth Mrs r 1274 Tower rd....Winnetka-1337
Sheppard Chas A r 1076 Pine.....Winnetka-1088
328 Sheridan rd....

Snyder
Snyder
Snyder
Somme
Sonnen
Sorens
Souku
Souku
Soule
Sparro
Spauld
Spear
Spegel
Spence
Spiege

1933 phone book



enley John
erg Arth E
kell Carrol E
ant
sen Timothy
rson Gunner A
ran David H
Elm intersects
ies & Marsh civ
gs
Spruce intersects

ORN RD — From rth to Walden rd, of Locust
arland Lanning
holomay Herman
Elbert
John R
tt Wm S
ey Fredk
Parker
nds Harry C
ad Daisy C Mrs
Edw S
one Holman D
alden rd intersects

From Kenilworth rth to Winnetka t of C & N W R R
am Tuthill
an Ransom M

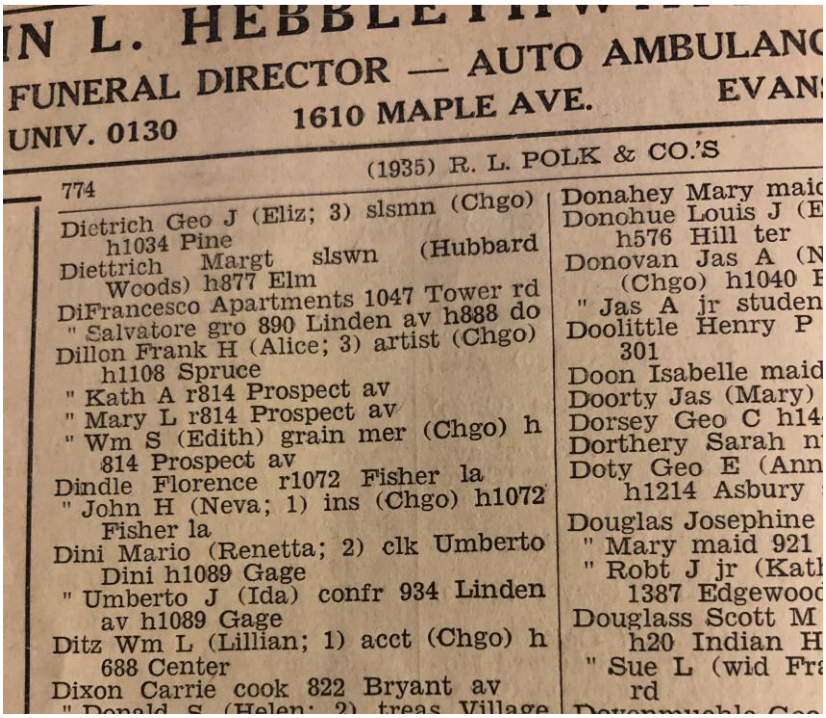
V — From Hum- north to Tower, i Sheridan rd
Walter O
at Edw C
ess Edw
an Arth W
Clarence
Holden K
Morton D
Ida T Mrs
ell Brayton
aml O
r Edwin S
orthy Benj F

CEDAR—From Willow north to Pine, i east of R R
337 Fenn John F
410 Barnard Casril H
Ash intersects
418 Munster Ernest H
428 Haskins Geo E
Cherry intersects
454 Butler Mary S Mrs
460 Ellsworth Danl H
466 Ostrom Chas S
475 Bradstreet Percy W
Oak intersects
511 Wolf Geo D
519 Burnham Gerald
529 Brown Edw V L
549 Conner Perley E
550 Wood Rollin D
595 Huston C Roland
Spruce intersects

CENTER—From south limits north to Tower rd, i west of C & N W R R
150 Old English Antique Shop
152 Churchill Weavers
156 Peterson Herman J artist
160 Indian Hill Academy
Garland av begins
Elder la intersects
212 Collins Paul E
230 Greenaway Geo C
240 Ohman E Wm
Church rd ends
310 North Shore Country Day School
Willow rd intersects
378 Thrift Shop The antiques
380 Park David plmbr
382 North Shore Animal Hospital
384 Floyd J L Co real est
Bartlett Densil C
394 Drew Bertram J
Ash intersects
410 Fire Dept

546 Taylor E B & Co hdw
550 Nelson Arth W pntr
Winnetka Sign Service
552 Lilligs Matthew restr
Raschke Paul & Co contrs
554 Scott Wm H undtkr
Johnson Carl
556 Hammond Ice Cream Kitchens
558 Johnson Carl A tailor
Bolkow Nora E
560-62 Iredale Fireproof Warehouse
American Cleaning Co (plant)
564 Thoma Chas meats
Flynn Edw
566 Colligan Jos P ins
Winnetka Newspaper Service
Park Andrew R plmbr
Abbott Freeman plmbr
Nelson Byron justice of the Peace
Park Geo plmbr
568 Good Humor Ice Cream Co
570 Wah Charley lndry
Spruce intersects
594 Winnetka Coal & Lumber Co
Pine intersects
656 Weissenberg Edw C bldg material
658 Kordick Electric Co
Refrigerator Service Co
Blow & Kloepfer bldrs supplies
660 Heinsen Realty Co
Broderick Fredk C heating contr
Rundquist Eric W
Thermal Associate Sales oil burners
664-68 Vacant
680 Municipal Yard
688 Vacant
692 Nelson Arnt

1935 phone book



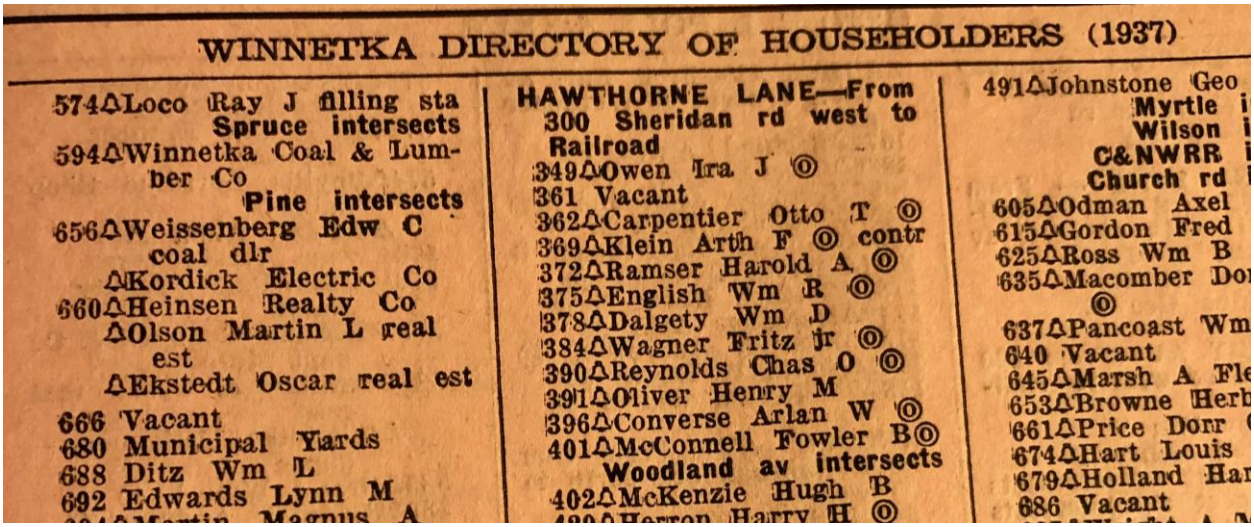
IN L. HEBBLETHW
FUNERAL DIRECTOR — AUTO AMBULANC
UNIV. 0130 1610 MAPLE AVE. EVAN

774 (1935) R. L. POLK & CO.'S

Dietrich Geo J (Eliz; 3) slsmn (Chgo) h1034 Pine
Diettrich Margt slswn (Hubbard Woods) h877 Elm
DiFrancesco Apartments 1047 Tower rd
" Salvatore gro 890 Linden av h888 do
Dillon Frank H (Alice; 3) artist (Chgo) h1108 Spruce
" Kath A r814 Prospect av
" Mary L r814 Prospect av
" Wm S (Edith) grain mer (Chgo) h 814 Prospect av
Dindle Florence r1072 Fisher la
" John H (Neva; 1) ins (Chgo) h1072 Fisher la
Dini Mario (Renetta; 2) clk Umberto Dini h1089 Gage
" Umberto J (Ida) confr 934 Linden av h1089 Gage
Ditz Wm L (Lillian; 1) acct (Chgo) h 688 Center
Dixon Carrie cook 822 Bryant av

Donahey Mary maid
Donohue Louis J (E h576 Hill ter
Donovan Jas A (N (Chgo) h1040 E
" Jas A jr studen
Doolittle Henry P 301
Doon Isabelle maid
Doorty Jas (Mary)
Dorsey Geo C h14
Dorthery Sarah n
Doty Geo E (Ann h1214 Asbury
Douglas Josephine
" Mary maid 921
" Robt J jr (Kath 1387 Edgewood
Douglass Scott M h20 Indian H
" Sue L (wid Fra rd

1937 phone book



WINNETKA DIRECTORY OF HOUSEHOLDERS (1937)

574ΔLoco Ray J filling sta
Spruce intersects
594ΔWinnetka Coal & Lumber Co
Pine intersects
656ΔWeissenberg Edw C coal dlr
ΔKordick Electric Co
660ΔHeinsen Realty Co
ΔOlson Martin L real est
ΔEkstedt Oscar real est
666 Vacant
680 Municipal Yards
688 Ditz Wm L
692 Edwards Lynn M

HAWTHORNE LANE—From 300 Sheridan rd west to Railroad
349ΔOwen Ira J ⓪
361 Vacant
362ΔCarpentier Otto T ⓪
369ΔKlein Arth F ⓪ contr
372ΔRamser Harold A ⓪
375ΔEnglish Wm R ⓪
378ΔDalgety Wm D
384ΔWagner Fritz jr ⓪
390ΔReynolds Chas O ⓪
391ΔOliver Henry M
396ΔConverse Arlan W ⓪
401ΔMcConnell Fowler B ⓪
Woodland av intersects
402ΔMcKenzie Hugh B

491ΔJohnstone Geo
Myrtle i
Wilson i
C&NWRR i
Church rd
605ΔOdman Axel
615ΔGordon Fred
625ΔRoss Wm B
635ΔMacomber Do ⓪
637ΔPancoast Wm
640 Vacant
645ΔMarsh A Fl
653ΔBrowne Herb
661ΔPrice Dorr
674ΔHart Louis
679ΔHolland Har
686 Vacant

1939 phone book



Co

Pine intersects

656△Weissenberg Fuel & Material Co

△Kordick Electric Co

658-60△Northwood Clnrs

660△Heinsen Realty Co

666△Smith R E Co oil burners

△Chapin Motor Sales Inc autos

△Green Bay Road Garage fill sta

680 Municipal Yards

688△Wood John H

692△Dault Jas M

694△Martin Ludwig O pntr

706△Roeschke Paul ⓞ

710△Merchant's Delivery

△Erickson A Gust ⓒ

714△Gingles Jos

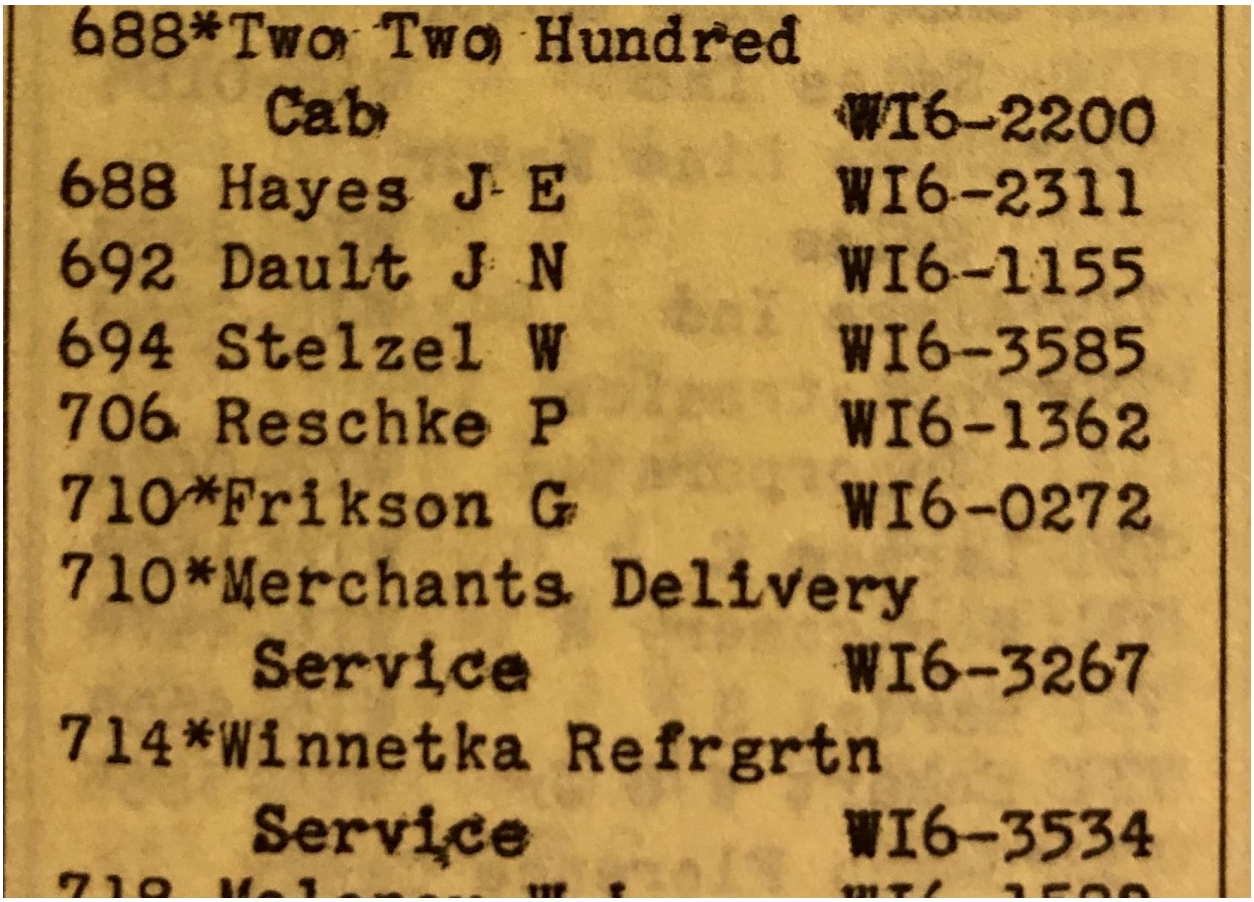
718△Smith Robt E

724△Dietz Wm L

730△Kruger Kathryn Mrs ⓞ

Kruger Wm quarry

1954 phone book



688*Two Two Hundred Cab WI6-2200

688 Hayes J E WI6-2311

692 Dault J N WI6-1155

694 Stelzel W WI6-3585

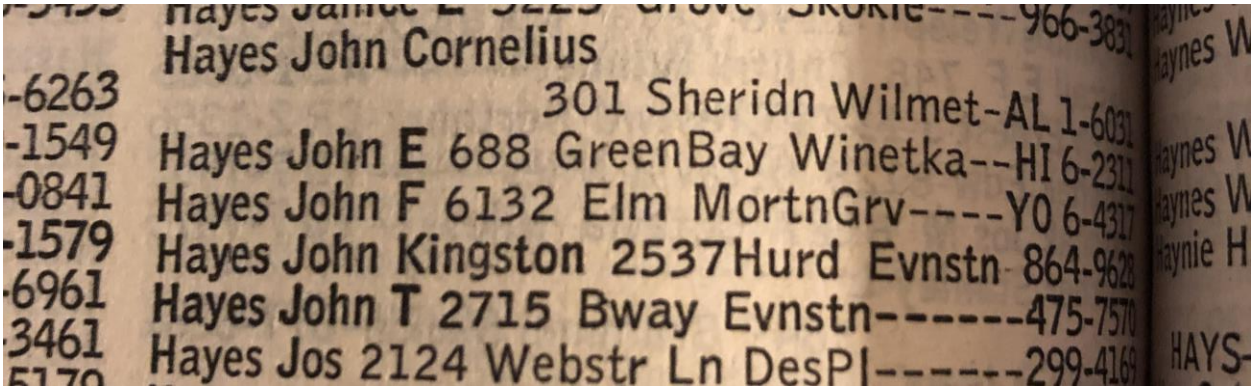
706 Reschke P WI6-1362

710*Frikson G WI6-0272

710*Merchants Delivery Service WI6-3267

714*Winnetka Refrgrtn Service WI6-3534

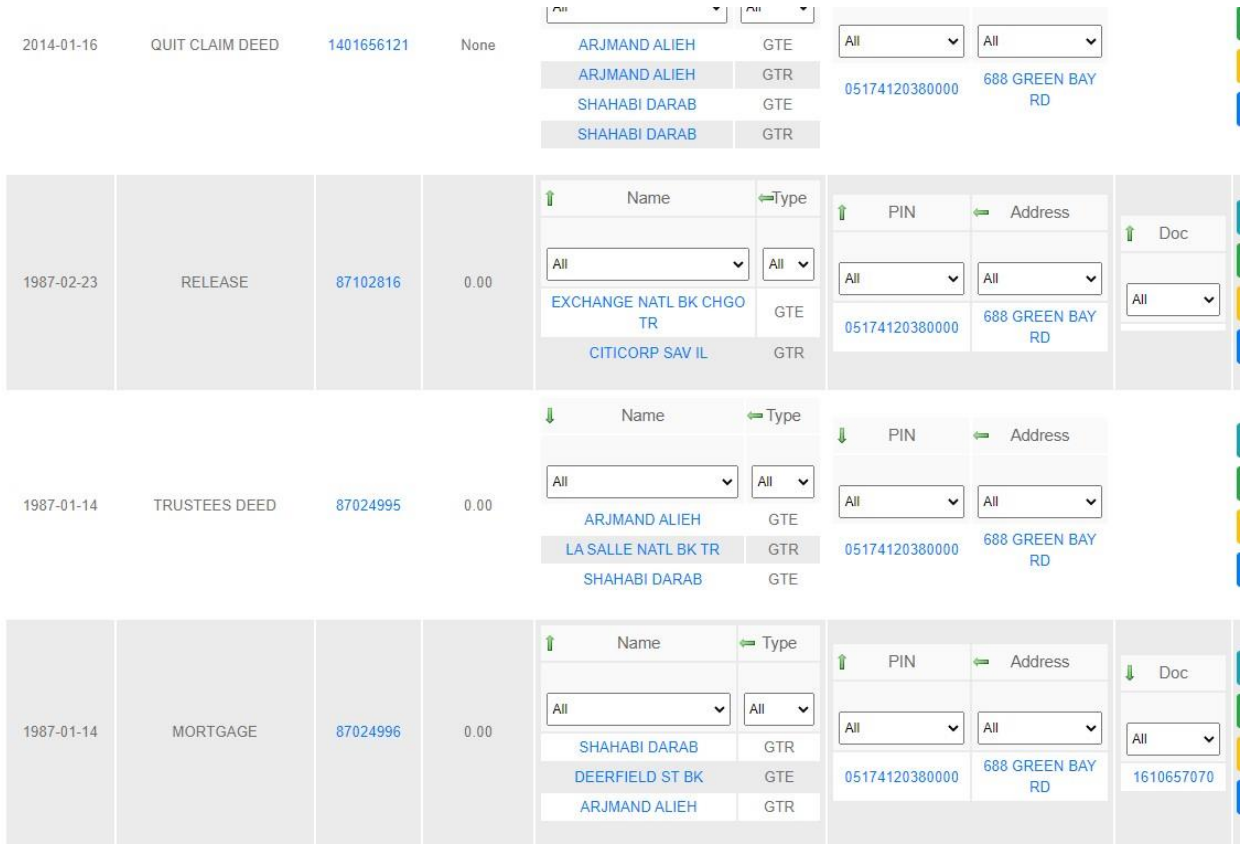
1967 phone book



1936 Ancestry.com Stillborn Record for Robert James Wood

Name:	Robert James Wood
Birth Date:	30 Sep 1936
Birth Place:	Evanston, Cook, Illinois
Death Date:	30 Sep 1936
Death Place:	Evanston, Cook, Illinois
Burial Date:	12 Oct 1936
Cemetery Name:	Montrose
Death Age:	Stillborn
Race:	White
Marital status:	S
Gender:	Male
Street Address:	688 Center St.
Residence:	Winn, Ill.
Father Name:	John H. Wood
Father Birth Place:	Chicago, Illinois
Mother Name:	Hedvig Bergman
Mother Birth Place:	Daggett, Michigan
Comments:	Stillborn
FHL Film Number:	1765825

Cook County Recorder records (1 of 2)

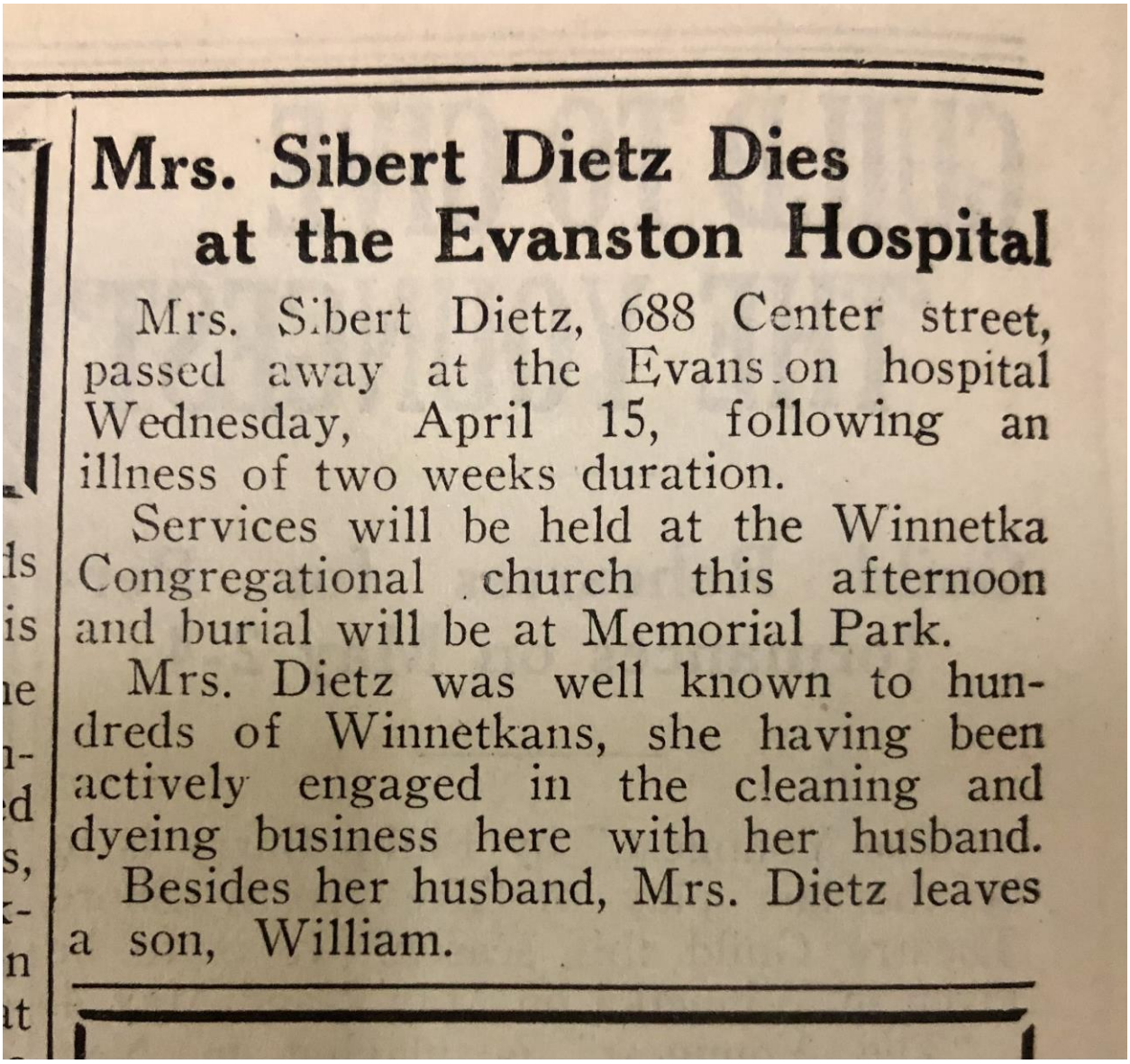


2014-01-16	QUIT CLAIM DEED	1401656121	None	ARJMAND ALIEH	GTE	05174120380000	688 GREEN BAY RD	
				ARJMAND ALIEH	GTR			
				SHAHABI DARAB	GTE			
				SHAHABI DARAB	GTR			
1987-02-23	RELEASE	87102816	0.00	EXCHANGE NATL BK CHGO TR	GTE	05174120380000	688 GREEN BAY RD	
				CITICORP SAV IL	GTR			
1987-01-14	TRUSTEES DEED	87024995	0.00	ARJMAND ALIEH	GTE	05174120380000	688 GREEN BAY RD	
				LA SALLE NATL BK TR	GTR			
				SHAHABI DARAB	GTE			
1987-01-14	MORTGAGE	87024996	0.00	SHAHABI DARAB	GTR	05174120380000	688 GREEN BAY RD	1610657070
				DEERFIELD ST BK	GTE			
				ARJMAND ALIEH	GTR			

Cook County Recorder records (2 of 2)

2016-08-31	LIS PENDENS FORECLOSURE	1624418067	None	GB WINNETKA LLC CONTINUUM CAPITAL FUNDING LLC CHITTARO JAMES L	GTE GTR GTE	05174120380000 05174120370000	688 GREEN BAY RD 694 GREEN BAY RD	1611015023
2016-08-31	CERTIFICATE	1624418073	None	CHITTARO JAMES L CONTINUUM CAPITAL FUNDING LLC GB WINNETKA LLC	GTE GTR GTE	05174120370000 05174120380000	694 GREEN BAY RD 688 GREEN BAY RD	
2016-04-19	TRUSTEES DEED	1611015022	615,000.00	SHAHABI DARAB TRUST SHAHABI DARAB TRUST SHAHABI DARAB TR GB WINNETKA LLC DARAB SHAHABI TRUST DARAB SHAHABI TRUST ARJMAND ALIEH TRUST ARJMAND ALIEH TRUST ARJMAND ALIEH TR ALIEH ARJMAND TRUST ALIEH ARJMAND TRUST	GTR GTR GTR GTE GTR GTR GTR GTR GTR GTR GTR	05174120380000	688 GREEN BAY RD	

Winnetka Talk, April 18, 1925



Mrs. Sibert Dietz Dies at the Evanston Hospital

Mrs. Sibert Dietz, 688 Center street, passed away at the Evanston hospital Wednesday, April 15, following an illness of two weeks duration.

Services will be held at the Winnetka Congregational church this afternoon and burial will be at Memorial Park.

Mrs. Dietz was well known to hundreds of Winnetkans, she having been actively engaged in the cleaning and dyeing business here with her husband.

Besides her husband, Mrs. Dietz leaves a son, William.

Winnetka Talk, December 23, 1954

WILLIAM L. DIETZ

Services for William L. Dietz of Winnetka, a resident of the village for 46 years and for many years an accountant with the Mills Industries Inc. in Chicago, were held Tuesday afternoon at the Bruecks-Wilson chapel in Winnetka, conducted by the Rev. Duncan D. MacBryde of the Winnetka Congregational Church. Mr. Dietz, who was 59 years old, died Saturday at his home at 1095 Merrill Street.

Son of the late Mr. and Mrs. Seibert Dietz, Mr. Dietz came to Winnetka from Highland Park when he was 13 years old. He attended Winnetka schools and New Trier High School before entering service during World War I.

He had been associated with Mills Industries Inc. for 35 years at the time of his death.

In addition to his wife, Lillian, Mr. Dietz is survived by his daughter, Mrs. Glidden Hinman of Lake Forest, and by three grandchildren, Lucile, William, and Robert Hinman.

Interment was in Memorial Park Cemetery.

LESTER W. ELIAS

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No._____

Property Information

Site Address: 688 Green Bay Road

Parcel Identification Number(s) (PIN): 05-17-412-038

Description of all structures to be demolished: 2-story residence

Current Property Owner Information

Legal Name: CFF Winnetka LLC

Primary Contact: Brian Lignelli

Address: 4044 N Lincoln Ave Ste:406

City, State, Zip: Chicago, IL 60618

Phone No. 312 620-1100 ext: 222

Email: brian@ccbridgeloans.com

Applicant Information

Legal Name: SR Winnetka LLC

Primary Contact: Rick Swanson

Address: [redacted]

City, State, Zip: Scottsdale, AZ 85259

Phone No. [redacted]

Email: [redacted]

Date owner acquired property: _____

Applicant's relationship to current property owner: Contract Purchaser of the Property

(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: Herky Excavating

Address: 28913 N Herky Dr. Ste: 301

City, State, ZIP: Lake Bluff, IL 60044

Phone No: 847 362-0700

Email: lisha.herkys@att.net

Property Maintenance Requirements

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

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

Applicant/Owner Acknowledgments

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

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

Signature of Applicant: [redacted] **Date** 6.12.21

Print Name & Title: Rick Swanson

Signatures of Property Owner(s): [redacted] **Date** 06/14/21

Print Name & Title: BRIAN LUCHELLI **Property Address:** 688 Greenbay

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

Swanson Development LLC
Architectural Design • Land Planinng • Project Development

June 26, 2021

Christopher Marx
Associate Planner
Planning Division
Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

Re: Demo Schedule

Mr. Marx,

Be advised that it our intent to demolish the existing single-family residence at 688 Green Bay Rd upon completion of our final approval process and issuance of all permits for construction of the proposed Walden project. We anticipate that to be sometime in early October of this year and the demolition process will take 3-days including setup to completion.

We look forward to meeting with the Landmark Preservation Commission on July 19th and hope to better understand why it cost more to get permission to demolish an unsightly structure than it costs to tear it down.

Thank you for your assistance in processing our request.

Respectfully,

[redacted]

Rick Swanson AIA, NCARB
Managing Member

ATTACHMENT E

From: [redacted]
To: Planning
Subject: 688 Green Bay Road
Date: Thursday, July 8, 2021 3:19:14 PM

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

This building cannot be demolished soon enough. We support the Applicant 100%

Julie Tye
720 Green Bay Road, #3C
Winnetka, IL 60093

Sent from my iPad

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: JULY 15, 2021

SUBJECT: 701 HIBBARD ROAD – HISTORICAL AND ARCHITECTURAL IMPACT STUDY (CASE NO. 21-11-LPC)

INTRODUCTION	
Meeting Date	July 19, 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	May 3, 2021, by a vote of 6-0, required submittal of an HAIS.
Property Address	701 Hibbard Road (See Attachment C – GIS Aerial Map)
Property Owner	701 Hibbard Road Revocable Trust
Application Submitted by	Jim Malapanes
Mail Notice Sent to Property Owners within 250 feet	Completed
Newspaper Notice	The meeting was properly noticed in the *Winnetka Talk* on July 1, 2021.
Public Comments as of Date of Memo	As of the date of this memo, staff has not received any written comment from the public regarding this application.
Winnetka Historical Society (WHS) Comments on HAIS	WHS finds the HAIS complete and agrees with the assessment that the property at 701 Hibbard has architectural significance. (Attachment B).
PROPERTY DESCRIPTION	
Size	1.63 acres
Location	East side of Hibbard Road between Pine Street and Westmoor Road
Improvements	Single-family residence with attached garage
Zoning	R-2 Single Family Residential
Surrounding Zoning	R-2 Single Family Residential
PROPERTY HISTORY	See Attachment D, Preliminary Property History See Attachment E, Winnetka Historical Society Report
Constructed	1954

Additional Construction Activity	None
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS) Preliminary Report	The WHS research does not indicate that the property has historic significance, but it does have some local 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)	630 Pine Lane – permit for new single-family home recently approved.
Director's 60-Day Delay Due to Construction Activity	A determination will be made if/when a building permit is approved for 701 Hibbard Road whether or not a delay is necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	No

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 29, 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 May 3, 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 701 Hibbard Road 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 701 Hibbard Road 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 May 3, 2021 in order to explore alternatives to total demolition. Demolition of the structure may not occur prior to January 28, 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 A

HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS)
701 HIBBARD ROAD
THE ROBERT AND JULIA MICHELS HOUSE



Susan Benjamin and Jeanne Sylvester
BENJAMIN HISTORIC CERTIFICATIONS
711 Marion Avenue
Highland Park, IL 60035

Submitted to the Village on June 11, 2021

Susan Benjamin and Jeanne Sylvester of Benjamin Historic Certifications have prepared this Historic and Architectural Impact Study (HAIS) for the House at 701 Hibbard Road 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.

Jeanne Sylvester joined Benjamin Historic Certifications after receiving her M.S. in Historic Preservation from the School of the Art Institute of Chicago. While at SAIC, Jeanne interned with the Landmarks Division of the City of Chicago Planning Department where she researched, drafted, and photographed numerous landmark designation reports. She also interned with WTTW Chicago where she researched subjects for the award-winning program “Ten That Changed America.” Jeanne earned a B.A. in history from Northwestern University and a J.D. from DePaul University College of Law. She has completed multiple Historic American Building Survey projects, including one for Chicago Union Station. With Benjamin Historic Certifications, Jeanne has completed several architectural surveys, written numerous Historic and Architectural Impact Studies and Historic Resource Evaluations for local municipalities, and prepared multiple Historic Property Tax Freeze applications. She is the author of “The ‘Beaux-Arts Boys’ of Chicago: An Architectural Genealogy, 1890–1930” published by the journal *Classicist*. Jeanne is a resident of Long Grove, where she is a commissioner on the Architectural Commission of the Village of Long Grove.

701 Hibbard Road
Constructed in 1954
Designed by Herman Lackner
Landscape designed by Gertrude Kuh in 1954

Property Index Number: 05-17-312-042-0000

Ownership History of the Land Parcel[1]

The legal description of the property is:

Description No. 1: of the south 185.48 feet of the west 417.00 feet (measured from the west line of the southwest quarter of section 17) of the north half of Block 15 in Winnetka Heights, a subdivision of the south half of the southwest quarter and the west half of the northwest quarter of the southwest quarter of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian, in the Village of Winnetka, in Cook County, Illinois.

Description No. 2: that part of the south half of the southwest quarter of Section 17, Township 42 North, Range 13, East of the Third Principal Meridian, described as follows: commencing on the south line of the north half of the west 25 acres of the south half of the southwest quarter of said section 17 at a point 417 feet east of the west line of said section 17, running thence north parallel to said west line 185.48 feet, more or less, to the south of the north 9 acres of the west 25 acres of the south half of the southwest quarter of said section 17, thence west along the south line of said north 9 acres 417 to the west line of said section 17, thence south along the west line of said section 17, 185.48 feet, more or less, to the south line of the north half of the west 25 acres of the south half of the southwest quarter of said section 17, thence east along the south line of said north half of the west 25 acres of the south half of the southwest quarter of said section 17, 417 feet to the place of beginning, in Cook County, Illinois.

Commonly known as: 701 Hibbard Road, Winnetka, Illinois.

Historic Owners of the Land Parcel and 701 Hibbard Road

Property Owners	Period of Ownership
Robert D. and Julia Michels	1954 - 1973
Dr. Sheldon and Marsha Lazar	1986 - 2020

Owners
Robert D. and Julia Michels
Built and resided in the house from 1954 - 1973

[1] Information received from the Winnetka Historical Society and online searches. A title search was not performed in connection with research for this house.

Robert David Michels was born on May 23, 1907, in Milwaukee, Wisconsin to Oscar Julius Michels, a salesman, and Helen Eisendrath, a homemaker. He married Julia Kohn Spiegel in Cook County, Illinois.

Julia Kohn Spiegel was born on March 7, 1907, to Sidney M. Spiegel and Maud Kohn Spiegel. Julia's grandfather Joseph founded a furnishings store that eventually became Spiegel Inc., a Chicago-area company that later became widely known for its catalog business.

Julia grew up in Winnetka at the family home at 410 Sheridan Road, which remained in the Spiegel family for almost 50 years. The extended Spiegel family maintained a large presence in the village: Julia's grandparents Joseph and Mathilda Spiegel lived across the street at 411 Sheridan Road, and her uncle Arthur and aunt Mae lived at 497 Ash Street.[2]

In 1930, Robert and Julia rented at 824 Judson Avenue in Evanston and Robert was a manager of a furniture store. By 1940, they lived at 160 Sheridan Road and Robert was self-employed at Roberts Amusement Company, 540 N. Michigan Avenue in Chicago. In 1955, Robert was a manager of a successful investment fund.



Julia Kohn Spiegel
1922 Passport Photograph

[2] Tane Beecham, "Winnetka's Spiegel Family: Installment Credit Pioneers," Winnetka Historical Society, https://www.winnetkahistory.org/gazette/winnetkas-spietel[family-installment-credit-pioneers/, accessed June 1, 2021. Joseph Spiegel, who emigrated with his family from Germany to the United States in 1848 at the age of eight, started a home furnishings store in Chicago in 1865. That company merged with another furniture company and became Spiegel, May, Stern & Co. In 1905, Joseph and his son Arthur Spiegel began a large-scale mail-order business. By 1910, the company employed about 300 people. Due to mail order operations, Spiegel grew rapidly during the 1920s, and its annual sales grew from $4 million to $24 million. Sales continued to grow after the Depression between 1933 and 1937, when the company name changed to Spiegel, Inc. By the end of the 1950s mail-order sales reached $200 million. In 1965, the company was bought out by the Beneficial Finance Company, another mail order company, and in the early 1970s, annual sales were about $400 million, and Spiegel employed about 5,000 people in the Chicago area. "Spiegel, Inc.," *Encyclopedia of Chicago*, http://www.encyclopedia.chicagohistory.org/pages/2857.html, accessed June 6, 2021.

The couple had four children: two daughters, Helen M. Feuer and Sydney M. Arenberg; and two sons, John S., and David R., and 11 grandchildren. Julia died on May 28, 1976, and Robert died on March 20, 1982.[3]

Dr. Sheldon and Marsha Lazar

It is unclear exactly when, but based upon research performed by the Winnetka Historical Society, it appears that the Michelses sold the house to Dr. Sheldon and Marsha Lazar, who resided in the house until the most recent sale to the present owners. Dr. Sheldon Lazar is a neurosurgeon.

Narrative Description of the Property, including Alterations

Building permits for 701 Hibbard Road that were found at the Village of Winnetka are listed in the table below, and copies are attached in the Appendix. Permits reveal that the house received masonry repairs, a new HVAC system, and a new roof. Other than that, the house hasn't had any major changes, and is virtually intact from when it was built in 1954.

Permit History

Date	Owner	Action	Architect/Contractor
9/21/1954	Mr. & Mrs. R.D. Michels	Build a 1-story and basement residence	Herman H. Lackner
9/22/1954	Mr. & Mrs. R.D. Michels	Construct a driveway	Herman H. Lackner
11/4/2002		Masonry Repairs	Masonry by Fernando
10/1/2012	Dr. Sheldon Lazar	Replace HVAC system	Romitti Electric Corp. Air Con Refrig. & Heating
10/17/2016	Dr. Sheldon Lazar	Re-roof house	Hanson Roofing, Inc.

The original application for the construction permit, dated September 21, 1954, was signed by architect Herman H. Lackner, of 522 Green Bay Road, Winnetka. The application requested permission to build a one-story and basement stucco-on-frame residence with 15 rooms and 6 ½ baths. Mr. and Mrs. R.D. Michels were listed as the owners, who were then living at 160 Sheridan Road in Winnetka. There is no builder listed on the permit application, but other contractors identified were: Rizzolo Brothers of Highland Park (carpenter), Dominic Linari of Highwood (mason), Walter Bratschi of Winnetka (sewer builder and plumber) and A.C. Kutz of Northfield (electrician). Total costs of the project were estimated at $148,000, but that figure

[3] "Robert David Michels," Milwaukee, Wisconsin, U.S. Births, Cook County, Illinois Marriage Index, U.S., World War II Draft Cards, 1930, 1940 U.S. Federal Census, Ancestry.com; "TV-Electronics, Inc., Assets Increase to 70 Million Since '48," *Chicago Tribune*, January 3, 1955; "Michels," *Chicago Tribune*, March 22, 1982; "Julia Kohn Spiegel Michels," 1910, 1920, U.S. Federal Census, 1922 U.S. Passport Photograph, Ancestry.com; "Michels," *Chicago Tribune*, May 29, 1976.

was crossed out and changed to $156,000. The following day, September 22, 1954, Herman Lackner filed an application to construct a black top driveway at the property.

A certificate of occupancy was issued on October 5, 1955. Village of Winnetka permit files show that the house received masonry repairs in 2002, a new HVAC system in 2012, and a new roof in 2016.

The Winnetka Historical Society has a file on this house that has photographs, drawings, detailed plans and notes that provide insight into Herman Lackner's designs (a copy of which is attached to this report in the Appendix). Lackner noted that the Michelses were "active and sociable parents who enjoy[ed] both informal and large entertaining" including their four children. He noted the Michels's requirements, most of which related to the family's active social life: a one-story house built around a lawn or terrace recreation area; a living room, with a fireplace, which could be closed off; a "lanai" for dining, television, games, dancing, and an indoor barbeque; a secluded library that doubled as a guest room; a private primary bedroom; a separate entry for children and friends with an adjoining bath-dressing room for the pool, etc. Lackner also detailed the circulation pattern of the house: an entrance hall that led directly but separately to the public rooms, private rooms and lanai; the lanai to adjoin the living room with bar available to the pantry but also possible to close off from either; the lanai also to adjoin the kitchen and swimming pool via the porch; and the children's entry to provide the most direct route from the bicycle storage to pool, bathroom, television, and of course, "the cookie jar."[4]

One of the most interesting features of this house was the lanai, which Lackner designed as 27-feet of floor-to-ceiling sliding glass doors facing the elliptical lawn, with a cork floor, elm flexwood walls, acoustical plaster vaulted ceiling, and an indoor barbeque with built-in storage. French doors behind the curtains at the far end of the lanai led to the porch and the exterior terrace and pool.

The house was featured on a garden walk in 1957. "There is a sophisticated warmth about Mr. and Mrs. Robert D. Michels' contemporary home, 701 Hibbard Rd., designed by Herbert [sic.] Lackner. It's built in a half moon around the garden, and among its outstanding features is a lanai room with a built-in barbecue where the Michelses' four children can entertain freely."[5]

Physical Description

Exterior:

The one-story house at 701 Hibbard is irregularly shaped, set on a diagonal on the lot in relation to the street. The walls are a light brown stucco, and the base is limestone set in an ashlar design with rectangular blocks in an irregular pattern. The color of the stone is a mix of yellow and grey. There are a variety of roof shapes topping the house: hipped, flared hip and gable. All

[4] Lackner file, Winnetka Historical Society, Michels Residence.
[5] "Five Homes Will be Viewed on Garden Walk in Winnetka Tomorrow," *Chicago Daily Tribune*, October 11, 1957.

are covered in cedar shingles. The roofs have broad overhangs. The gutters and downspouts are copper. The house has two types of windows. All have a vertical orientation, are tall and slender. Some have two sections of glass with a large pane at the top and a smaller pane that opens at the bottom. The opening is of a hopper type. Some windows with this configuration are grouped in threes, some are single. The second type of window consists of a fixed single pane.

The façade facing the street is symmetrical. It consists of three sections. The center section, which is topped by a shallow gable roof with a rectangular limestone chimney set several feet back from the front façade, projects slightly from the adjacent wings. The wings are set at an approximately 135-degree angle.

The recessed front entrance is located in the center of the gable, set behind the plane of the wall. It is located up three concrete stairs that have a broad flare at the bottom. There is a limestone string course even with the top step. Beneath the string course is the limestone base that is approximately 2’ off the ground.

The entrance to the house consists of a pair of flush walnut doors with bronze hardware. The doors are set behind slightly curving travertine walls and ceiling. Tall vertical glass panel sidelights extend the full height of the doors flanking them. Both the doors and sidelights are framed in wood.

The house is approached by a gravel driveway that terminates in an oval gravel courtyard that is surrounded by a 2’ band of black river rock. Two hawthorn trees, with horizontal branching, flank the center gable.

Although the two wings are symmetrical, they are capped with two different types of roofs. The north wing has a flared hipped roof; the south wing has a hipped roof without a flare. The limestone base of the wings stands approximately 3’ and is topped by a projecting stone string course. Each wing has two bands of three windows consisting of the two-pane type. The windows extend from the string course to the roofline. The windows in the north wing open into a library and a dressing room bath; the windows in the south wing open into the kitchen and a bedroom, which has an exercise room off it that faces the service courtyard located to the south.

The west end of the south wing has a single two pane window that matches those at the front of the house. The 3’ limestone base of the house terminates at the side walls of the front wings. The stone base elsewhere on the house is about 1’ from the ground.

There is a service courtyard immediately south of the front courtyard. The courtyards are connected by a diagonal gravel path. The center section of the service courtyard is stuccoed with a rectangular limestone chimney set back from the front slope of the roof. The north wing contains three single two-pane windows. The south wing contains three garage bays. All three roofs are hipped with broad overhangs. There are doors in the corners of where the sections

meet. The north door opens into a mudroom/laundry; the south door opens into a hallway to the garage. There are windows facing southeast at the back of the garage. Beyond the garage is a wood fence with an opening to the back yard.

The rear of the house, like the front, consists of a center section topped by a gable roof flanked by two wings. These wings, however, are concave curving segments of circles. The center section, where the living room is located, is sheathed in stucco, and has three single-pane tall vertical windows that extend from the ground to the roofline. The north and south wings are topped by flared hip roofs with broad overhangs. The north wing contains 10 bays of glazed openings that extend from the ground to the roofline. Tall vertical glazed panels alternate with tall, glazed opening with hopper windows at the bottom. This wing contains three bedrooms. The primary bedroom is at the end of the wing. The south wing consists of nine bays that also extends from the ground to the overhang. All but one are single-pane vertical glass panels. One has a smaller rectangular hopper at the bottom. This wing contains the music room and the great room. At the end of the wing is an open porch, which is accessed from the great room.

The wings form a semicircular edge to an oval grassy area with grassy wedge shape areas in front of the wings. There is a black band of gravel forming the edge of the house underneath the overhang. The grassy oval area, which contains two Ohio buckeye trees, is surrounded by a bluestone path that is approximately 2’ wide. The bluestone also forms a patio in front of the gabled area of the house. At the south end of the grass oval is a rectangular swimming pool surrounded by concrete decking set in square panels.

The east end of the north wing, where the primary bedroom is located, contains three window openings that consist of a single pane with a hopper window below. Facing northwest is a convex wall that has four small rectangular windows. These light interior dressing rooms and bathrooms. Beyond are windows to a bedroom. To the west of the bedroom is a bathroom that has a blank wall. The front wall of this bathroom faces the front of the house.

Interior:

The interior of the house contains 11 major rooms. There is a living room, great room, music room, library, pantry-kitchen, four bedrooms, an exercise room, a laundry and several bathrooms and dressing areas.

The entrance door opens into a small vestibule flanked by closets. The vestibule opens into a transverse hall that runs north - south. It is one of the handful of rooms in the house that has notable features. The walls are a cream - color fabric, with slightly darker crown and base molding. There are fluted pilasters of a knotty wood that project slightly from the walls. Floors appear to be leather, set in squares. The hall terminates in rounded walls.

At the south end of the hall is a pair of paneled pocket doors to the living room, the largest space in the house. The walls are knotty wood. Three large windows that open onto the garden light the room. The focal point of the room is a fireplace with a simple travertine surround that

mimics the shape of the exterior front entrance surround. There is a raised travertine hearth. Balancing the pocket doors on the south is a closet on the north that has a pair of paneled doors topped by a decorative rectangular vent. This door configuration is repeated in the south wall that opens into the long narrow music room that contains a bar in the west wall. This room has oak floors in a herringbone pattern.

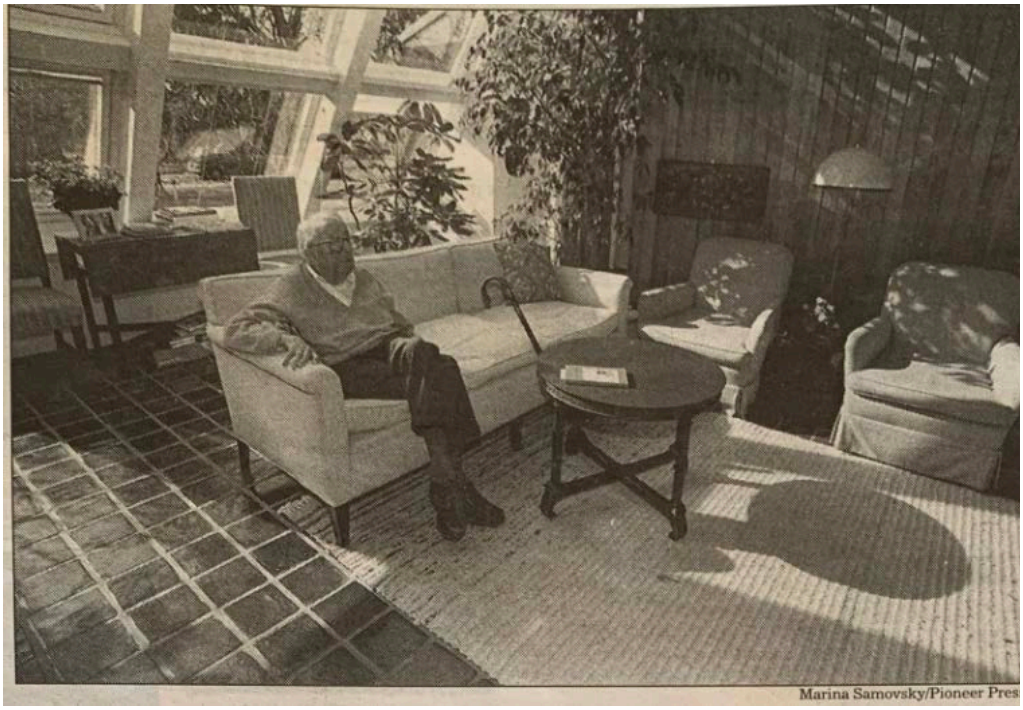
The music room opens into a large great room (the lanai) that also has oak herringbone flooring. The walls are wood-paneled. There is a polished granite fireplace that projects about 4" in the west wall. Paneled walls of floor-to-ceiling glass in the east wall overlook the garden. In the northwest corner is a door to the pantry that opens into the kitchen, which has windows facing out the front of the house.

The other rooms in the house have no distinctive decorative features. There are hallways, narrower than the main entrance hall, that lead to the living area wing on the south and the bedroom wing on the north. The short hall that leads to the living area opens into the music room. The other rooms, west of the hall, consist of a bedroom, laundry, and exercise room. The bedroom hall is long and leads to the main bedroom at the end of the hall. There are a pair of bedrooms with a jack-and-jill bath that open off this hall. All three of these bedrooms have glass panel walls facing the garden. Closets and additional bathrooms line the northwest side of the hall. At the west end of this hall is the library and another bedroom, with a bath off of it. There is no finished basement in this one-story house. It only contains mechanicals.

Architect of 701 Hibbard Road

Herman H. Lackner
Herman Herbert Lackner was born in Evanston, Illinois, on June 20, 1912. He attended North Shore Country Day School, Harvard College from 1930 – 1932, and the Armour Institute (now the Illinois Institute of Technology) from 1934 – 1936. He traveled throughout Europe and when he returned home, he worked for architect Chester Walcott during the summers of 1930 and 1931. He was a draftsman for General Houses, Inc. (the firm run by Howard Fisher) from 1933 – 1940, and worked for Holabird & Root from 1940 – 1942. He was in the Seabees (construction battalions) organized by the United States Navy to build bases on Pacific islands during World War II, from 1943 – 1945. Once the war was over, he formed his own firm in 1945, working for 53 years until he retired in 1998. Most of his work was residential; he concentrated on sensitively updating historic North Shore homes, many designed by noted architects including Howard Van Doren Shaw and David Adler, and he designed new homes. Lackner's designs for remodeling older homes were published in the journals *The American Home* in September of 1948 and August of 1960, as well as *Popular Home*, in 1951. He was a member of the Chicago

Chapter of the American Institute of Architects, the Arts Club of Chicago, and the Chicago Literary Club.[6] He died on June 24, 1998 in Evanston.[7]



Herman Lackner at home at 1027 Cherry Street, Winnetka, 1986 (demolished)
Ed Callahan, "Renowned Architect Leaves Home Town," *Winnetka Talk*, February 26, 1998.

According to the interview of Herman Lackner conducted by Betty Blum in connection with the Chicago Architects Oral History Project at the Art Institute, selected projects of Lackner's in Winnetka include the Ayers Boal, Jr. residence, the Clarke Washburne residence, the Pierre Andre residence and the William Sherman Hay residence.[8] Other residential designs include the Donald A. Brown residence in Southport, Connecticut, the Gerald M. Butler, Jr. residence in Mundelein, Illinois, the Jack A. Williamson residence in Lake Forest, Illinois, the John P. Welling residence in Chicago, the Julius Shaloway residence in Glencoe, the M. Aelyn Eilert residence in

[6] *American Architects Directory*, R.R. Bowker, 1956, 1962, 1970, https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/20644167/Browse+La, accessed June 5, 2021.
[7] "Herman Lackner, Winnetka Architect *Chicago Tribune,"* June 28, 1998; "H. Lackner, Winnetka Architect," *Winnetka Talk*, July 2, 1998; Barbara Brotman, "Club Survives During a Dark Age for Renaissance Men," *Chicago Tribune,* October 28, 1987.
[8] The Winnetka Historical Society has a list of other residential projects Herman Lackner designed in Winnetka, including 1155 Willow Road, 980 Ash Street, 1031 Cherry Street, 700 Foxdale Avenue, and 611 Lincoln Avenue. Among Lackner's redesigns is 261 N. Mayflower Road in Lake Forest, designed by Arthur Heun in 1899, and re-designed by Lackner in 1957.

Highland Park, the Nelson D. Phelp residence in Libertyville, and the Otto Madlener residence in Hot Springs, Virginia. Non-residential designs include 743, 745 and 749 Elm Street in Winnetka, work at the Botanic Gardens of Chicago Horticultural Society, and the Hadley School for the Blind in Chicago.

The Winnetka Historical Society was deeded a gift of Herman Lackner's archives, and the extensive collection includes plans, drawings, photographs, and other materials for numerous projects, in addition to those listed above.

In 1984, when Lackner applied for a permit to build his home at 1027 Cherry Street in Winnetka as a modern "solar collector" house, he was working with the firm of Lackner, Nodot & Associates at 545 Lincoln Avenue, in Winnetka. Lackner designed a modern brick "A-frame" house with a distinctive south elevation faced in windows. The Modern home he designed for himself is notably different from other buildings he designed for his clients.

The house was demolished in 1997, despite protestations from architectural historians including the Chicago Society of Architectural Historians, who noted that the solar house was in the important tradition of such noted Chicago architects as George and Fred Keck. The CSAH also noted that Herman Lackner was "known for his sensitive work on fine old residences, many of which [were] on the North Shore" including many houses done by significant North Shore architects such as David Adler and Howard Van Doren Shaw, and that during his long career as an architect, Mr. Lackner also maintained an active association with noted landscape architect Gertrude Kuh. Finally, the CSAH noted that the Lackner Home was "emblematic of a period of design in which social and environmental concerns were paramount in the design process. It [stood] as a reminder of that era of our recent past and should be cherished as the work of a well-respected architect."[9]

Betty Blum, director of the Chicago architect history project at the Ryerson Library, Art Institute of Chicago, added that Herman Lackner was chosen to be a participant in the architects' oral history project because he was an active participant in the recent architectural history of North Shore suburban housing. Blum added that in her opinion, "the home an architect designs for himself is his signature piece as is a self-portrait by a painter. Even though the house at 1027 Cherry Street is less than twenty years old, it does have architectural value for the statement it [made] about Lackner's creativity and sensitivity in design and his interpretation and response to the Winnetka landscape." [10]

Lackner's design employed passive and solar energy systems. The house had 28 glass panels on the south sloped elevation, which made up the main element of the passive solar energy system, i.e., lacking mechanical or electrical components. Light coming into the windows

[9] Letter from Anna Weaver and Annemarie van Roessel, Officers, Chicago Society of Architectural Historians, to Editor, *Winnetka Talk*, February 3, 1998, with Betty Blum letter attached, 1027 Cherry Street, Winnetka Village Permit File.
[10] Ibid.

warmed the house in winter. In addition, the tile floor absorbed heat, while the specially constructed concrete subfloor "stored" it and served to partially warm the house after the sun set. The active system consisted of a strip of rectangular heat collectors (located above the glass panels on the south elevation), a network of circulation ducts and a storage tank in the basement. Blowers moved the heated air from the collectors on the roof to the storage tank below (containing eutectic salts) from which air was reheated as necessary and blown through the house. [11]



Herman Lackner's home, 1027 Cherry Street, Winnetka
Pioneer Press Photograph 10.25.1990
Winnetka Historical Society

[11] Information provided by B. Hinchliff, April 2, 1992, Winnetka Historical Society, Herman Lackner File.

Landscape Architect of 701 Hibbard Road
Gertrude Eisendrath Deimel Kuh 1893 - 1977



Gertrude Kuh
The Cultural Landscape Foundation
https://tclf.org/pioneer/gertrude-kuh

Gertrude Virginia Eisendrath, later Deimel Kuh, was born in Racine, Wisconsin on September 11, 1893, to Benjamin David Eisendrath and Fannie Haas. Gertrude was the sixth and youngest child of Benjamin and Fannie. The family moved to the South side of Chicago and Benjamin Eisendrath started the B.D. Eisendrath Tanning Company, which grew to be a successful enterprise. Kuh graduated from the University High School, precursor to the University of Chicago Laboratory School. In 1912, she attended Sweet Briar College for one year and then transferred to Lowthorpe School, a women's college founded to train women in landscape architecture, gardening, and horticulture, and one of the first colleges in the world to open the profession to women. The school has since been absorbed into the Rhode Island School of Design as the Lowthorpe Department of Landscape Architecture. Kuh graduated with a class of seven women in 1917.

She began working for landscape architect Ellen Biddle Shipman and later Frances Robinson. After she returned to Chicago, she opened her own practice. Her prominent family's connections provided her first clients in Pennsylvania, and then throughout Chicago and along the North Shore. She was a member of the North Shore Garden Club and later served as president, winning blue ribbons from 1937 – 1939 for her entries in the Navy Pier Flower Show.

The club's previous president, Augusta Rosenwald, wife of Julius Rosenwald (president of Sears, Roebuck & Co.), had a close relationship with landscape architect Jens Jensen, who designed the landscape for their summer home in Highland Park.[12] After Mrs. Rosenwald died in 1929, the Garden Club commissioned Jensen to design a memorial in her honor, and it is likely that Kuh and Jensen worked closely on the project.[13] Her work and success with the Garden Club led to many more commissions in Chicago and along the North Shore. Among her more noteworthy were her landscape designs for several gardens in Irving Florsheim's estate in Libertyville.

Kuh became one of the most frequently requested landscape architects on the North Shore, working on landscape plans for existing homes and collaborating on designs for new constructions with architects including Edward Dart, Jim Kaiser, Samuel Marks, and Herman Lackner. Kuh became the exclusive landscape architect for several North Shore architects,

[12] This Rosenwald house has been demolished but the landscape contains many of Jensen's signature features, including a prairie river. It is currently Rosewood Park, run by the Park District of Highland Park.
[13] This commemorative memorial consists of a boulder surrounded by a council ring filled with water. It has been restored by Highland Park's Park District and is located in "Jensen Park" across the road from the Ravinia train station.

including Ernest Grunsfeld Jr. (Julius Rosenwald's nephew), and his son Tony; in fact, Kuh designed landscapes for both Grunsfelds' own homes. Tony Grunsfeld said that the only landscape architects his father would work with were Jens Jensen and Gertrude Kuh, and that Kuh was the only landscape architect with whom he would work. He said: "I think everyone knew if they came to me, they got Gertrude doing the landscaping, as a bonus, I always thought. Clearly, she's responsible for the success … of these houses because they are in fact, about the outside and the land."[14]

She was so well established and successful that by 1940, she was often hired before an architect "with the understanding that she would assist in making the selection [of an architect]."[15]

Kuh designed over four hundred landscape plans over her fifty-year career throughout Chicago and the North Shore. Her work is known for her ability to integrate and incorporate existing landscape features into her designs, her careful attention to detail, and high regard for quality craftmanship in carefully planned pathways and subtly integrated stonework. Rarely including flowers, Kuh chose instead to use greens and browns to create textures and repeated patterns.

She married twice; first, in 1925, to Jerome Deimel, who died in 1926, and later, in 1942, to George E. Kuh, who died two months after their marriage. She and her first husband had one son, John E. Deimel. She died in 1977. Her son John donated his mother's landscape plans and documents to the Art Institute of Chicago in 1991.

The Art Institute of Chicago held an exhibition in 1997 entitled "The Modern Midwest Landscape: Gertrude Kuh and Franz Lipp." featuring her work and the work of Franz Lipp, another distinguished landscape architect. According to Annemarie van Roessel, Department of Architecture of the Art Institute of Chicago, Gertrude Kuh (and Franz Lipp) was a vibrant pioneer of modern landscape design in the Midwest for nearly fifty years. Experimenting with minimalist designs and the influence of modern art and architecture, Kuh designed landscapes with a vital midwestern appeal, during all seasons. "She relied only minimally on flowering plants and trees, and her landscapes were often contemplative compositions in shades of greens, browns, and grays, and in light and shadow. Textures of plant material and paving, as well as sculptural juxtapositions of natural and architectural details, became the hallmark of [Kuh's] low-maintenance designs."[16]

The Gertrude Kuh Collection at the Ryerson Burnham Library of the Art Institute of Chicago includes images and papers documenting her career from 1942 – 1976, with the bulk from 1967

---

[14] Julia Bachrach, "Gertrude Deimel Kuh: Midcentury Landscape Architect," https://www.jbachrach.com/blog/2021/1/28/gertrude-deimel-kuh-midcentury-landscape-architect, accessed May 5, 2021.

[15] Charles A. Birnbaum and Stephanie S. Foell, "Gertrude Deimel Kuh," Shaping the American Landscape," (Charlottesville: University of Virginia Press, 2009): 179 – 180.

[16] Annemarie van Rossel, "The Modern Midwestern Landscape: Gertrude Kuh and Franz Lipp, Dept. of Architecture, The Art Institute of Chicago, October 1997.

– 1972, and 37 of drawings are housed in the permanent collection of the Department of Architecture at the Art Institute of Chicago. Most relevant here, the Kuh Collection has five 35mm color slides of exterior views of the landscape of the Michels Residence, taken from 1954 – 1955. (Due to Covid-19, the Ryerson Burnham Library was closed, and the slides were not available for viewing or for reproduction for this report.) One drawing of the landscape of the Michels Residence is in the permanent collection of the Art Institute and is reproduced in the Appendix.

Gertrude's sister, Helen Eisendrath, married Oscar Michels in 1905. Their son Robert was the first owner of the house at 701 Hibbard Road. Thus, Gertrude Kuh was Robert Michels's aunt.[17] The Michels Residence was the first of many projects that Herman Lackner and Gertrude Kuh worked on together; according to van Roessel, during Lackner's peak period of activity in the 1960s and 1970s, he worked extensively with Kuh, and a lot of Lackner's "best work" was done with Kuh.[18] In fact, Kuh and Lackner may have worked together exclusively after the Michels project.

Landmark Status of the Property

The house at 701 Hibbard Road is not a local landmark and it is not listed on the National Register of Historic Places.

Evaluation of Historic Significance

The house at 701 Hibbard Road has some historic significance. Julia Michels was a member of the extended Spiegel family, who lived in Winnetka and founded and operated Spiegel, Inc. Robert Michels was Gertrude Kuh's nephew, and this was the first of many projects in which Gertrude Kuh and Herman Lackner worked together.

Evaluation of Architectural Significance
Contemporary and Modern Houses in Winnetka

The Michels House is a stylistic blend of the Contemporary and the Modern House. There are many Contemporary houses in Winnetka. These are generally ranch houses with traditional rooflines but no applied ornament. They tend not to be as high style as Modern houses, which are often characterized by flat roofs, geometric massing, planar wall surfaces, and the use of wood, brick and or steel and vast expanses of glass. Several Contemporary houses were built south of Tower Road, on both sides of Hibbard Road, and other places in the Village, where there was construction after World War II. There are not nearly as many Modern houses in Winnetka. The most distinguished is the Walter Fisher House at 949 Fisher Lane (1929) by Howard Fisher. The Zollie Frank House by Tony Grunsfeld is also a fine example of a Modern

[17] "Helen Eisendrath," Ancestry.com; "Eisendrath," *Chicago Tribune*, August 6, 1957.
[18] Ed Callahan, "Renowned Architect Leaves Home Town," *Winnetka Talk*, February 26, 1998.

house. A very significant Modern house, with more expressionist features, was designed by Don Erickson and Dennis Stevens for the Morton Doblin family in 1964.

Stylistically, this house has features of both Contemporary and Modern houses -- in its embrace of the outdoors and flow between the interior and exterior. The entire rear of the house opens to the outside with broad expanses of windows or glass doors. In addition, the house contains casual and informal living spaces that include the music room and bar and the lanai, serving as the only dining room in the house, with an indoor barbeque, that leads to the open porch and pool.

With crisp geometric massing and planar wall surfaces, this house is more high style than most Contemporary houses and therefore can best be described as stylistically Modern. Interestingly, the house differs from most Modern houses due to its imposing nature and its monumentality. The scale is very dramatic. Additionally, the house embodies a restrained use of rich materials, e.g., fluted pilasters and white painted burlap walls designed to form a backdrop for the owner's collection of Picasso drawings; these were lit by melon-shaped Fontana crystal chandeliers. There is pigskin square-cut flooring in the foyer, and walls are elm. The exterior and interior have excellent integrity, as Herman Lackner designed them. By every standard, this is a unique house. However, it is not a significant example of a Modern house as many that embody the same sense of proportion and scale throughout. Herman Lackner was a prolific architect in Winnetka and along the North Shore, with most of his work consisting of remodels to existing residences, and much of that extant.

Its Gertrude Kuh-designed landscape, virtually intact — with its elegant hardscape features that complement Lackner's design, its symmetrical hawthorns and Ohio Buckeyes that grace the house, and its broad meadow (a feature that Jens Jensen frequently incorporated in his landscapes), are significant and noteworthy. There are relatively few intact modern landscapes by Kuh that remain. The significance of the Michels House lies in the way it intimately relates to the home's sensitively – designed landscape.

Evaluation of Neighborhood Impact

There are only a few houses on the east side of Hibbard Road, and they are all situated on large lots, so demolition of this house will not have much of an impact on the surrounding neighborhood. It may impact the Frank House located to the south, however, depending on the size and location of the new house.

Summary Opinion

The house by Herman Lackner is architecturally very interesting, largely because it is so unusual. It is a unique combination of Contemporary design, high style Modern and Classicism in an abstracted form. Detailing and composition of the front and rear facades, expressed in crisp formal symmetry, is especially noteworthy. Because the house was designed by Herman

Lackner, who was immensely creative and talented, it is very important that this house be documented.

There is no question the house was designed for monied clients with very specific needs and tastes. That would not necessarily give the house broad sales appeal. The Michels had an art collection to accommodate. The living room is unusually large and relatively formal in its layout—likely to accommodate a large number of family members and guests. By contrast the lanai is informal, with more Modern treatments. The hallway, living room and lanai are thoughtfully detailed, yet the other rooms are not. None of the other spaces reflect the level of architectural craftsmanship that would be expected given the care given to designs of other areas of the house.

The most significant aspect of the house is the relationship of Lackner's design to the Gertrude Kuh-designed landscape. This landscape, which is virtually intact, has an intimate, complementary relationship with the architecture of the house. Kuh was one of Chicago's most renowned modernist landscape architects and finding an intact design by her is likely very rare. It is possible that the landscape she designed remains as she envisioned it because the house has only had two owners, and the second owner prized its landscape design. It has been beautifully maintained and subtly enhanced with planting beds to the south. These were installed without impacting the hardscape and the Kuh-designed meadow at the rear.

Ideally the relationship of the house and landscape should be professionally photographed with the copies of the photographs given to the Burnham Library of the Art Institute of Chicago, which holds Gertrude Kuh's papers and to the Chicago History Museum, which has photographs of the property taken by Chicago's premier architectural studio, Hedrich Blessing—as well as placed in the collection of the Winnetka Historical Society. Providing the Burnham Library with a copy of this report on the house and the landscape would complement its collection of material on Kuh and on Herman Lackner, whose oral history is in the Art Institute's archive.

Appendix

Attachment A. Bibliography

American Architects Directory, R.R. Bowker, 1956, 1962, 1970, https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/20644167/Browse+La, accessed June 5, 2021.

"Arthur H. Spiegel Dies at Plaza Hotel, New York," *Chicago Tribune*, April 8, 1916.

Bachrach, Julia. "Gertrude Deimel Kuh: Midcentury Landscape Architect, "February 1, 2021, https://www.jbachrach.com/blog/2021/1/28/gertrude-deimel-kuh-midcentury-landscape-architect, accessed May 5, 2021.

Beecham, Tane. "Winnetka's Spiegel Family: Installment Credit Pioneers," Winnetka Historical Society, https://www.winnetkahistory.org/gazette/winnetkas-spietel[family-installment-credit-pioneers/, accessed June 1, 2021.

Birnbaum, Charles A., and Stephanie S. Foell, eds., "Gertrude Deimel Kuh," *Shaping the American Landscape*, University of Virginia Press, 2009.

Blum, Betty. Interview with Herman H. Lackner, compiled under the auspices of the Chicago Architects Oral History Project, the Ernest R. Graham Study Center for Architectural Drawings, Department of Architecture, The Art Institute of Chicago, July 30, 1983.

Callahan, Ed. "Renowned Architect Leaves Home Town," *Winnetka Talk*, February 26, 1998.

"Easy Does it in 3-Step Remodeling," *Popular Home*, Late-Spring, 1951.

"Eisendrath," *Chicago Tribune*, August 6, 1957.

"Five Homes Will be Viewed on Garden Walk in Winnetka Tomorrow," *Chicago Daily Tribune*, October 11, 1957.

"Herman Lackner, Winnetka Architect," *Chicago Tribune*, June 28, 1998.

"H. Lackner, Winnetka Architect," *Winnetka Talk*, July 2, 1998.

"Helen Eisendrath," General search, ancestry.com, accessed June 4, 2021.

"Homes from the Most Unlikely Houses!" *The American Home*, September, 1948.

"Julia Kohn Spiegel Michels," 1910, 1920, U.S. Federal Census, 1922 U.S. Passport Photograph, Ancestry.com.

Julia S. Michels," *Winnetka Talk*, June 10, 1976.

"Kuh," *Chicago Tribune,* September 7, 1977.

Kuh, Gertrude, Collection, 1942 – 1997 (bulk 1967 – 1972), Ryerson and Burnham Art and Architecture Archive, Art Institute of Chicago, https://digital-libraries.artic.edu/digital/collection/findingaids

"Michels," *Chicago Tribune,* May 29, 1976.

"Michels," *Chicago Tribune*, March 22, 1982.

"Robert D. Michels," *Winnetka Talk*, March 25, 1982.

Robert David Michels," Milwaukee, Wisconsin, U.S. Births, Cook County, Illinois Marriage Index, U.S., World War II Draft Cards, 1930, 1940 U.S. Federal Census, Ancestry.com.

Robert Michaels House, Winnetka, Illinois, Property Plan, Gertrude Eisendrath Deimel Kuh American, 1893 – 1977, Reference No. 1992.2013.2, Art Institute of Chicago.

"Room Divided Built for Two," *American Home*, August, 1960.

"Solar House Reflect Important Tradition," *Winnetka Talk*, February 19, 1998.

"Spiegel, Inc.," *Encyclopedia of Chicago*, http://www.encyclopedia.chicagohistory.org/pages/2857.html, accessed June 6, 2021.

"Transformed Porch," *Garden Ideas and Outdoor Living for 1971*," 1971.

"TV-Electronics, Inc., Assets Increase to 70 Million Since '48," *Chicago Tribune*, January 3, 1955.

van Roessel, Annemarie. "The Modern Midwestern Landscape: Gertrude Kuh and Franz Lipp, Dept. of Architecture, The Art Institute of Chicago, October 1997.

Winnetka Historical Society, Herman Lackner, Mr. and Mrs. Robert D. Michaels [sic.], Files, 701 Hibbard Road, 1999.70

Attachment B. Exterior Photos of 701 Hibbard Road



Front facade



Main entry



View from main entry to Hibbard Road



Front entry



Front entry doors



North elevation, looking east



Service court, looking northeast



Service court, looking south



Service court, looking east



South elevation



East elevation



East elevation, porch on south side



Porch



North side of east elevation



Pool, south side of rear landscape



Pool, south side of rear landscape



North side of rear landscape



East side of rear landscape



Southeast side of rear landscape



South side of rear landscape



South side of rear landscape, looking west



South side of rear landscape, looking west



South side of rear landscape, looking east



South side of rear landscape, looking north



Rear landscape



Rear landscape, looking west



East elevation, south side



East elevation, north side



North elevation, looking south



North elevation, looking west

Attachment C. Interior Photos of 701 Hibbard Road



Front door



Front hall



Living room, looking southeast



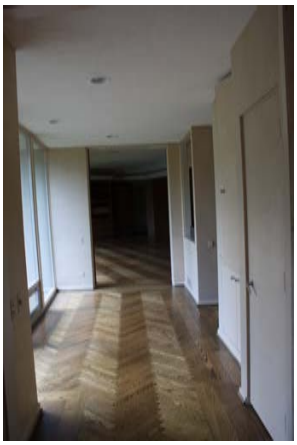
Living room, looking south



Living room, looking west



Living room, looking west



Music room, looking south



Great room, or lanai, looking south



Great room, looking southwest



Bar, connected to music room and great room



Great room, looking north to bar, music room, living room



Kitchen



Kitchen



Kitchen



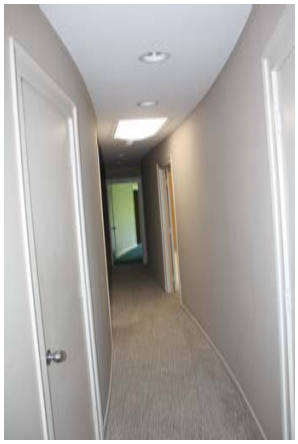
Service area bedroom



Service area bathroom



Study, paneling removed



Hall to bedroom wing



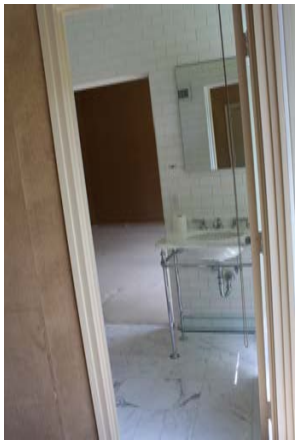
Primary bedroom, looking east



Primary Bath looking south



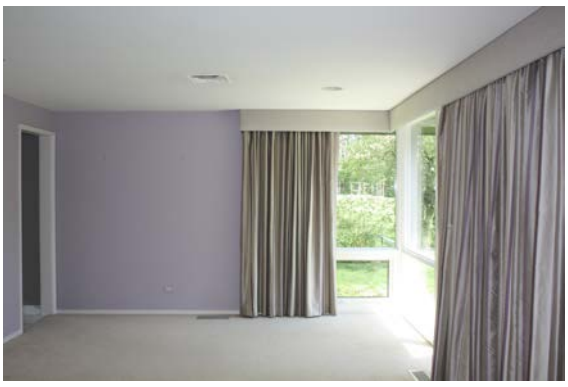
Study, looking east



Second bath



Second bedroom



Third bedroom

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

ADDRESS	DATE OF PERMIT APPLICATION	ARCHITECT/BUILDER	ARCHITECTURAL STYLE	ORIGINAL OWNER
711 Hibbard Road	7/25/1952	Ralph D. Huszagh, architect and builder	Colonial Revival	Modern Suburban Homes, Inc.
657 Hibbard Road	1/21/1977	Grunsfeld & Associates/Michael P. Gracz	Modern	Mr. & Mrs. Zollie Frank

Attachment E. Photos of Residences in the Surrounding Neighborhood



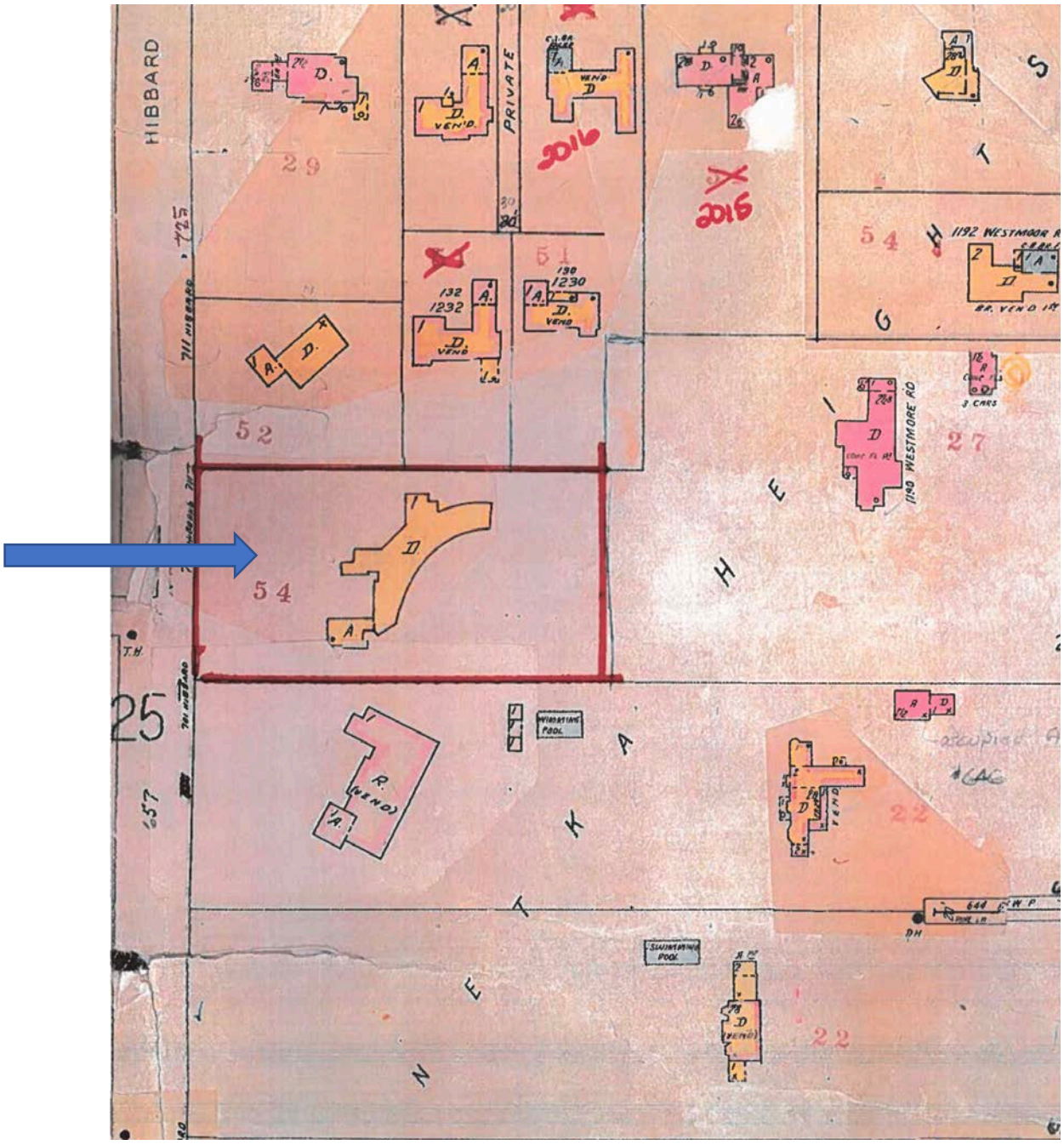
657 Hibbard Road



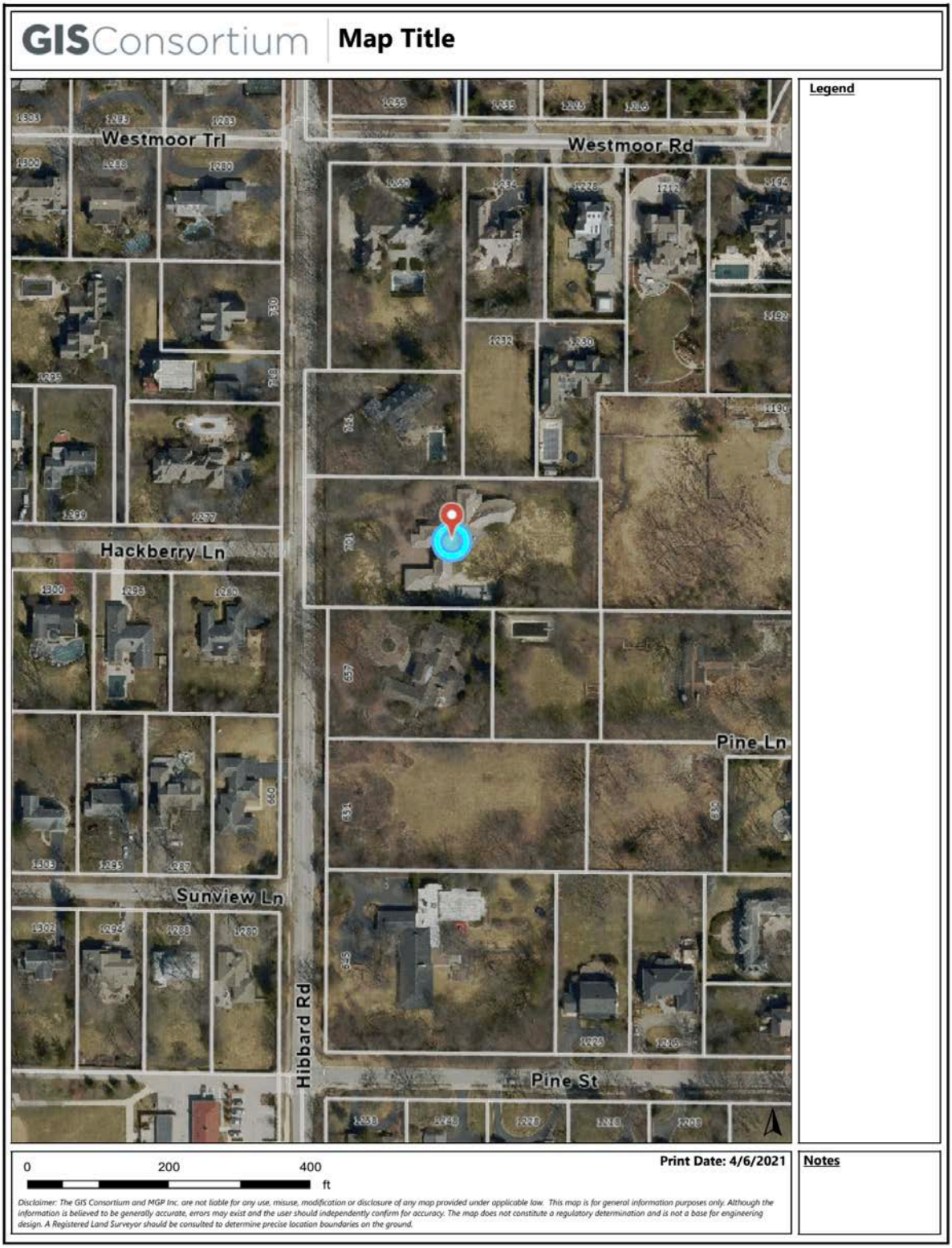
711 Hibbard Road

Attachment F. Select Research

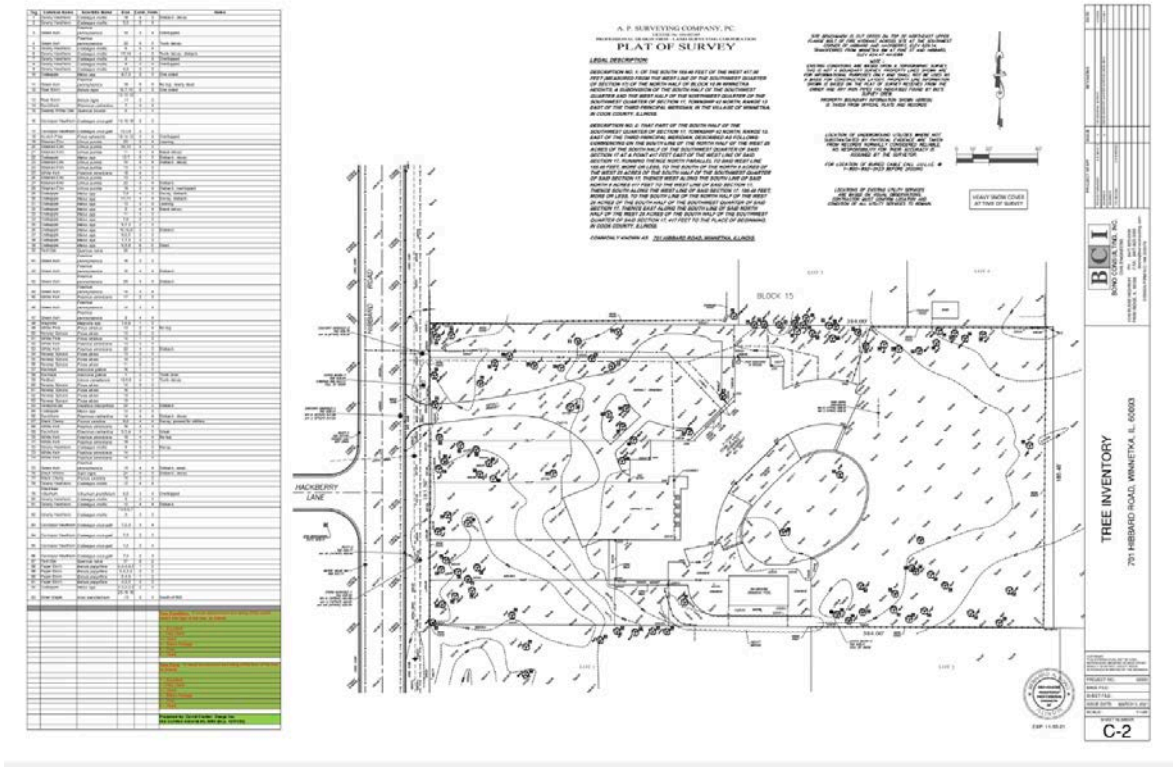
1. **1938 Sanborn Map**



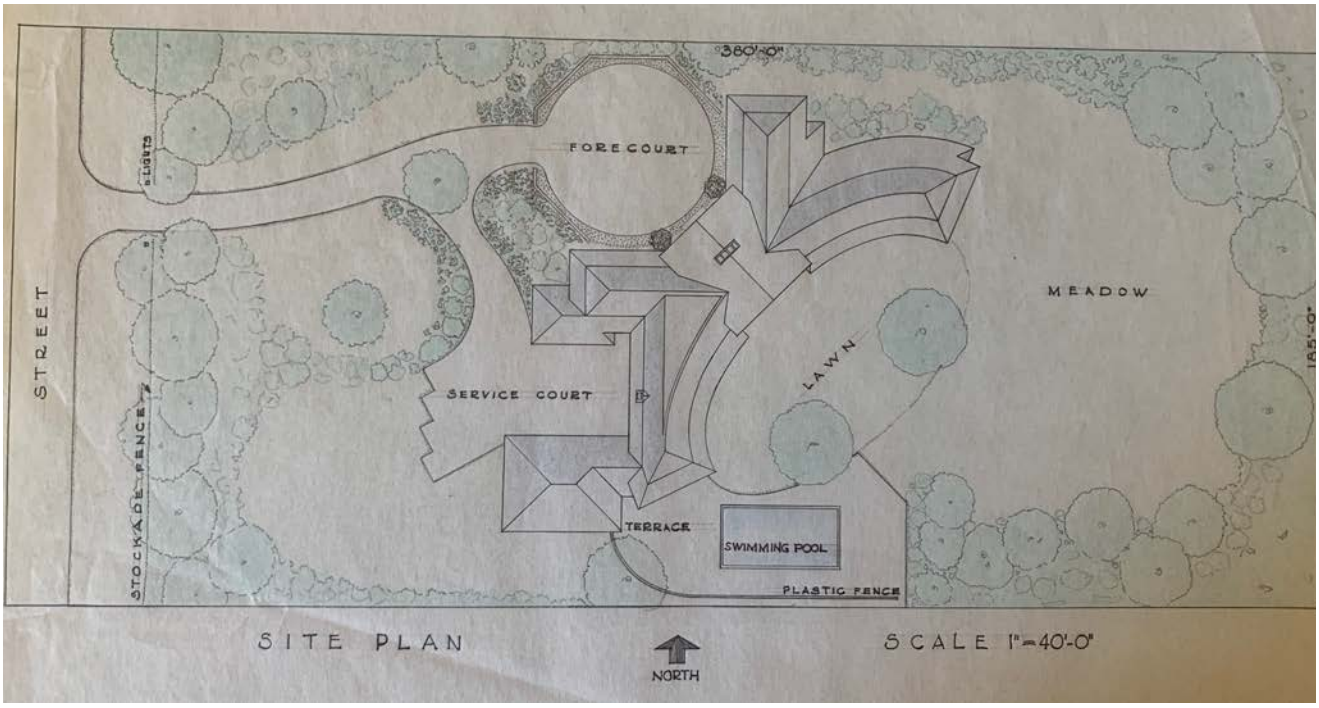
2. GIS Consortium Map



3. Plat of Survey

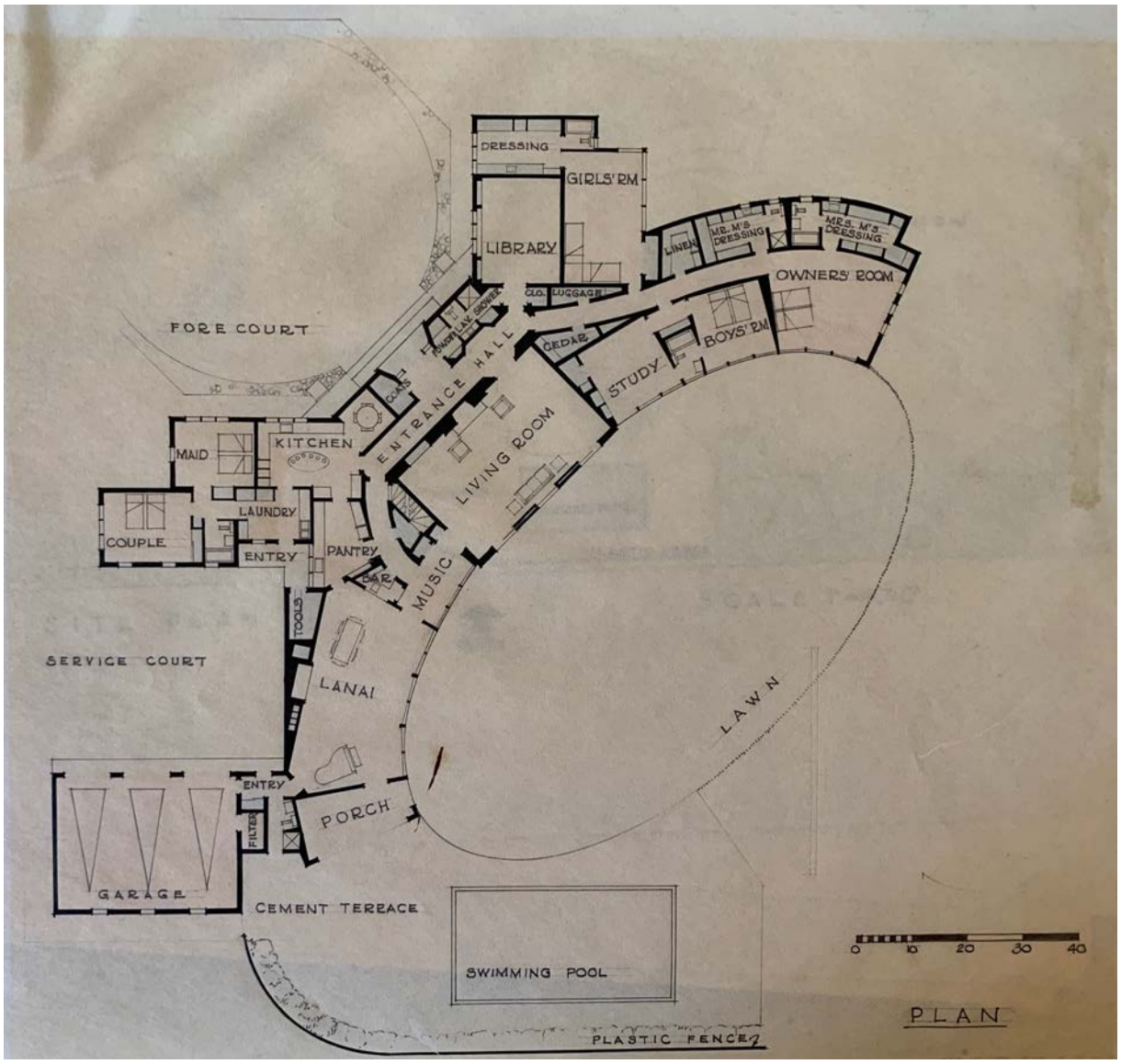


4. **Site Plan**



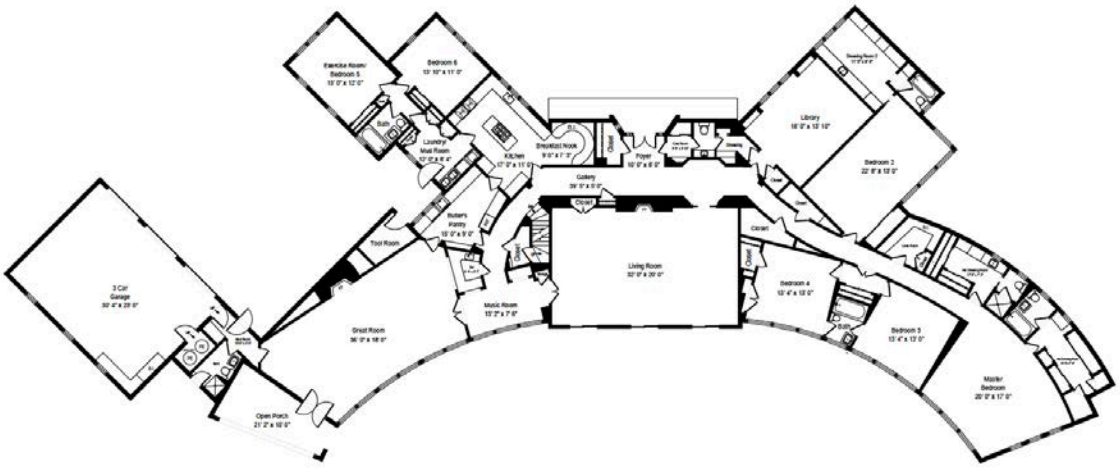
Herman Lackner, architect
Winnetka Historical Society File 1999.70

5. Plan

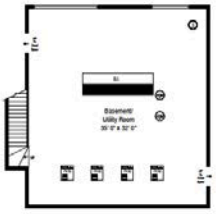


Herman Lackner, architect
Winnetka Historical Society File 1999.70

6. Floor Plans

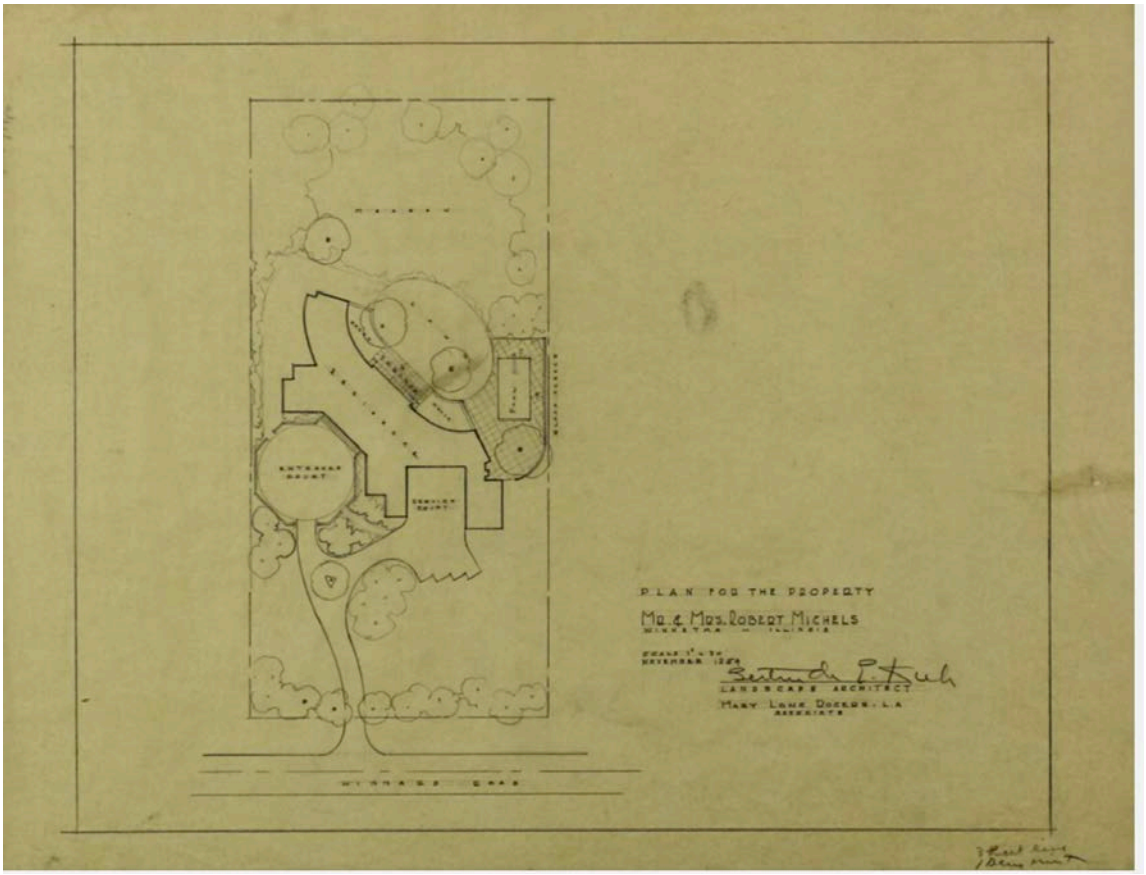


All dimensions are approximate. This plan is for marketing purposes only.



All dimensions are approximate. This plan is for marketing purposes only.

7. Landscape Plan



Robert Michels, House, Winnetka Illinois, Property Plan 1954
Gertrude Eisendrath Deimel Kuh, Landscape Architect
Art Institute of Chicago, Ref. No. 1992.2013.2

8. Real Estate Listings

Directions:

Address:	701 Hibbard Road		Lot Size				$ 275,000.00
City:	Winnetka	E-1989	1 and 3/4 acres approx.				240,000.00
Constr:	Natural Stucco	1969 taxes 7632.64	Rms. 11	Bed. 6	Baths 7	Heat FA-Gas Cost	
Style:	Contemporary one-floor	1968	Year — Taxes 1967 $6025.70	Porches		Garage 3 E.E. Att. Bsmt. & Htd.	
Roof:	Wood Shingle	97				Elect: 220V-110V	Contract:
Built:	1955-Lackner	Faces: West 6333					

Basmt: Partial. Store closets. Heavy construction; concrete & steel 1st. fl.

1st: Entry w/pigskin floor; pine pan. LR w/marble frpl.; very large elm panelled DR-FR; Kitchen; butler's pantry; utility room; bath w/stall shower & outside entry for pool use; Library or guest room w/compartmental bath (doubles as powder room). Master suite with bedroom, 2 baths & 2 dressing rooms; 2 family bedrooms w/conn. CT bath; Large bedroom w/dressing room w/marble-topped vanity & CT bath; 2 bedrooms & bath in service wing.

Check: 6/69 11/69 3/70 8/70

School: Grade: Hubbard Wds. JHS: Skokie & Carlton HS: New Trier East
Transp: RR. Bus: Washburn Other:
Mortgage: Existing Available:
City water, ~~Well~~ Sanitary Sewer, Storm Sewer, ~~Septic Tank~~
Special Assessments $ _____ for _____

Rep 6-26-70

Owners leaving for winter call Pat Wyle to show

SEE PAGE 2

Remarks and any special conditions: Magnificent one-of-a-kind home with a wonderfully spacious feeling and unusually large rooms. Grounds exquisitely landscaped by Gertrude Kuh; bluestone terrace, 20' x 40' Gunite SWIMMING POOL, orchard, underground sprinkling (except in far east section) out-door lighting; circular black-top drive & parking area.

Possession: ~~In time~~ summer 1970 sch. ~~'69 or later~~

Reason for Sale: Apt. & O.O.S.

Owner: Robert & Julia Michels Bus. Phone: Res. Phone:

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

Title

For office use only 051669

Realtor Office: L. RINGER REALTY COMPANY Phone: 432-6600
Sales Person: Patricia Wyle Home Phone: 432-2275

E-1989A

701 HIBBARD ROAD, WINNETKA PAGE 2

Rep 7-10-70

Small estate in wonderfully convenient location; walking distance to schools, playfield indoor tennis and Hubbard Woods village.
Beautiful architectural detail & finest construction thru-out. Curved interior and exterior walls; 12 ft ceilings; floor-to-ceiling windows and slide-walls overlooking wide sweep of lawn in LR, DR-FR & family bedrms. Beautiful moldings and hardware; imported chandeliers in gallery. Zoned heating & AIR CONDITIONING (20 tons). Heat cables in gutters & under front steps. Most windows Thermopane; permanent screens. Copper gutters and downspouts. Abundant storage. Cedar closet. Stairs to attic.

ROOM DETAILS

Dining room-Family room: Walkin wet bar with refrigerator; barbecue fireplace; cove ceiling with indirect lighting; cork floors.

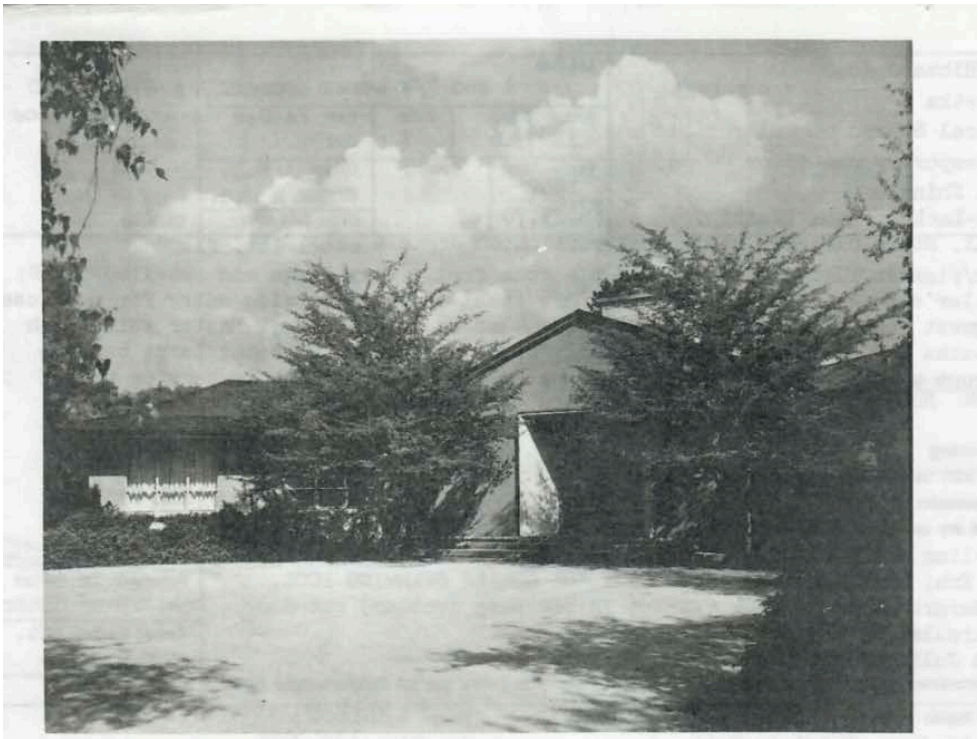
Kitchen: 6-burner island range, 2 built-in ovens, disposal, freezer, refrigerator w/ice-maker, eating area, natural wood cabinets.

Butler's Pantry: Glass-doored natural wood cabinets & drawers, dishwasher, disposal, refrigerator w/ice-maker.

Utility Room: Cabinets, built-in ironing board, washer & dryer.

L. RINGER REALTY COMPANY 432-6600
Patricia Wyle 432-2275

051669





Directions:

Address:	701 Hibbard Road		Lot Size 1 and 3/4 acres approx.		$ 240,000.00
City:	Winnetka, Illinois	F-1082R	Rms. 11	Bed. 6	Baths 7	Heat FA Gas Cost
Constr	Natural Stucco					
Style:	Contemporary one-floor		Year — Taxes (1969) $7632.64	Porches		Garage 3 E.E. Att. & Htd.
Roof:	Wood Shingle					Elect: 220V-110V
Built:	1955 - Lackner	Faces: West				Contract:

Basmt: Partial. Store closets. Heavy construction; concrete & steel lst. fl.
lst: Entry w/pigskin floor; pine pan. LR w/marble frpl.;very Lge. elm Pan. DR-FR; Kitchen; Butler's Pantry; Utility Rm.; Bath w/stall shower & outside entry for pool use; Library or guest Rm. w/compartmental bath (doubles as Pwdr. Rm). Master suite w/Bdrm., 2 baths & 2 dressing rooms; 2 Family Bdrms. w/conn. CT bath; Lge. Bedroom w/Dressing Room w/marble-topped vanity & CT bath; 2 Bedrooms & Bath in Service Wing.

Check: School: Grade: Hubbard Wds. JHS: Skokie & Carlton HS: New Trier East
Transp: RR. Bus: Washburn Other:
Mortgage: Existing Available: SEE PAGE 2
City water, Sanitary Sewer, Storm Sewer,
Special Assessments $ for
Remarks and any special conditions: Magnificent one-of-a-kind home w/a wonderfully spacious feeling & unusually large rooms. Grounds exquisitely landscaped by Gertrude Kuh; bluestone terrace, 20'x 40' Gunite SWIMMING POOL, orchard, underground sprinkling (except in far east section)out-door lighting; circular black-top drive & parking area.

Possession: 9/10/70 or 10/10/70
Reason for Sale: O.O.S.
Title

Titleholder: Robert & Julia Michels Phone:

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

For office use only 062470 | Realtor Office: L. RINGER REALTY COMPANY Phone: 432-6600 | Sales Person: PATRICIA WYLE Home Phone: 432-2275

Evanston-North Shore MULTIPLE LISTING CORPORATION

Attach to Code #E-1989 1082R

G-1387R 701 HIBBARD ROAD, WINNETKA Page 2

Small estate in wonderfully convenient location; walking distance to schools, playfield indoor tennis and Hubbard Woods village.
Beautiful architectural detail & finest construction thru-out. Curved interior and exterior walls; 12 ft ceilings; floor-to-ceiling windows and slide-walls overlooking wide sweep of lawn in LR, DR-FR & Family bedrooms. Beautiful moldings and hardware; imported chandeliers in gallery. Zoned heating & AIR CONDITIONING (20 tons). Heat cables in gutters & under front steps. Most windows Thermopane; permanent screens. Copper gutters and downspouts. Abundant storage. Cedar closet. Stairs to attic.

ROOM DETAILS

Dining Room-Family Room: Walkin wet bar with refrigerator; barbecue fireplace; cove ceiling with indirect lighting; cork floors.

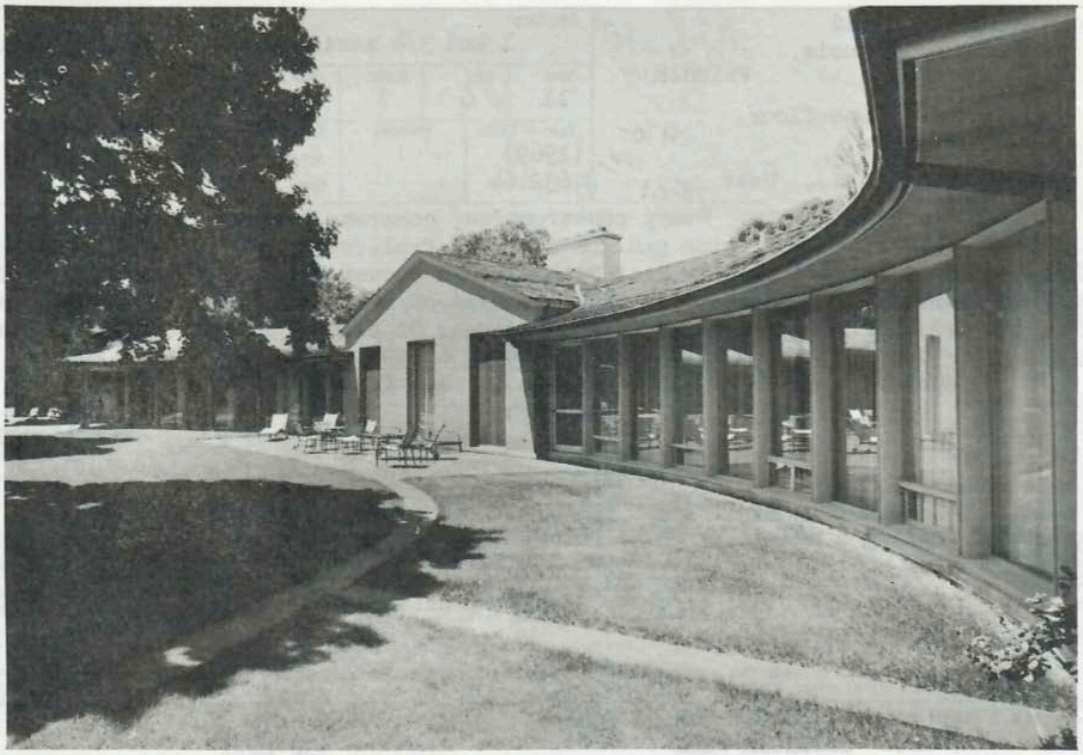
Kitchen: 6-burner island range, 2 built-in ovens, disposal, freezer, refrigerator w/ice-maker, eating area, natural wood cabinets.

Butler's Pantry: Glass-doored natural wood cabinets & drawers, dishwasher, disposal, refrigerator w/ice-maker.

Utility Room: Cabinets, built-in ironing board, washer & dryer.

L. RINGER REALTY COMPANY ID 2-6600
PATRICIA WYLE ID 2-2275

070670







Five Homes Will Be Viewed on Garden Walk in Winnetka Tomorrow

BY KATHRYN LORING

Indian summer on the north shore. Handsome houses framed against foliage tipped with russet, flame, and gold. Fall flowers abloom.

This is the picture conjured with news that the directors of Herrick House will sponsor a Winnetka home and garden walk from 11 a. m. until 4 p. m. tomorrow.

Architecture thru the years will be depicted by the five stunning homes to be opened to the public. In the spirit of yesteryear is the residence of Dr. and Mrs. Paul Greeley, 545 Oak st., Winnetka, a gem of a house that is an exact replica of Dr. Greeley's great-grandmother's home of 1830 vintage in Albion, N. Y. Lovely antique furnishings are in keeping with the home's old fashioned elegance.

There is a sophisticated warmth about Mr. and Mrs. Robert D. Michels' contemporary home, 701 Hibbard rd., designed last year by Architect Herbert Lackner. It's built in a half moon around the garden, and among its outstanding features is a lanai room with a built-in barbecue where the Michelses' four children can entertain freely.

Hanging Stairway

Also on the modern side is the home of Mr. and Mrs. Sidney Stein Jr., 1192 Westmoor rd., where one of the most striking features is a hanging stairway.

Japanese influence and economy of space keynote the home of Mr. and Mrs. Daniel Catton Rich, 1620 Tower rd., also on the tour circuit. The interesting collection there of painting and sculpture comes as no surprise since Mr. Rich is director of the Art Institute. The home overlooks a scenic lagoon and weeping willows, and Mr. Rich's small greenhouse can be enjoyed from the living room and master bedroom.

The fifth in the series of homes and gardens belongs to Mr. and Mrs. Nicholas J. Lavorito at 30 Locust rd. Copied from a villa on the Italian Riviera, the house is on stately grounds enhanced by a grotto with the statue of the Blessed Virgin.

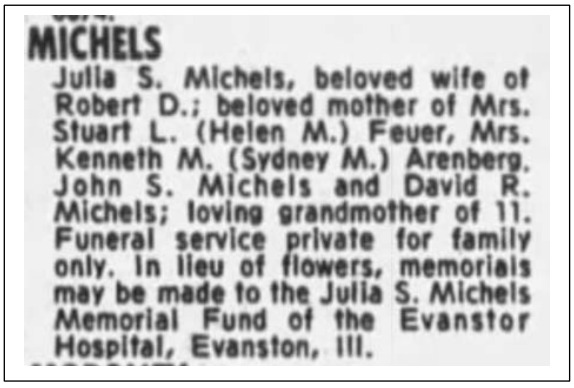
Proceeds from tickets [$2.75 per person if bought in advance, $3 at the gate] will aid with Herrick House's welfare program.

Rummage Sale

Blue jeans and rolled-up sleeves are the favorite costumes of 35 board members of the Kenwood Center Infant Welfare society and 150 volunteer workers who are combining efforts to transform a vacant automobile showroom at 2661 Milwaukee av. into a "department store" for a rummage sale Monday.

New! And Only Your Chicagoland PHILCO Deale

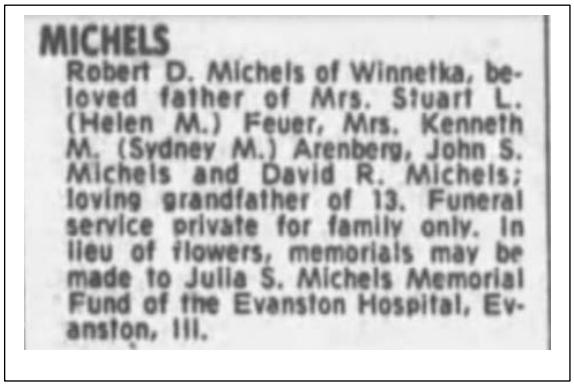
Chicago Daily Tribune, October 11, 1957



MICHELS

Julia S. Michels, beloved wife of Robert D.; beloved mother of Mrs. Stuart L. (Helen M.) Feuer, Mrs. Kenneth M. (Sydney M.) Arenberg, John S. Michels and David R. Michels; loving grandmother of 11. Funeral service private for family only. In lieu of flowers, memorials may be made to the Julia S. Michels Memorial Fund of the Evanston Hospital, Evanston, Ill.

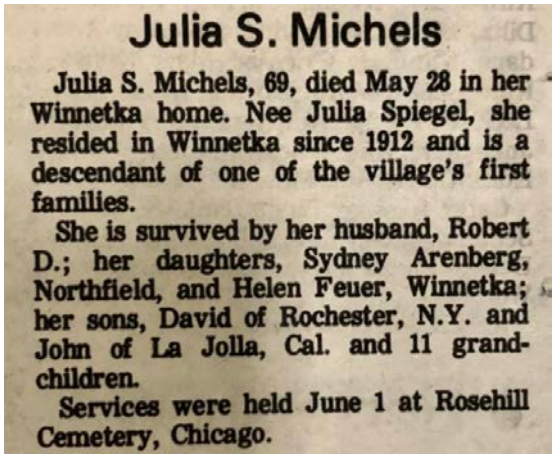
Chicago Tribune, May 29, 1976



MICHELS

Robert D. Michels of Winnetka, beloved father of Mrs. Stuart L. (Helen M.) Feuer, Mrs. Kenneth M. (Sydney M.) Arenberg, John S. Michels and David R. Michels; loving grandfather of 13. Funeral service private for family only. In lieu of flowers, memorials may be made to Julia S. Michels Memorial Fund of the Evanston Hospital, Evanston, Ill.

Chicago Tribune, March 22, 1982



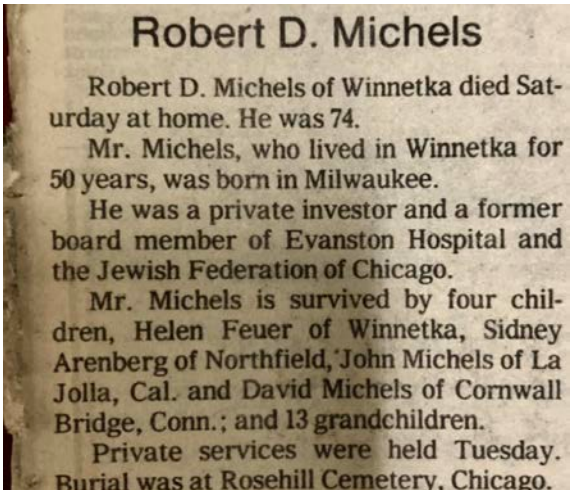
Julia S. Michels

Julia S. Michels, 69, died May 28 in her Winnetka home. Nee Julia Spiegel, she resided in Winnetka since 1912 and is a descendant of one of the village's first families.

She is survived by her husband, Robert D.; her daughters, Sydney Arenberg, Northfield, and Helen Feuer, Winnetka; her sons, David of Rochester, N.Y. and John of La Jolla, Cal. and 11 grandchildren.

Services were held June 1 at Rosehill Cemetery, Chicago.

Winnetka Talk, June 10, 1976



Robert D. Michels

Robert D. Michels of Winnetka died Saturday at home. He was 74.

Mr. Michels, who lived in Winnetka for 50 years, was born in Milwaukee.

He was a private investor and a former board member of Evanston Hospital and the Jewish Federation of Chicago.

Mr. Michels is survived by four children, Helen Feuer of Winnetka, Sidney Arenberg of Northfield, John Michels of La Jolla, Cal. and David Michels of Cornwall Bridge, Conn.; and 13 grandchildren.

Private services were held Tuesday. Burial was at Rosehill Cemetery, Chicago.

Winnetka Talk, March 25, 1982



CHGO. TRIB. 6-28-98 1998.55

Herman Lackner, Winnetka architect

By Steven J. Stark
TRIBUNE STAFF WRITER

Herman H. Lackner, 86, an architect and longtime Winnetka resident, died Wednesday in the King Home in Evanston.

An Evanston native, Mr. Lackner attended Harvard University and the Armour Institute of Technology, now the Illinois Institute of Technology.

He served in the U.S. Navy construction battalion and helped build bases in Guadalcanal and the Philippines during World War II.

While a student, Mr. Lackner worked as an office boy for architect Chester H. Wolcott. From 1933 to 1940, he was a draftsman for General Homes, one of the first architectural firms to design prefabricated housing. Mr. Lackner worked for the Chicago architectural firm of Holabird & Root for two years before opening his own office in Winnetka in 1945. He became known for work on residences on the North Shore.

In a 1983 interview with the Art Institute of Chicago's Architects Oral History Project, Mr. Lackner talked about a job designing a building for Chapin Hall, a children's home in Chicago. He recalled how a Chapin Hall official described the structure's requirements, which included playrooms, study rooms and accommodations for 30 children and six house parents.

"It was a short list on half a piece of paper, and so then I called the head or the director or whatever they call him, whom I knew well, and I said, 'George, what more do you want than this?' 'That's it.' "

He added, "Everyone does it their own way, but I think sometimes in the present day and age, people rely too much on elaborate studies and statistics and getting it all in the abstract."

Survivors include a sister, Antoinette Webster.

Funeral services will be at 3 p.m. Wednesday in Winnetka Congregational Church, 725 Pine St., Winnetka.

Chicago Tribune, June 28, 1998

PIONEER PRESS

NEWS

H. Lackner, Winnetka architect



Marina Samovsky/Pioneer Press

a photograph published in the **Winnetka Talk** in February, erman Lackner sits in the sunlight streaming through the ılar windows of the home he designed. Mr. Lackner died June 1.

Innovative architect Herman H. Lackner, who spent almost his entire life in Winnetka, died June 24. He was 86.

Mr. Lackner, who was born in Winnetka, lived there until he moved to the King Home in Evanston four months ago. In Winnetka, he most recently lived in an A-frame, solar home that he designed in 1985.

In an interview for a Feb. 26 article in the **Winnetka Talk**, Mr. Lackner maintained that he had attended many schools, but graduated from none. "I flunked Montessori kindergarten because I drank the paint water," he told reporter Ed Callahan. "I didn't graduate from North Shore Country Day School because I ditched football. I had two years at Harvard, then the Depression took care of that. I then studied at the Armour Institute of Technology (now Illinois Institute of Technology), but I didn't graduate from there either. I had as difference of opinion with the dean on educational theory."

Yet Mr. Lackner earned his architect's license with the aid of a friend, John Randal, who was an engineer. After working for General Houses, a Chi-

(Continued on page 24)

Lackner

Continued from page 23

cago firm, he joined Holabird & Root in 1940.

During World War II he served in the U.S. Navy as a Seabee, helping to build bases in the South Pacific.

After the war, he opened an office in Winnetka, and kept his architectural firm going for 53 years. He never retired, but health and age forced him to cut back on his activities.

During his career he designed new homes and renovated North Shore homes by such renowned architects as Howard Van Doren Shaw and David Adler. He also worked with landscape architect Gertrude Kuh, to provide an aesthetic unity to home and garden.

"He has a wonderful eye for detail and style," Annemarie van Roessel of the Chicago Society of Architectural Historians told Callahan in February. "What he does to homes isn't so jarring compared to what other architects might do. Certainly he doesn't overwhelm a home."

Unfortunately, the solar home he designed and lived in on Cherry Street, Winnetka, was torn down by a developer.

Survivors include a sister, Antonette Webster of Boston, Mass.

A funeral service was held July 1 at Winnetka Congregational Church. Interment was private.

Memorial contributions may be made to Herman H. Lackner Endowment Fund c/o The Orchestral Association, 220 South Michigan Ave., Chicago 60604.

Winnetka Talk, July 2, 1998



Winn. Talk 2/19/98

1998 12a1

Solar house reflects important tradition

Chicago/ The Chicago Society of Architectural Historians takes exception to the criteria cited in "First Demolition Request Filed" (**Winnetka Talk,** Jan. 22). The structure at 1027 Cherry St., a modern solar house, in the important tradition of such noted Chicago architects as George and Fred Keck.

The home was designed by its architect owner, Herman Lackner, a resident of Winnetka since 1912. Herman attended Harvard University and studied architecture at the Armour Institute of Technology (now IIT). Mr. Lackner worked at the highly respected Chicago architectural firm of Holabird & Root before opening his own architectural firm in Winnetka in 1945.

The Architecture Department of the Art Institute of Chicago has in its collection a valuable oral history detailing Herman's career. In that history, it is noted that Herman "has become known for his sensitive work on find old residences, many of which are on the North Shore," including many houses done by significant North Shore architects such as David Adler and Howard Van Doren Shaw.

During his long career as an architect, Mr. Lackner also maintained an active association with noted landscape architect Gertrude Kuh. In the Chicago area alone, there are many examples of buildings with historic or architectural significance that are less than 50 years old. Mr. Lackner's unique home is certainly one of these.

It is emblematic of a period of design in which social and environmental concerns were paramount in the design process. It stands as a reminder of that era of our recent past and should be cherished as the work of a well-respected architect.

Anna Weaver and Annemarie van Roessel
Officers of the Chicago Society of Architectural Historians

Glencoe/ The recent article, "It's no disadvantage to attend New Trier" (Feb. 12 issues) addressed a very real concern: the perception that New Trier's competition slights applicants to top colleges.

LETTERS

Letters policy

The **Wilmette Life** welcomes letters to the editor. Letters must be signed and provide the writer's daytime telephone number. The editor reserves the right to edit letters for clarity and brevity, or to reject letters deemed libelous, redundant or inappropriate.

The deadline for letters is noon Monday.

Send letters to:
Managing Editor
Wilmette Life
3701 West Lake Ave.
Glenview IL 60025

Winnetka Talk, February 19, 1998

Duplicate 1027 Cherry St

Renowned architect leaves home town

By Ed Callahan
STAFF WRITER

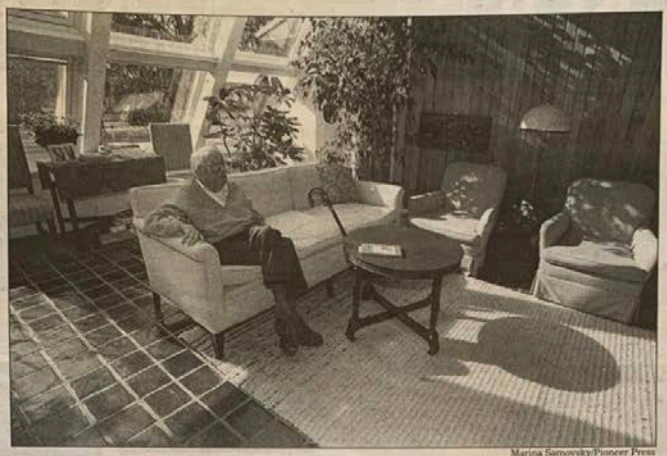
A little bit of Winnetka's architectural history has decamped for Evanston.

Herman Lackner, who was born in Winnetka in 1912 and is a widely admired architect, moved to a home for senior citizens earlier this month because of health-related problems. He leaves behind a solar home he designed for himself back in 1985. It is now slated for demolition by a developer, to the dismay of several Chicago-area architectural historians.

During a long career dating that started before World War II, Lackner built an impressive reputation on the North Shore. His reputation isn't based on just on professional ability, as considerable as those skills are. It's his personality as well that has won him many friends and admirers.

"He's just one of those living treasures," said Annemarie van Roessel of the Chicago Society of Architectural Historians. "Once you get to know him, you wonder why there aren't more like him in this world. And he has a wicked sense of humor."

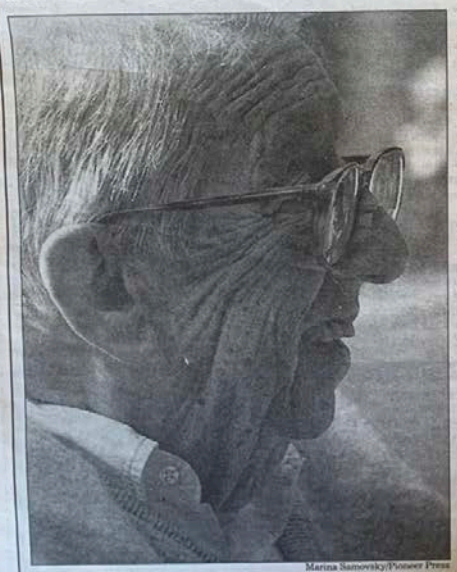
One of his few critics, apparently, was Frank Lloyd Wright, whom Lackner met once. "He told me I would never amount to anything," Lackner recalls. "He was a friendly type. He always liked to make positive statements."



Marina Samovsky/Pioneer Press

Herman Lackner relaxes in the solar home he designed and built in Winnetka. Lackner is a well-known North Shore architect, with a reputation for the quality of his home renovations.

Lackner's wry wit and lack of pretension are obvious from the time he starts telling his life story. He notes, for example, that while he is well-educated, he's never managed to graduate from any school.



Marina Samovsky/Pioneer Press

After eight decades as a Winnetka resident, Herman Lackner has moved to a home for senior citizens in Evanston.

"I flunked Montessori kindergarten because I drank the paint water," he recalls. "I didn't graduate from North Shore Country Day School because I ditched football. I had two years at Harvard, then the Depression took care of that. I then studied at the Armour Institute of Technology (now the Illinois Institute of Technology) but I didn't graduate from there either. I had a difference of opinion with the dean on educational theory."

Despite never making it quite all the way through the various schools he attended, Lackner was able to earn his architect's license with the aid of an engineer he knew, John Randal. Randal tutored him after work for $1 an evening while providing plenty of moral support. After receiving his license, Lackner went to work for General Houses, a Chicago building firm. He did well and in 1940 he joined Holabird & Root.

Drafted

Lackner was at Holabird & Root for less than two years when he was drafted. According to Lackner, his boss at the firm was horrified when Lackner told him about getting his notice.

"He said 'You can't do that. We need you to work in Ohio.' " Next thing Lackner knew, his boss had wrangled him a temporary reprieve from the local draft board and Lackner was on his way to Ohio to help build a new defense plant.

Some months later, Lackner was on a train when he read a magazine article about the construction battalions (Seabees) being organized by the U.S. Navy to build bases on Pacific islands. "I got off the train at the next stop and went to the nearest Seabee office," he recalled.

Lackner worked on U.S. bases on Guadalcanal and "a lot of other islands you've never heard of" until he came down with a severe fungal infection in his hands and feet. He was sent back to the U.S. to recuperate, then returned to active duty and worked on building bases in the Philippines. He finished up the war on the island of Samar.

When Lackner returned to the U.S. in late 1945, he decided to go out on his own and opened his own office in Winnetka. He kept the business going for 53 years, never really retiring. Instead health and age forced him to gradually cut back his activities.

During this time, Lackner never married. "I'm an acquired taste," he explained. He has never lacked for family, however. His three older siblings produced eight nieces and nephews, who in turn produced many grandnieces and grand-nephews. "Happily, they come and see me all the time," he said.

During his career, Lackner concentrated on designing new homes and renovating existing homes. In fact, much of his considerable reputation is based on his success in updating classic North Shore homes, designed by architects such as Howard Van Dorn Shaw and David Adler.

"I was really lucky. I got to remodel homes designed by some of the best," Lackner said. "It's surprising what one learns remodeling a home by one of the great architects," he said.

"He has a wonderful eye for detail and style," noted van Roessel. She said Lackner was very sensitive to the original design of a home and was able to work within that framework. "What he does to homes isn't so jarring compared to what other architects might do. Certainly, he doesn't overwhelm a home," she said.

Lackner also has the knack of being able to work with the landscape architects that also would be involved in some of the projects. As a result, a home and the landscaping in the yard around it would be unified aesthetically.

Van Roessel noted that during Lackner's peak period of activity, in the 1960s and 1970s, he worked extensively with Gertrude Kuh. She was one of the most noted landscape artists in Chicago during that period. "A lot of his best work was done with Kuh," van Roessel said.

Lackner kept up with his work through the 1980s and into the 1990s. Even as late as last month, he was getting calls from clients for advice on contractors or for help on a project.

Age catching up

Still, his age was catching up with him physically, especially after several falls. "At the age of 85, you can't really be an advantage to anyone, you become more of a responsibility," he said. He didn't really like the idea of leaving his two-bedroom A-frame at 1027 Cherry Street, but his health didn't allow him to keep up with the house.

Van Roessel and other area architects are upset that Lackner's solar home will be torn down shortly. Even though it's less than 20 years ago, they argue that an innovative design like that is worth something.

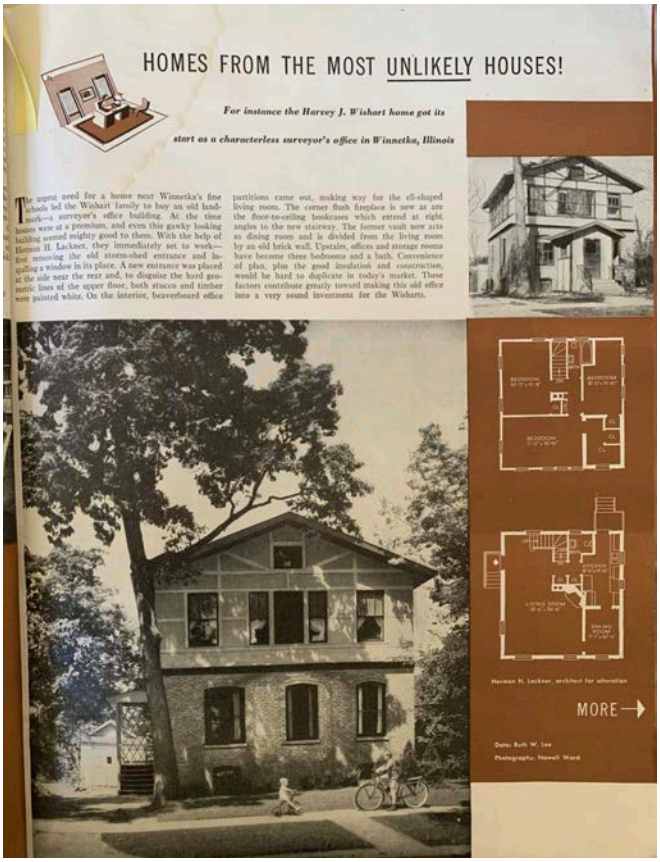
Lackner, though, is resigned, noting that after all he's sold the house and it's no longer his. "I would have raised hell if someone told me what to do with my own house," he said "I'm just sorry that was the developer's choice.

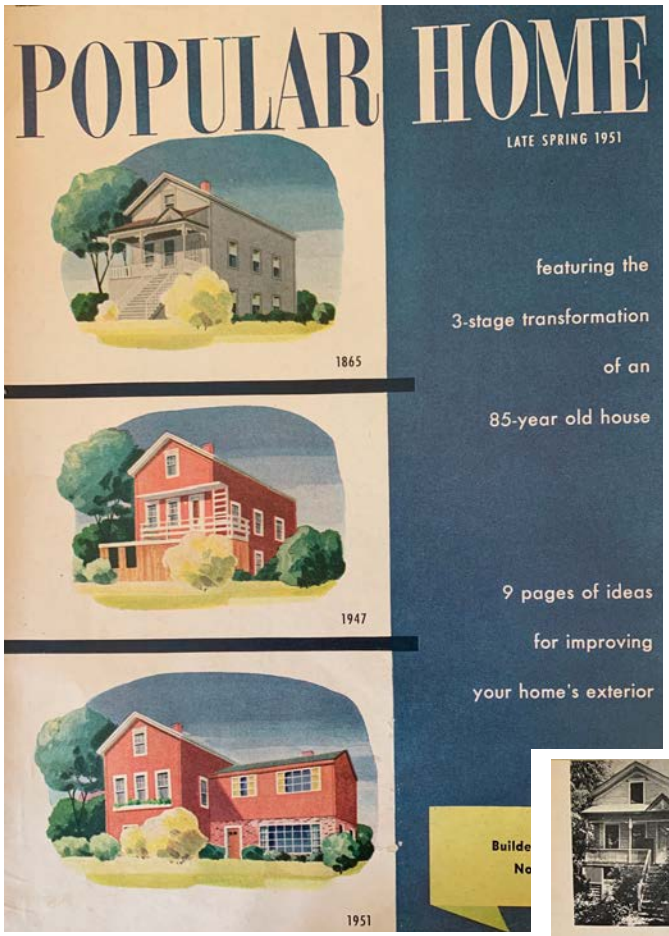
Lackner now is a resident of the King Home near downtown Evanston. He said he picked the place because it allows its residents more independence and "it's right in the heart of things."

Winnetka Talk, February 26, 1998



The American Home, September, 1948





Popular Home, Late Spring, 1951



With above-ground basement typical of its period, original frame cottage (left) looked like this when first new owners saw remodeling possibilities, retained architect Herbert H. Lackner for changes.

First casualties were old porch roof and steps, with horizontal features introduced (left) to lessen too-tall effect. When Kirtlands bought house, they followed Lackner's plan and others of the Clausen Construction Co. to add new wing (below), completing third stage of house's evolution. Living room now is on ground level, beneath master bedroom, with entrance behind trees.

Easy does it in

3-STEP REMODELING

Long-range modernizing plan multiplies value of old house

SHOULD people who remodel get a medal? Must their homes be torn up for months, with mother's housework in chaos? Is it necessary to bury father's pipes under the old draperies, or to crowd sister's dresses in with brother's bicycle?

Not if the work is planned and executed as the Robert H. Kirtlands of Winnetka, Ill., did it. Their 85-year old clapboard house now is a place of beauty and comfort. They've proved that even a big remodeling job can be economical, with little inconvenience, if done in easy stages. Most important, it was two years ago when the Kirtlands mapped out and started a long-range modernizing and expansion program for the place—and today, with everything still not completed as they intend it to be, the house has multiplied in value sufficiently to carry one of the healthiest price tags in the neighborhood.

That's better than any medal!

continued on page 4

PHOTOGRAPHY: HOWELL WARD & ASSOCIATES
DATA: RUTH W. LEE

Master bedroom in new wing has walls of SHEETROCK gypsum wallboard, painted forest green for striking contrast with white ceiling. Curtains of white sheeting edged with green form effective background for rose-patterned chintz, period furniture, and random width flooring. Adjoining bedroom is a dressing room lined with wardrobe closets ventilated by means of louvered doors. It is in space formerly occupied by a nursery.

3

Room Divider Built for Two

Here's a unique way to make one room do the work of two—without turning the room into boxlike cells

"A ridiculous idea that works," is the way Mr. and Mrs. Peter Edge describe the partition that divides their sons' bedroom into distinct areas. We're more inclined to call it a unique idea, one that could solve a host of partitioning problems for any family.

The Edges, who live in a 50-year-old house in Winnetka, Illinois, wanted a room that would really suit their two sons. This meant a room in which each would have privacy and be able to express his own personality without conflicting with the other's wishes.

Architect Herman Lackner designed a free-standing, three-way partition made of nine flush doors to divide the 15x23′ bedroom occupied by ten-year-old David and six-year-old Steve. Result: a separate and private sleeping area for each boy adjacent to his own desk, a shared play area, and a dressing area.



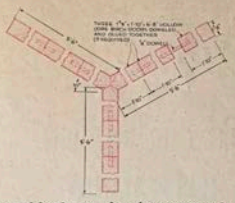
***Three-way partition** is particularly useful at night. Here, hooded dropped lighting allows David to read while his younger brother sleeps.*

ARCHITECT: HERMAN LACKNER • INFORMATION: JESSIE WALKER • PHOTOGRAPHER: KRANZTEN STUDIOS

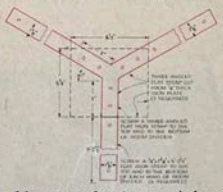


***Dressing area,** with metal drawer units for each boy, is located behind the beds. Steve is seated on unit which helps support the doors; storage space is underneath.*

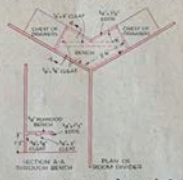
The nine-door partition is flush with the floor, each wing set at a 120° angle from the opposing two wings. The hollow-core doors were doweled and glued together, then fastened to the floor with a central lag screw. Iron strips (the same thickness as the doors) were welded together and screwed onto the top and bottom surfaces to brace the partition. The dressing-room bench and lockers carry the weight of the doors.



***To assemble doors,** dowels are spaced about one foot on center for each joint.*



***Top and bottom of unit** are reinforced with iron plates. These can be made at a metal shop.*

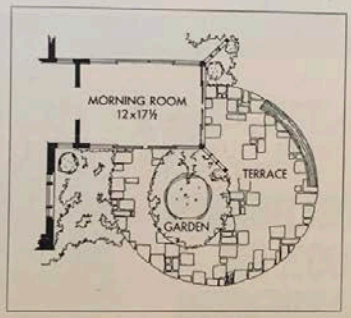


***Dimensions of bench** can be varied to suit needs.*

The American Home, August 1960



TRANSFORMED PORCH



This one-time screened porch now gives year-round service as a morning room—surrounded by, and almost a part of, the landscaped backyard. Its slate floor extends beyond the glass to form a circular terrace that encloses an oval planting garden. Radiant electric heat from floor and ceiling keeps the room toasty on the coldest days. In summer, sliding glass doors on three sides can be opened to re-create a screened porch. Louvered shade at the roof line repels midday sun.

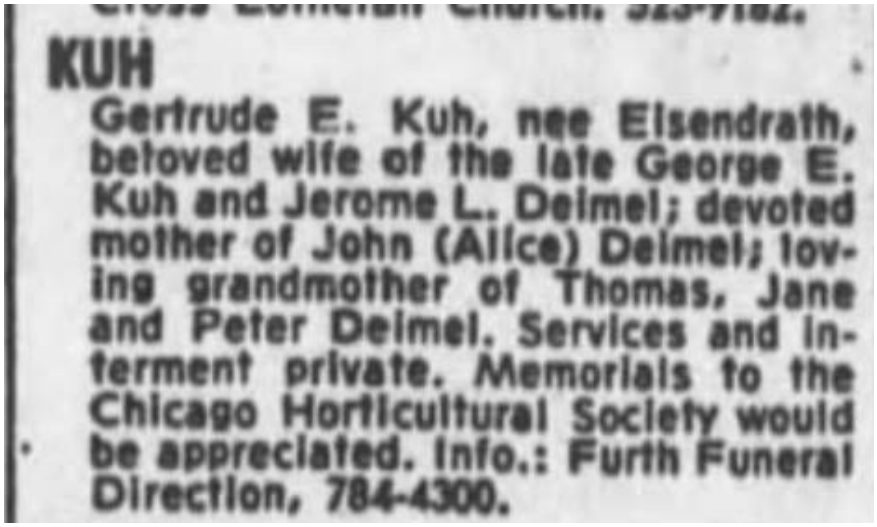
Slat bench follows the curve of the slightly raised terrace. The large globe fixtures at the corners of the remodeled porch provide dramatic, yet adequate, lighting for nighttime entertaining.

Photographs: Hedrich-Blessing. Architect: Herman Lackner



GARDEN IDEAS AND OUTDOOR LIVING FOR 1971

Garden Ideas and Outdoor Living for 1971



KUH

Gertrude E. Kuh, nee Eisendrath, beloved wife of the late George E. Kuh and Jerome L. Deimel; devoted mother of John (Alice) Deimel; loving grandmother of Thomas, Jane and Peter Deimel. Services and interment private. Memorials to the Chicago Horticultural Society would be appreciated. Info.: Furth Funeral Direction, 784-4300.

Chicago Tribune, September 7, 1977

10. Herman Lackner, Robert D. and Julia Michels Home, Winnetka Historical Society, File No. 1999.70









HERMAN H. LACKNER, ARCHITECT - 522 GREEN BAY ROAD, WINNETKA, ILLINOIS

Owners:	Mr. and Mrs. Robert D. Michels
Location:	701 Hibbard Road, Winnetka, Illinois .
Architect:	Herman H. Lackner, A.I.A.(Chicago Chapter)
Landscape Architect:	Gertrude E. Kuh
Interior Decorator :	Agnes Hunter
Mechanical Engineer:	Norman E. Bueter

Contractors:

Carpentry:	Rizzolo Brothers
Millwork:	Hohmeier Mill & Lumber Co.
Concrete:	August Oman Concrete Co.
Masonry:	Linari's Stone Mason Contractors
Sheet metal:	William L. Wente Co.
Heating & Air-Conditioning:	McCarty Bros. Equipment Corp.
Glazing:	Cadillac Glass Company
Plumbing:	Walter Bratschi
Electrical:	Kordick Electric Co.
Lathing and plastering:	James Phillips
Decorating:	Ottens Decorating Service

MECHANICAL EQUIPMENT

HEATING:

Boiler: Ames 20 HP model gas-fired steam boiler located in basement .

Systems:
1) Heating coils in two packaged air-conditioners.
2) Two-pipe steam system for bathroom convectors and garage Modine space heaters .
3) Electric reheater coils for ducts to lanai, Living Room, and Library afford supplementary control .

Five Zones: 1) Family bedrooms 2) Service wing 3) Lanai 4) Library 5) Living Room

Controls: Minneapolis-Honeywell

AIR-CONDITIONING:

Packaged units: Two Carrier 10T units and cooling tower located in basement .

Two zones:
1) Lanai and Living Room
2) Remainder of house

VENTILATING: Each bathroom, kitchen, pantry, and laundry services by ducts from separate exhaust ventilating system .

ELECTRIC WIRING:

Services: 230 volt A.C. and 115 volt A.C.

Snow-melting: Lead-covered heating cables buried in concrete slab under front entrance steps.

Television antennae system: Provision in attic for antennae for five television sets .

Sound system: Central high fidelity phonograph and radio controllable from seven remote positions.

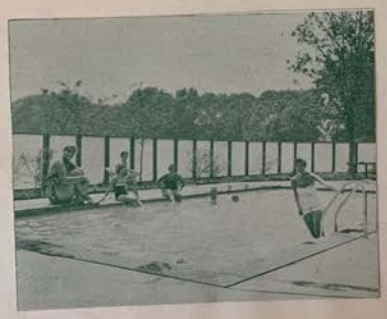
PLUMBING FIXTURES:

Crane vitreous china and Elkay stainless steel sinks .

KITCHEN EQUIPMENT: Elliptical custom-built stainless steel range top with six Roper burners. Two built-in Roper ovens, two Waste-King garbage disposers, Kitchen-Aid dishwasher.

The entrance facade, shown in the first photograph, has cement plaster and lannon stone wings with cedar shingle roofs flanking the central unit with its broad limestone steps leading to a recessed entrance of cordova shell stone with a pair of flush doors of matched walnut veneer and narrow plate glass sidelights.

The rear elevation, shown below, consists of ninety feet of glass walls facing the elliptical lawn, accented in the center by the solid mass of the Living Room unit. This area can not be seen from neighboring houses or streets and here the garden will ultimately be developed.



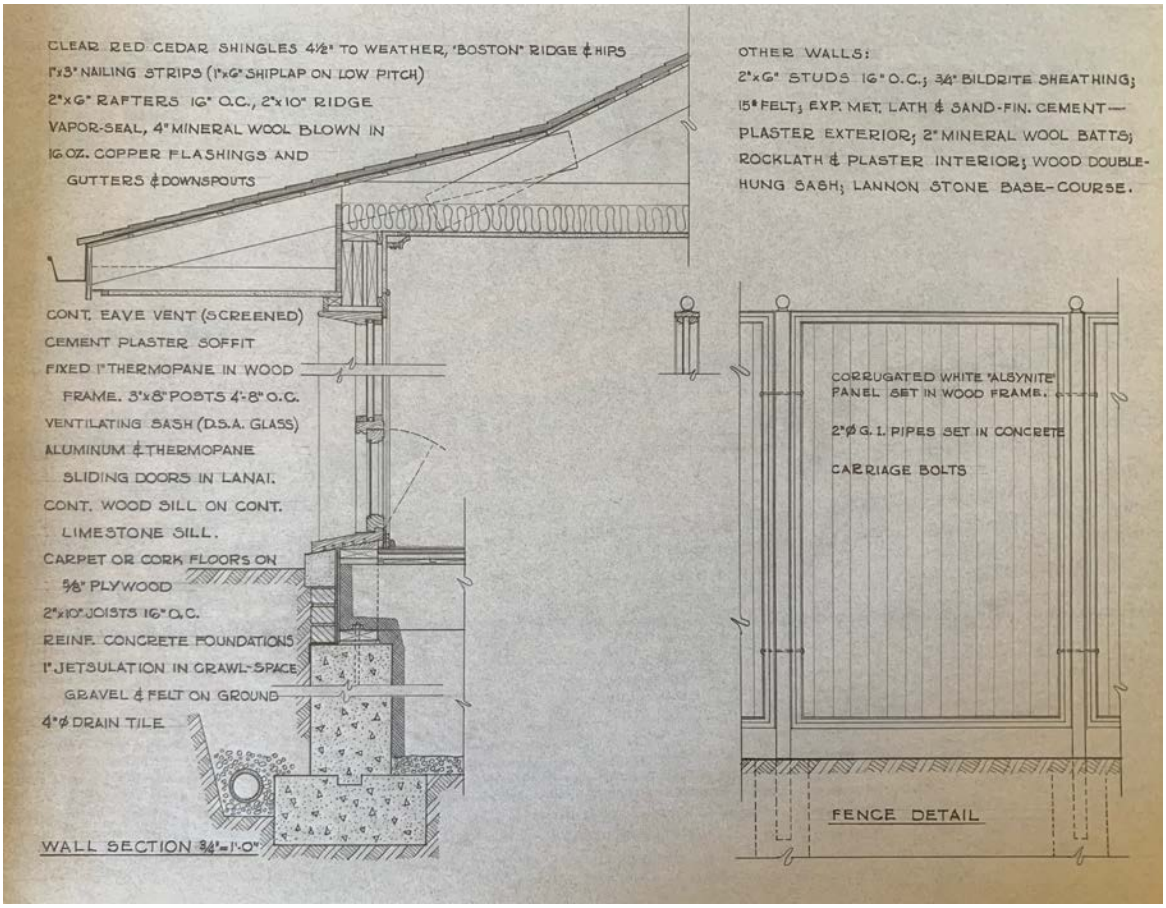
LOCATION	Residential suburb north of Chicago.
SITE	1-3/4 acres on east side of through street; Level lot 185'-0" x 380'-0" with no significant trees or shrubs. Utility easement on north 20'-0".
REQUIREMENTS	Adequate off-street parking and turn-around space; Private and sunny lawn sheltered from north; Swimming pool convenient to entertainment area of house, remote from sleeping area, and impossible for unauthorized access; Morning sun in all bed rooms, afternoon sun in servants' rooms.

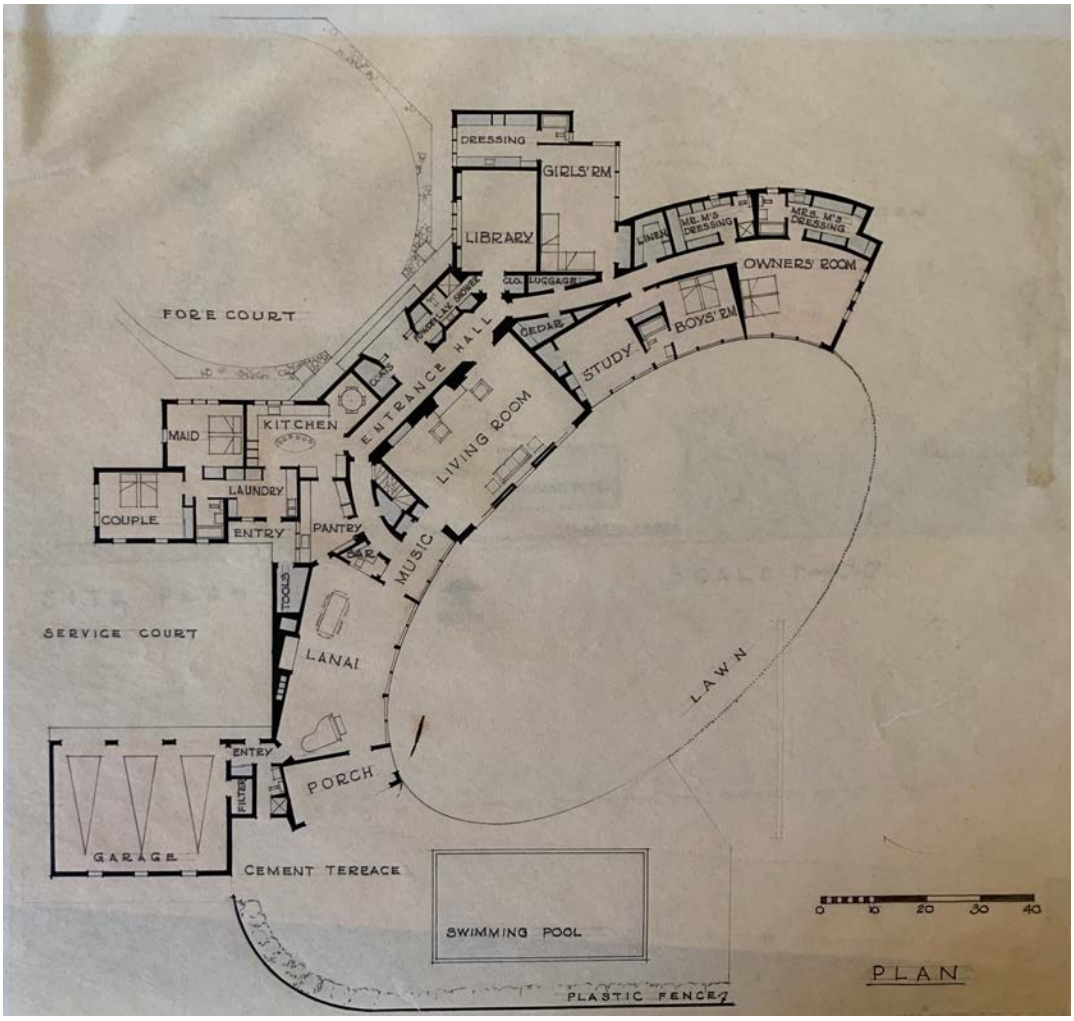
FAMILY	Active and sociable parents who enjoy both informal and large entertaining; Two teen-age daughters and two younger sons.
REQUIREMENTS	One story house built around a lawn or terrace recreation area; Living Room, with fireplace in long wall, which can be closed off without detriment to rest of house; Lanai for dining, television, games, dancing, etc., including indoor barbecue; Library to be secluded and double as a guest room by using the powder room (hence shower); Owners' Room with maximum privacy, two dressing rooms and baths; Girls' Room with ample dressing room and bath; Boys' Room with Study for homework and hobbies, to be readily convertible into two bed rooms and bath; Kitchen with breakfast space, Pantry , and Laundry to be flexible for daily living as well as large or small scale entertaining; Rooms for a maid and a couple (or a couple with sitting room); Three-car garage; Separate entry for children and friends with adjoining bath-dressing room for pool.
CIRCULATION	Entrance Hall to lead directly but separately to Living Room, Library, Bed Room corridor, Kitchen, and Lanai Lanai to adjoin Living Room with Bar available to both and to pantry but possible to close off from either; Lanai also to adjoin kitchen and swimming pool (via porch); Children's entry to provide the most direct route from bicycle storage to pool, bath room, television, and cookie jar.

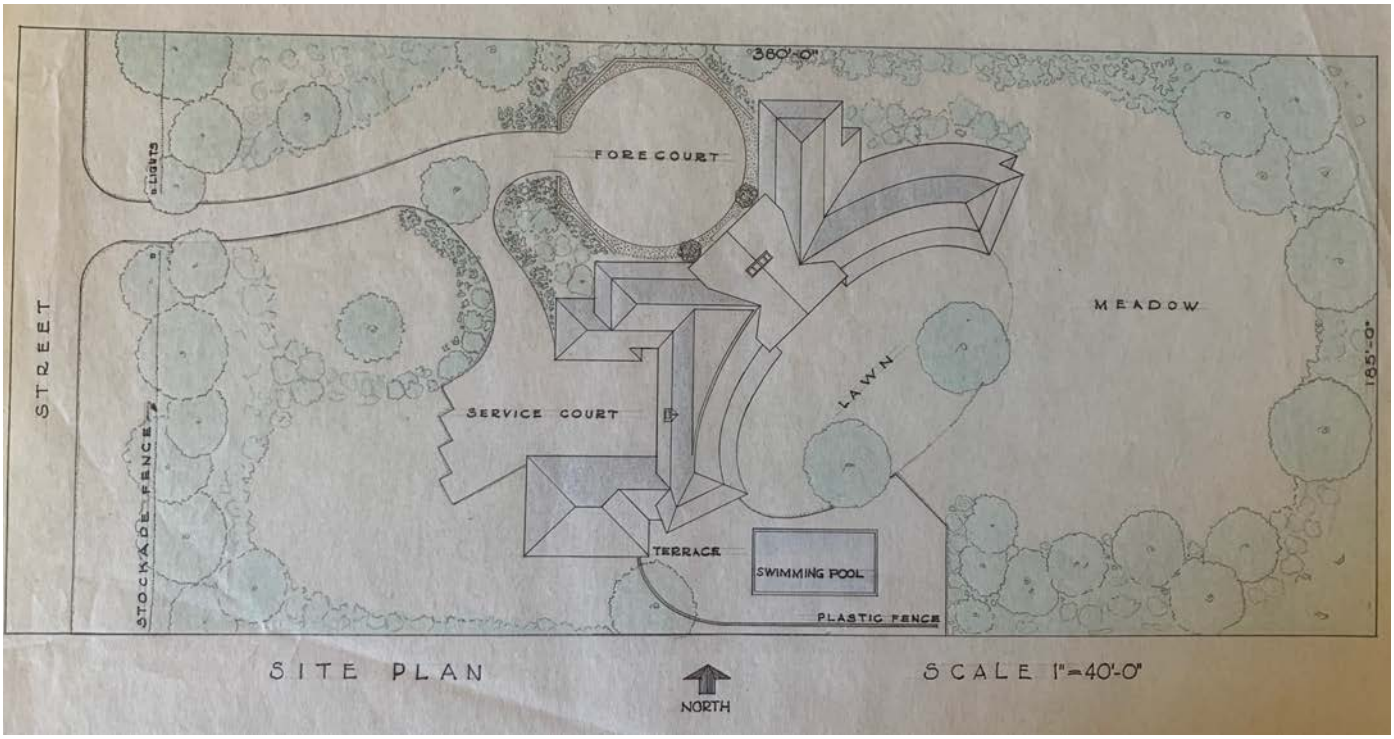
OWNERS' ROOM, shown below, has a glass wall to the south and three windows to the east with only small ventilating sash because of year 'round air-conditioning. The partition between this and Boys' Room is sound-insulated. Dressing rooms contain special facilities for storage of all clothes, accessories, and camera equipment, etc. Other bed rooms are similar but with differently planned storage units.

LANAI, shown below, with twenty-seven feet of floor-to-ceiling sliding glass doors facing the elliptical lawn, has a cork floor, elm flexwood walls, and an acoustical plaster vaulted ceiling with continuous light trough. The barbecue on the right has sliding glass doors and cupboards and drawers below for charcoal and equipment. French doors behind the curtains at the far end lead to the porch and thence to the terrace and pool.

LIVING ROOM, shown below, has pine flexwood walls, marble fireplace with raised hearth, carpeted floor on concrete slab, and 11'-0" ceiling suspended from trusses. Three aluminum and thermopane doors slide into pockets and in the transoms over the three pairs of interior doors are grilles for air-conditioning and remotely controlled loud-speakers. Seen through the doorway is one of several crystal fixtures created by Fontanna of Milan, beyond is the Lanai (seen in detail in the next picture). The Entrance Hall, not shown, has a pig skin floor on a concrete slab, white-painted burlap walls with fluted pilasters to form a background for a collection of Picasso drawings and is lit by two melon-shaped crystal chandeliers by Fontanna.


CLEAR RED CEDAR SHINGLES 4½" TO WEATHER, "BOSTON" RIDGE & HIPS
1"x3" NAILING STRIPS (1"x6" SHIPLAP ON LOW PITCH)
2"x6" RAFTERS 16" O.C., 2"x10" RIDGE
VAPOR-SEAL, 4" MINERAL WOOL BLOWN IN
16 OZ. COPPER FLASHINGS AND
GUTTERS & DOWNSPOUTS
CONT. EAVE VENT (SCREENED)
CEMENT PLASTER SOFFIT
FIXED 1" THERMOPANE IN WOOD
FRAME. 3"x8" POSTS 4'-8" O.C.
VENTILATING SASH (D.S.A. GLASS)
ALUMINUM & THERMOPANE
SLIDING DOORS IN LANAI.
CONT. WOOD SILL ON CONT.
LIMESTONE SILL.
CARPET OR CORK FLOORS ON
5/8" PLYWOOD
2"x10" JOISTS 16" O.C.
REINF. CONCRETE FOUNDATIONS
1" JETSULATION IN CRAWL-SPACE
GRAVEL & FELT ON GROUND
4"ø DRAIN TILE
WALL SECTION 3/4"=1'-0"
OTHER WALLS:
2"x6" STUDS 16" O.C.; 3/4" BILDRITE SHEATHING;
15# FELT; EXP. MET. LATH & SAND-FIN. CEMENT—
PLASTER EXTERIOR; 2" MINERAL WOOL BATTS;
ROCKLATH & PLASTER INTERIOR; WOOD DOUBLE-
HUNG SASH; LANNON STONE BASE-COURSE.
CORRUGATED WHITE "ALSYNITE"
PANEL SET IN WOOD FRAME.
2"ø G. I. PIPES SET IN CONCRETE
CARRIAGE BOLTS
FENCE DETAIL


DRESSING
GIRLS' RM
LIBRARY
LINEN
MR. M'S DRESSING
MRS. M'S DRESSING
OWNERS' ROOM
CLO.
LUGGAGE
FORE COURT
TABLE & SPORTS
CEDAR
BOYS' RM
STUDY
ENTRANCE HALL
KITCHEN
MAID
LIVING ROOM
LAUNDRY
COUPLE
ENTRY
PANTRY
BAR
MUSIC
TOOLS
SERVICE COURT
LANAI
LAWN
ENTRY
FILTER
PORCH
GARAGE
CEMENT TERRACE
SWIMMING POOL
PLASTIC FENCE
0
10
20
30
40
PLAN


380'-0"
FORECOURT
STREET
STOCKADE FENCE
SERVICE COURT
LAWN
MEADOW
185'-0"
TERRACE
SWIMMING POOL
PLASTIC FENCE
SITE PLAN
NORTH
SCALE 1"=40'-0"

12. Permits

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 21 September 1954, 19

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a one story and Basement residence
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT 15 (north ½), Block

Subdivision Winnetka Heights South: 185.48 ft. , West: 417 ft.

Sec. 17 , T 42, R 13 .

STREET and NUMBER 701 Hibbard Road

DIMENSIONS of BUILDING—Front 137 feet feet. Depth 149 feet feet. Height 19 ft. feet.

NUMBER of ROOMS 15 rooms 6½ baths

KIND of MATERIAL stucco on frame

OWNER Mr. & Mrs. R.D. Michels Address 160 Sheridan Road, Winnetka, Ill.

TOTAL COST $156,000 ~~$148,000.00~~

ARCHITECT Herman H. Lackner Address 522 Green Bay Road, Winnetka, Ill.

BUILDER Address

CARPENTER Rizzolo Brothers Address 653 Broadview, Highland Park, Ill.

MASON Dominic Linari Address 534 North Central. Highwood, Ill.

SEWER BUILDER Walter Bratschi Address 801 Oak Street, Winnetka, Ill.

PLUMBER " " Address " " " " "

ELECTRICIAN A. C. Kutz Address 1633 Harding Rd., Northfield, Ill.

REMARKS (I or We) hereby certify that (I am or We are) the legal owner of 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.

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 Sept 22 1954

Building Permit Number 6431 SIGNED Herman H. Lackner

Occupancy Permit Number 2923 ADDRESS 622 Green Bay Rd., Winnetka, Ill.

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR PERMIT TO CONSTRUCT DRIVEWAY

Date Sept 22 19 59

To the Superintendent of Public Works:

I hereby make application in accordance with the requirements of Section 195 of the Municipal Code of the Village of Winnetka of 1932, for a permit to construct a driveway from the curb to the lot line adjacent to the premises known as 701 Hibbard Rd. in Hibbard Rd. The same will be constructed of Black Top and will be 10' feet in width at the lot line. I also hereby agree to conform to all ordinances and regulations of the Village of Winnetka regarding the construction and use of such driveways.

Signed X Mr & Mrs Rob't Michels
(Owner)

By Herman H. Lackner

Approved HA

Permit # 625

Fee $2.00

Receipt #

FEE $ 2.50 Permit No 2923

Paid

Village of Winnetka, Illinois

DEPARTMENT OF PUBLIC WORKS

CERTIFICATE OF OCCUPANCY AND COMPLIANCE

In accordance with the requirements of the Zoning Ordinance of the Village of Winnetka, Illinois, I hereby certify that the 1 story building located at No. 701 See BP 6431 Street Hibbard District A-1 Lot ____ Block ____ of Location Subdivision ____ has been constructed in compliance with the building, zoning and health regulations of the Village of Winnetka.

Permission is hereby granted to Mr and Mrs R.D. Nichols, owner or lessee, to occupy and use said building as a Single Family Dwelling

Robert F. Gudauskas
Supt. of Public Works

Date issued 10-5, 1955. By L. Adams

Returned _____ Amount $ _____ Balance $ _____

PROJECT NO. X02-00126 Date 11-4-02

Property 701 Hibbard

Depositor FERNANDO GUIDARINI
MASONRY BY FERNANDO

Address PO BOX 883 LAKE FOREST 60045

Work Description 701 HIBBARD #1

TOTAL VALUATION

PERMIT DEPOSITS 10-20-210-000

Building	
Plumbing	
HVAC	
Electrical	
Right-of-Way	500
Trees	
Demolition	
Temporary C.O.	
Miscellaneous	

TOTAL DEPOSITS $500.00

PETITION FILING FEES 10-06-400-125

Appeal (Building / Zoning)	
Certificate of Appropriateness (DRB)	
Certificate of Occupancy	
Consolidation (Plat)	
Driveway Variation	
Floodplain Variation	
Sign Variation	
Special Use Permit	
Subdivision	
Miscellaneous Zoning	
Variation by Ordinance	
Variation by ZBA	

PLUMBING PERMIT FEES 10-06-400-121

HVAC PERMIT FEES 10-06-400-121

ELECTRICAL PERMIT FEES 10-06-400-122

BUILDING PERMIT FEES 10-06-400-120

Alterations - Commercial	
Alterations - Residential	
New Construction - Commercial	
New Construction - Residential	
Addition - Commercial	
Addition - Residential	
Accessory Structures / Decks	
Demolition	
Fence	
Impermeable Surface	
Partial / Temporary Permit	
Roofing	
Sign / Awning	
Swimming Pool	

PUBLIC WORKS PERMIT FEES 10-06-400-123

Driveway (curb out)	
ROW Occupation	
ROW Opening	85.00
Sewer	
Sidewalk	
Street Replacement	
Tree Fencing	
Tree Replacement 10-30-640-143	

WATER & ELECTRIC FEES

Water Connection & Meter 52-17-400-240	
Water Use 52-14-400-185	
Underground Electric 50-17-400-240	

MISCELLANEOUS FEES 10-06-400-125

Fire Prevention Permit	
Permit Renewal	
Permit Revival (expired)	
Reinspections	
Stop Work Order	
Working Without Permit(s)	85.00
Miscellaneous	

Plan Review 10-06-400-124

TOTAL FEES 170.00

TOTAL PAYMENT (DEPOSITS + FEES) 670.00

White & Pink Copies - Community Development

Card - Finance Department

VILLAGE OF WINNETKA
APPLICATION FOR BUILDING PERMIT

RECEIVED
OCT - 1 2012
BY:

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

Application is made for a permit to Replace HVAC System
(Work to be performed.....Type of building – residential, commercial, garage, etc.)

For Sheldon Lazar (Name of owner) At 701 Hibbard Rd. (Address of building) Phone 847-446-0801

Application for: New Construction ___ Addition ___ Remodeling ___ Plumbing ___ Electric X Demo ___ Other HVAC (Specify)

Estimated Cost of Construction $182,000 (Include materials & labor)

Signature _____ Printed Name Keith Larsen Phone 847-336-4128 Date 9-28-12

Lic Bond

CONTRACTOR INFORMATION
(street, city, zip code)

	Architect	N/A	Address	Phone	
☐	Gen Contractor	N/A	Address	Phone	
☐	Carpenter	N/A	Address	Phone	
☐☐	Plumber	N/A	Address	Phone	
☐☐	Electrician	Romitti Electric Corp.	Address 1580 Old Skokie Rd., Highland Park, IL	Phone	847-831-4471
☐☐	HVAC	Air Con Refrig. & Heating	Address 123 Lake St., Waukegan, IL	Phone	847-336-4128
☐	Concrete	N/A	Address	Phone	
☐☐	Sewer	N/A	Address	Phone	
☐☐	Water Service	N/A	Address	Phone	
☐☐	Roofer	N/A	Address	Phone	

FOR OFFICE USE ONLY ***PERMIT FEES***

Building Permit	$	Tree Rem./Repl./Fencing	$
Plan Review	$	Roofing	$
Plumbing	$	Street Replacement	$
Electrical	$ 170.-	Water Use	$
HVAC	$ 285.-	Other	$
Sewer	$	D/C Recycling Filing	$
Water Service/Meter	$	TOTAL FEES	CHK 77751/77654 455.00 R: 00054549P 01-Oct-12 10:51 AM
Electric Service	$	Approved this 10 Day of Oct 20 12	
Impermeable Surface	$	Permit # M12-00095 Expires 1/8/14	
ROW Occupancy/Opening	$		

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

Original: Community Development
Yellow: Finance Department

revised 9/07/2011

16-10-17 10:13 .Hanson Roofing 847 328 3906 >> 1-847-716-3588 P1/2

RECEIVED
OCT 17 2016

VILLAGE OF WINNETKA
APPLICATION FOR BUILDING PERMIT

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

Application is made for a permit to re-roof entire house roof - residential
(Work to be performed..... Type of building – residential, commercial, garage, etc.)

For Dr. Lazar (Name of owner) At 701 Hibbard (Address of building) Phone 312-320-6013

Application for: New Construction___ Addition___ Remodeling___ Plumbing___ Electric___ Demo___ Other roofing (Specify)

Estimated Cost of Construction $ 108,500.00 (Include materials & labor)

Signature Charles S. Nhs Printed Name Charles S. Newhaus Phone 847-328-2550 Date 10/17/16

CONTRACTOR INFORMATION

Lic Bond			(street, city, zip code)	
	Architect	Address		Phone
☐	Gen Contractor	Address		Phone
☐	Carpenter	Address		Phone
☐☐	Plumber	Address		Phone
☐☐	Electrician	Address		Phone
☐☐	HVAC	Address		Phone
☐	Concrete	Address		Phone
☐☐	Sewer	Address		Phone
☐☐	Water Service	Address		Phone
☐☐	Roofer Hanson Roofing, Inc.	Address	2130 Jackson Ave, Evanston	Phone 847-328-2550

FOR OFFICE USE ONLY

Building Permit	$	Tree Rem./Repl./Fencing	$
Plan Review	$	Roofing	$ 105.-
Plumbing	$	Street Replacement	$
Electrical	$	Water Use	$
HVAC	$	Other	$
Sewer	$	D/C Recycling Filing	$
Water Service/Meter	$	**TOTAL FEES**	$ 105.-
Electric Service	$	Approved this 17 Day of Oct 20 16	
Impermeable Surface	$	Permit # RR2016-1134 Expires 1/17/18	
ROW Occupancy/Opening	$		

PERMIT FEES

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

Original: Community Development
Yellow: Finance Department

revised 9/07/2011

Winnetka Historical Society

June 22, 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' research of the Michels House at 701 Hibbard. We agree with the assessment that the property maintains some significance as an architecturally unique design by Herman Lackner, and for the intact landscape design by Gertrude Kuh. Additionally, we agree that a thorough photographic documentation of the entire property would suffice should it be demolished.

Sincerely,

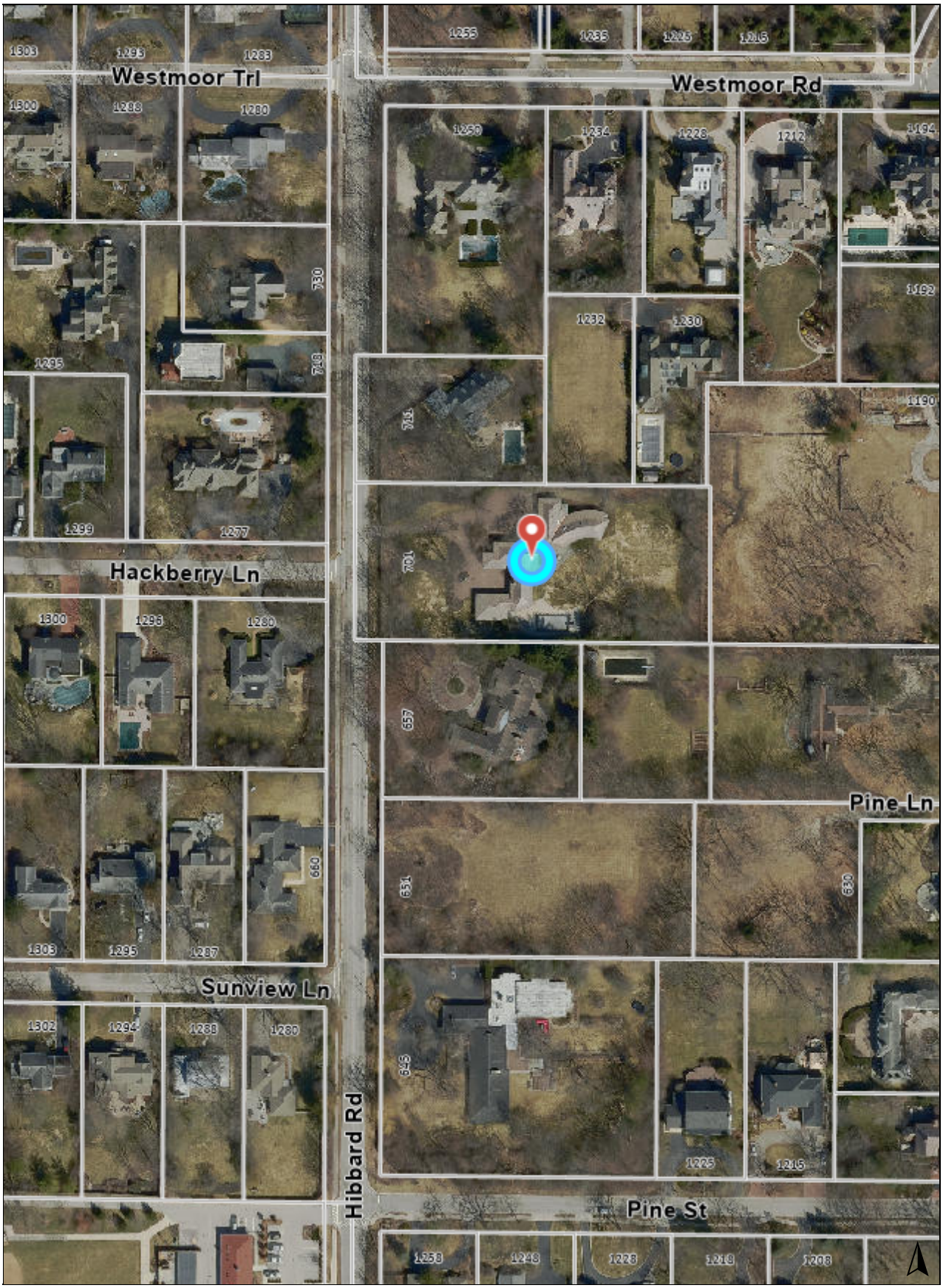
[redacted]

Mary Trieschmann
Executive Director

[redacted]

Meagan McChesney, PhD.
Curator

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. 21-11: 701 HIBBARD ROAD

INTRODUCTION

On May 3, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage at 701 Hibbard 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 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
9-22-1954	Build a one-story residence	Mr. and Mrs. R.D. Michels	Herman H. Lackner

ATTACHMENTS

Attachment A: Plat-of-Survey
Attachment B: GIS Aerial Map
Attachment C: 1938 Sanborn Map
Attachment D: Current Photos
Attachment E: Permit Copies

WINNETKA HISTORICAL SOCIETY RESPONSE:

A. P. SURVEYING COMPANY, PC.

LICENSE No. 184-003309

PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION

PLAT OF SURVEY

LEGAL DESCRIPTION:

DESCRIPTION NO. 1: OF THE SOUTH 185.48 FEET OF THE WEST 417.00 FEET (MEASURED FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17) OF THE NORTH HALF OF BLOCK 15 IN WINNETKA HEIGHTS, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS.

DESCRIPTION NO. 2: THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF THE NORTH HALF OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AT A POINT 417 FEET EAST OF THE WEST LINE OF SAID SECTION 17, RUNNING THENCE NORTH PARALLEL TO SAID WEST LINE 185.48 FEET, MORE OR LESS, TO THE SOUTH OF THE NORTH 9 ACRES OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 9 ACRES 417 FEET TO THE WEST LINE OF SAID SECTION 17, THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 17, 185.48 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 417 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 701 HIBBARD ROAD, WINNETKA, ILLINOIS.

SITE BENCHMARK IS CUT CROSS ON TOP OF NORTHEAST UPPER FLANGE BOLT OF FIRE HYDRANT ACROSS SITE AT THE SOUTHWEST CORNER OF HIBBARD AND HACKBERRY, ELEV 629.14. TRANSFERRED FROM WINNETKA BM AT PINE ST AND HIBBARD, ELEV 624.47 NAVD88.

NOTE :
EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION LAYOUT. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BCI'S SURVEY CREW.

PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM OFFICIAL PLATS AND RECORDS

LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @ 1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.

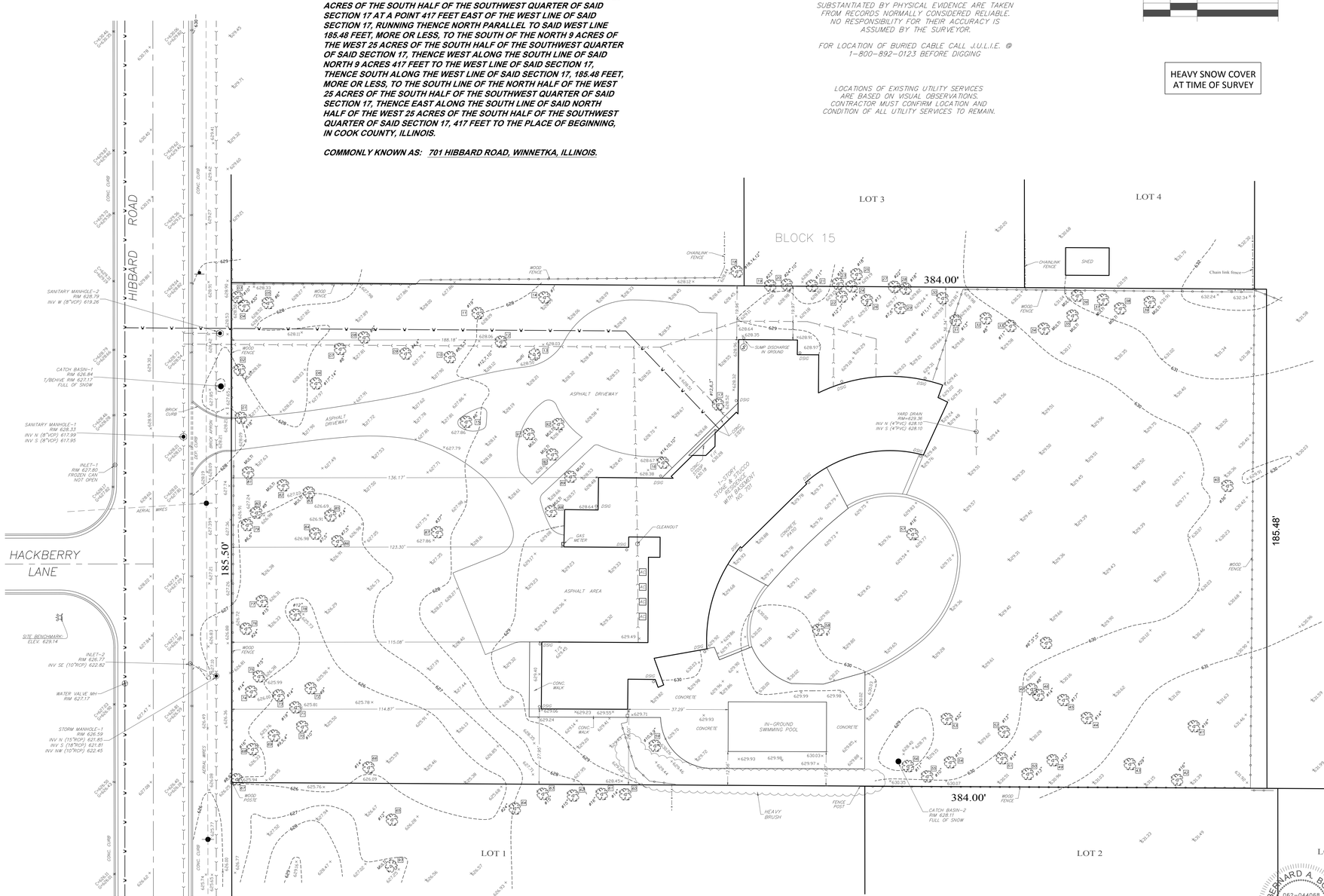
NORTH

0 10' 20' 50'

HEAVY SNOW COVER AT TIME OF SURVEY

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING SANITARY
- COMBINATION SEWER
- PROPOSED SANITARY SEWER
- PROPOSED COMBINATION SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED PERFORATED PIPE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING TREE
- REMOVE TREE
- TEMPORARY TREE FENCE
- TEMPORARY SILT / CONSTRUCTION FENCE
- SUMP PUMP [PROPOSED/EXISTING]
- EJECTOR PUMP [PROPOSED/EXISTING]
- DOWNSPOUT (IN-GROUND) [PROPOSED]
- SWALE [PROPOSED]
- OUTLET / POP-UP EMITTER
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- CLEANOUT
- B BOX
- WOOD UTILITY POLE
- LIGHT POLE
- FLARED END SECTION (F.E.S.)
- INLET / DRAIN
- WATER VALVE VAULT / WATER METER
- SIGN
- MANHOLE (UNCLASSIFIED)
- FIRE HYDRANT
- TREE TAG NO.
- STOP LIGHT
- GAS VALVE
- ROOT PRUNE
- AUGERING
- PATCHING
- T/S 000.00 TOP OF GARAGE SLAB
- T/F 000.00 TOP OF FOUNDATION
- F/F 000.00 FINISH FLOOR
- T/W 000.00 TOP OF WALL
- T/WW 000.00 TOP OF WINDOW WELL
- C=000.00 G=000.00 CURB AND GUTTER ELEVATIONS



EXP. 11-30-21

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	1	TOPOGRAPHIC SURVEY	2-19-2021
ENGINEER:		2	ADDED SANITARY & WATER SERVICE LINES, MISC	3-3-2021
ENGINEER:				
TECHNICIAN:	O.HAKMUNDO			

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH.: (847) 823-3300
PARK RIDGE, IL 60068 FAX: (847) 823-3303
bono@bonoconsulting.com
DESIGN FIRM NO. 184.002379

TOPOGRAPHIC SURVEY

701 HIBBARD ROAD, WINNETKA, IL. 60093

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.:	00000
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	MARCH 3, 2021
SCALE:	1"=20'

SHEET NUMBER

C-1

BERNARD A. BONO
062-044068
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

Tag	Common Name	Scientific Name	Size	Cond.	Form	Notes
1	Downy Hawthorn	*Crataegus mollis*	18	4	3	Dieback, decay.
2	Downy Hawthorn	*Crataegus mollis*	5,5	2	4	
3	Green Ash	*Fraxinus pennsylvanica*	10	3	4	Overtopped.
4	Green Ash	*Fraxinus pennsylvanica*	30	5	5	Trunk decay.
5	Downy Hawthorn	*Crataegus mollis*	6	4	4	
6	Downy Hawthorn	*Crataegus mollis*	17,14	4	3	Trunk decay, dieback.
7	Downy Hawthorn	*Crataegus mollis*	8	3	4	Overtopped.
8	Downy Hawthorn	*Crataegus mollis*	8	3	4	Overtopped.
9	Downy Hawthorn	*Crataegus mollis*	4,4	3	3	
10	Crabapple	*Malus spp.*	8,7,3	2	3	One sided.
11	Green Ash	*Fraxinus pennsylvanica*	19	5	5	No top, nearly dead.
12	River Birch	*Betula nigra*	12,7,10	2	3	One sided.
13	River Birch	*Betula nigra*	12,12,12 ,11	2	2	
14	Buckthorn	*Rhamnus cathartica*	7	4	4	
15	Swamp White Oak	*Quercus bicolor*	6	1	1	
16	Cockspur Hawthorn	*Crataegus crus-galli*	14,10,10	2	3	
17	Cockspur Hawthorn	*Crataegus crus-galli*	12,3,6	2	2	
18	Scotch Pine	*Pinus sylvestris*	18,14,12	3	4	Overtopped.
19	Siberian Elm	*Ulmus pumila*	23	3	4	Leaning.
20	Siberian Elm	*Ulmus pumila*	24,10	4	3	
21	Siberian Elm	*Ulmus pumila*	11	5	4	Basal decay.
22	Crabapple	*Malus spp.*	12,7	5	5	Dieback, decay.
23	Siberian Elm	*Ulmus pumila*	14	4	4	Dieback, decay.
24	Siberian Elm	*Ulmus pumila*	13	3	3	
25	White Ash	*Fraxinus americana*	18	4	3	
26	Siberian Elm	*Ulmus pumila*	13	3	3	
27	Siberian Elm	*Ulmus pumila*	22	4	4	Dieback.
28	Siberian Elm	*Ulmus pumila*	18	3	4	Dieback, overtopped.
29	Crabapple	*Malus spp.*	7,6	4	3	Decay, dieback.
30	Crabapple	*Malus spp.*	11,11	4	4	Decay, dieback.
31	Crabapple	*Malus spp.*	13	3	4	Leaning.
32	Crabapple	*Malus spp.*	8	4	4	Basal decay.
33	Crabapple	*Malus spp.*	11	3	3	
34	Crabapple	*Malus spp.*	7,6	2	3	
35	Crabapple	*Malus spp.*	9,7,3	2	3	
36	Crabapple	*Malus spp.*	10,12,8	3	3	Dieback.
37	Crabapple	*Malus spp.*	9,6,5	2	3	
38	Crabapple	*Malus spp.*	7,7,5	3	3	
39	Crabapple	*Malus spp.*	9,8,8	6	6	Dead.
40	Red Oak	*Quercus rubra*	36	2	3	
41	Green Ash	*Fraxinus pennsylvanica*	16	3	3	
42	Green Ash	*Fraxinus pennsylvanica*	16	4	4	Dieback.
43	Green Ash	*Fraxinus pennsylvanica*	29	4	4	Dieback.
44	Green Ash	*Fraxinus pennsylvanica*	14	3	4	
45	White Ash	*Fraxinus americana*	17	2	3	
46	Green Ash	*Fraxinus pennsylvanica*	14	3	4	
47	Green Ash	*Fraxinus pennsylvanica*	8	4	4	
48	Magnolia	*Magnolia spp.*	7,6,6	1	2	
49	White Pine	*Pinus strobus*	13	2	4	No top.
50	Norway Spruce	*Picea abies*	13	2	3	
51	White Pine	*Pinus strobus*	14	1	2	
52	White Ash	*Fraxinus americana*	13	3	3	
53	White Ash	*Fraxinus americana*	32	4	3	Dieback.
54	Norway Spruce	*Picea abies*	13	2	3	
55	Norway Spruce	*Picea abies*	10	2	3	
56	Norway Spruce	*Picea abies*	11	2	3	
57	Buckeye	*Aesculus glabra*	16	1	1	
58	Buckeye	*Aesculus glabra*	7	2	1	Trunk scar.
59	Redbud	*Cercis canadensis*	10,9,9	4	3	Trunk decay.
60	Norway Spruce	*Picea abies*	14	2	3	
61	Norway Spruce	*Picea abies*	16	1	2	
62	Norway Spruce	*Picea abies*	15	1	2	
63	Norway Spruce	*Picea abies*	15	1	1	
64	Honeylocust	*Gleditsia triacanthos*	24	3	3	Dieback.
65	Crabapple	*Malus spp.*	12	2	3	
66	Buckthorn	*Rhamnus cathartica*	14	4	4	Dieback, decay.
67	Black Cherry	*Prunus serotina*	8,6	4	4	Decay, pruned for utilities.
68	White Ash	*Fraxinus americana*	16	3	3	
69	Buckthorn	*Rhamnus cathartica*	9,5,4	5	5	Weak.
70	White Ash	*Fraxinus americana*	10	4	4	No top.
71	White Ash	*Fraxinus americana*	19	2	2	
72	Downy Hawthorn	*Crataegus mollis*	9	3	3	Decay.
73	White Ash	*Fraxinus americana*	14	2	3	
74	White Ash	*Fraxinus americana*	14	2	3	
75	Green Ash	*Fraxinus pennsylvanica*	15	4	4	Dieback, weak.
76	Black Willow	*Salix nigra*	24	5	5	Dieback, decay.
77	Black Cherry	*Prunus serotina*	15	3	3	
78	Downy Hawthorn	*Crataegus mollis*	12	4	4	
79	Blackhaw Viburnum	*Viburnum prunifolium*	6,6	3	4	Overtopped.
80	Downy Hawthorn	*Crataegus mollis*	8	3	3	
81	Downy Hawthorn	*Crataegus mollis*	12	4	4	Dieback.
82	Downy Hawthorn	*Crataegus mollis*	10,8,8,7 ,5	2	3	
83	Cockspur Hawthorn	*Crataegus crus-galli*	7,5,3	3	4	
84	Cockspur Hawthorn	*Crataegus crus-galli*	7,5	2	3	
85	Cockspur Hawthorn	*Crataegus crus-galli*	7,4	2	4	
86	Cockspur Hawthorn	*Crataegus crus-galli*	7,5	2	3	
87	Red Oak	*Quercus rubra*	37	2	2	
88	Paper Birch	*Betula papyrifera*	4,4,4,4,2	1	2	
89	Paper Birch	*Betula papyrifera*	5,4,3,3	2	2	
90	Paper Birch	*Betula papyrifera*	5,4,4	1	2	
91	Paper Birch	*Betula papyrifera*	4,2,2	2	2	
92	Crabapple	*Malus spp.*	3,3,2,2,2	2	3	
93	Silver Maple	*Acer saccharinum*	20,18,18 ,15	2	3	South of #65.

Tree Condition. A visual assessment and rating of the overall health and vigor of the tree, as follows:

1 – Excellent
2 - Very Good
3 – Good
4 – Below Average
5 - Poor
6 - Dead

Tree Form A visual assessment and rating of the form of the tree, as follows

1 – Excellent
2 - Very Good
3 – Good
4 – Below Average
5 - Poor
6 - Dead

Prepared by: David Coulter, Osage Inc.
ISA Certified Arborist #IL-0094 (Exp. 12/31/22)

A. P. SURVEYING COMPANY, PC.
LICENSE No. 184-003309
PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION

PLAT OF SURVEY

LEGAL DESCRIPTION:

DESCRIPTION NO. 1: OF THE SOUTH 185.48 FEET OF THE WEST 417.00 FEET (MEASURED FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17) OF THE NORTH HALF OF BLOCK 15 IN WINNETKA HEIGHTS, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS.

DESCRIPTION NO. 2: THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF THE NORTH HALF OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AT A POINT 417 FEET EAST OF THE WEST LINE OF SAID SECTION 17, RUNNING THENCE NORTH PARALLEL TO SAID WEST LINE 185.48 FEET, MORE OR LESS, TO THE SOUTH OF THE NORTH 9 ACRES OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 9 ACRES 417 FEET TO THE WEST LINE OF SAID SECTION 17, THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 17, 185.48 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 417 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 701 HIBBARD ROAD, WINNETKA, ILLINOIS.

SITE BENCHMARK IS CUT CROSS ON TOP OF NORTHEAST UPPER FLANGE BOLT OF FIRE HYDRANT ACROSS SITE AT THE SOUTHWEST CORNER OF HIBBARD AND HACKBERRY, ELEV 629.14. TRANSFERRED FROM WINNETKA BM AT PINE ST AND HIBBARD, ELEV 624.47 NAVD88.

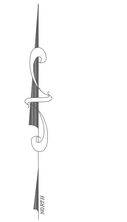
NOTE :
EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION LAYOUT. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BCI'S SURVEY CREW.

PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM OFFICIAL PLATS AND RECORDS

LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

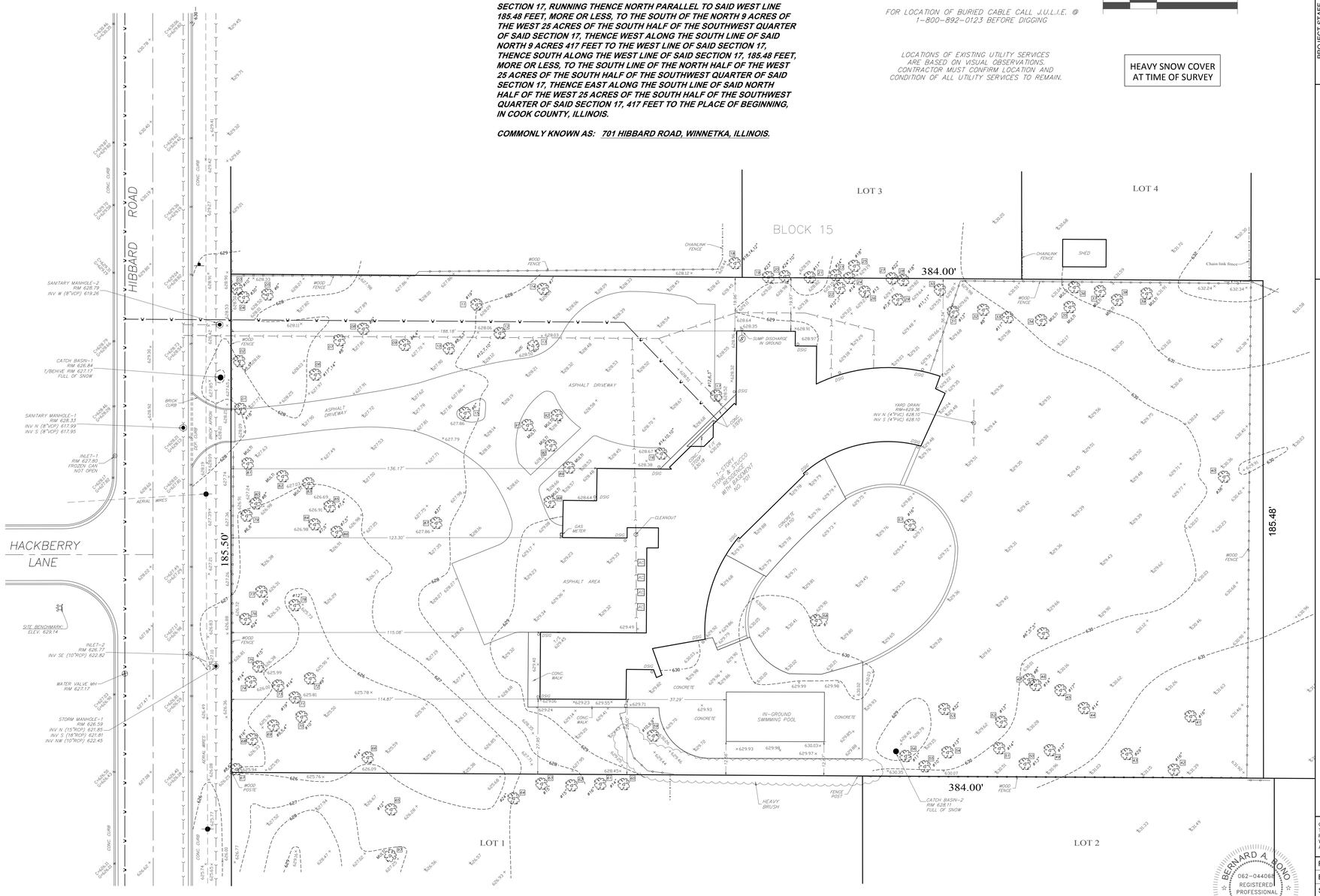
FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @ 1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.



0 10' 20' 50'

HEAVY SNOW COVER AT TIME OF SURVEY



BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY PH : (847) 823-3300
PARK RIDGE, IL 60068 FAX : (847) 823-3303
bono@bonoconsulting.com
DESIGN FIRM NO. 184.002379

DATE	REVISIONS	ISSUE
2-19-2021	1 TOPOGRAPHIC SURVEY	
3-3-2021	2 ADDED SANITARY & WATER SERVICE LINES, MISC	

PROJECT STAFF		
PROJECT MANAGER:	B. BONO P.E.	
ENGINEER:		
ENGINEER:		
TECHNICIAN:	O.HAKMUNDO	

TREE INVENTORY

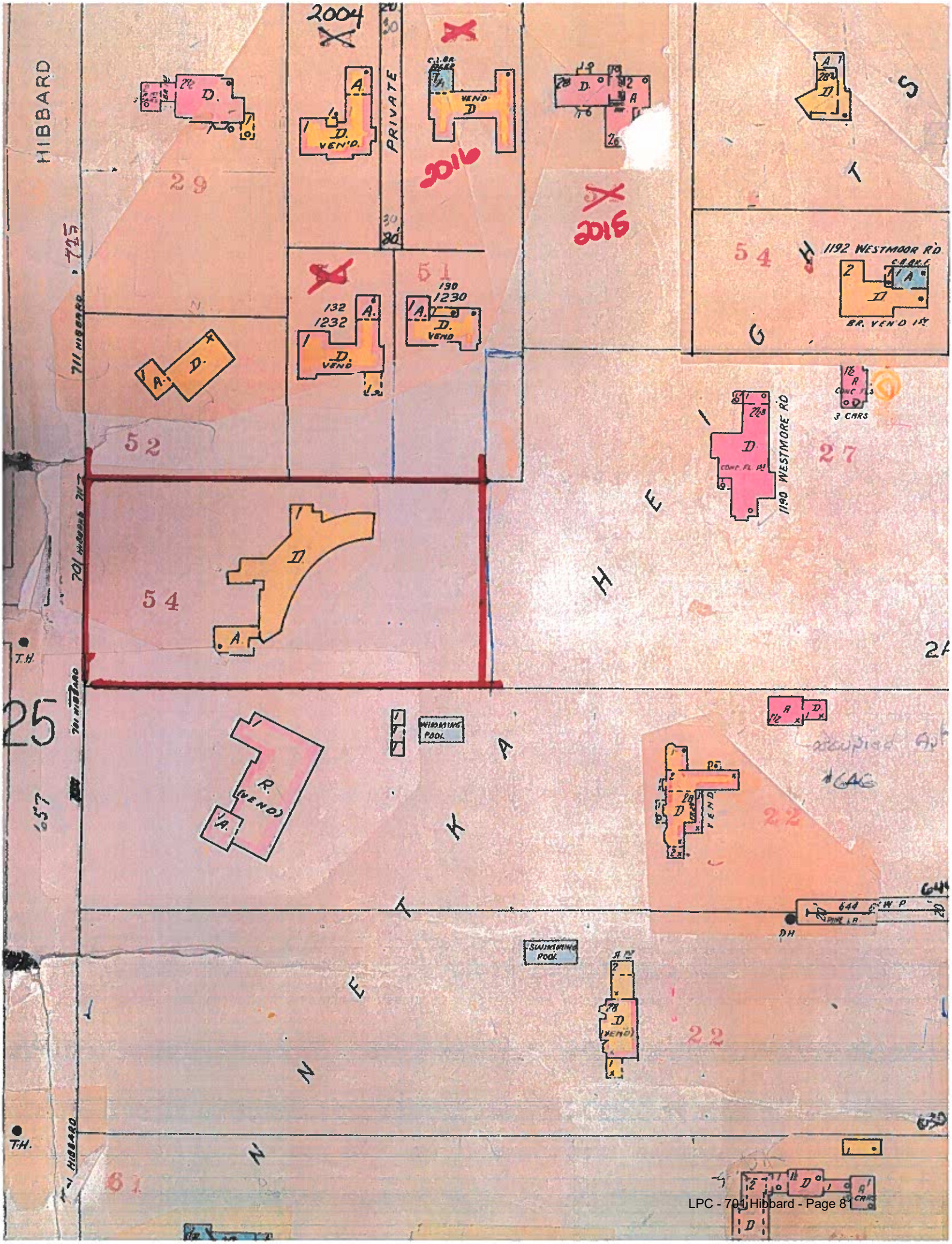
701 HIBBARD ROAD, WINNETKA, IL. 60093

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

BERNARD A. BONO
062-044068
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXP. 11-30-21

PROJECT NO.:	00000
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	MARCH 3, 2021
SCALE:	1"=20'

SHEET NUMBER
C-2


HIBBARD
PRIVATE
2004
2016
2016
1192 WESTMOOR RD
1190 WESTMOORE RD
3 CARS
WADING POOL
SWIMMING POOL
644
29
51
52
54
27
25
22
61
T.H.
T.H.

701 Hibbard – March 2021











PROPERTY RESEARCH COVERSHEET

Address: 701 Hibbard

Construction Details:

Original construction date: 1954
Construction type: Stucco
Style: One story residence

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Robert D. and Julia Michels	1954 – 1973	Real estate listing; *Winnetka Talk* obituaries	
Dr. Sheldon and Marsha Lazar	At least 1986* – 2020	Cook County Assessor records; Cook County Recorder deed records	

*The Lazars were not listed in the phone book at this address during the years we know they lived there. Thus, it's possible they lived there prior to 1986.

SIGNIFICANT EVENTS ON PROPERTY: N/A

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Herman Lackner	1954 – Build a one-story residence	WHS collection on Herman Lackner

RESEARCH SOURCES USED: *Winnetka Talk*, Cook County records, WHS property file, WHS digital files, historic phone books

Findings:

Our research does not indicate that the property at 701 Hibbard has historic significance, but it does have some local architectural significance. This property was designed by Winnetka architect Herman Lackner, who designed a number of homes on the North Shore, including 1031 Cherry, 743-749 Elm, 700 Foxdale, 611 Lincoln, and 1155 Willow, to name a few. In 1995, a few years before his death, Lackner was chosen to be interviewed for the Chicago Architects Oral History Project conducted by the Art Institute of Chicago, highlighting the significant contribution he made to Chicagoland's architectural landscape.

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, 21 September 1954, 19

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a one story and Basement residence
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT 15 (north ½), Block

Subdivision Winnetka Heights South: 185.48 ft. , West: 417 ft.

Sec. 17 , T 42, R 13 .

STREET and NUMBER 701 Hibbard Road

DIMENSIONS of BUILDING—Front 137 feet feet. Depth 149 feet feet. Height 19 ft. feet.

NUMBER of ROOMS 15 rooms 6½ baths

KIND of MATERIAL stucco on framd

OWNER Mr. & Mrs. R.D. Michels Address 160 Sheridan Road, Winnetka, Ill.

TOTAL COST $156,000 ~~$148,000.00~~

ARCHITECT Herman H. Lackner Address 522 Green Bay Road, Winnetka, Ill.

BUILDER Address

CARPENTER Rizzolo Brothers Address 653 Broadview, Highland Park, Ill.

MASON Dominic Linari Address 534 North Central, Highwood, Ill.

SEWER BUILDER Walter Bratschi Address 801 Oak Street, Winnetka, Ill.

PLUMBER " " Address " " " " "

ELECTRICIAN A. C. Kutz Address 1633 Harding Rd. Northfield, Ill

REMARKS (I or We) hereby certify that (I am or We are) the legal ~~owner of~~ 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.

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 Sept 22 1954

Building Permit Number 6431 SIGNED Herman H. Lackner

Occupancy Permit Number 2923 ADDRESS 622 Green Bay Dd., Winnetka, Ill.

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR PERMIT TO CONSTRUCT DRIVEWAY

Date Sept 22 1954

To the Superintendent of Public Works:

I hereby make application in accordance with the requirements of Section 195 of the Municipal Code of the Village of Winnetka of 1932, for a permit to construct a driveway from the curb to the lot line adjacent to the premises known as 701 Hibbard Rd. in Hibbard Rd. The same will be constructed of Black Top and will be 10' feet in width at the lot line. I also hereby agree to conform to all ordinances and regulations of the Village of Winnetka regarding the construction and use of such driveways.

Signed Mr & Mrs Rob't Michels
(Owner)

By Herman H. Lackner

Approved LA

Permit # 625

Fee $2.00

Receipt #

VILLAGE OF WINNETKA
APPLICATION FOR BUILDING PERMIT

RECEIVED
OCT - 1 2012
BY:

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

Application is made for a permit to Replace HVAC System
(Work to be performed.....Type of building – residential, commercial, garage, etc.)

For Sheldon Lazar (Name of owner) At 701 Hibbard Rd. (Address of building) Phone 847-446-0801

Application for: New Construction ___ Addition ___ Remodeling ___ Plumbing ___ Electric X Demo ___ Other HVAC (Specify)

Estimated Cost of Construction $182,000 (Include materials & labor)

Signature _____ Printed Name Keith Larsen Phone 847-336-4128 Date 9-28-12

Lic Bond

CONTRACTOR INFORMATION
(street, city, zip code)

	Architect	N/A	Address		Phone
☐	Gen Contractor	N/A	Address		Phone
☐	Carpenter	N/A	Address		Phone
☐☐	Plumber	N/A	Address		Phone
☐☐	Electrician	Romitti Electric Corp.	Address	1580 Old Skokie Rd., Highland Park, IL	Phone 847-831-4471
☐☐	HVAC	Air Con Refrig. & Heating	Address	123 Lake St., Waukegan, IL	Phone 847-336-4128
☐	Concrete	N/A	Address		Phone
☐☐	Sewer	N/A	Address		Phone
☐☐	Water Service	N/A	Address		Phone
☐☐	Roofer	N/A	Address		Phone

FOR OFFICE USE ONLY ***PERMIT FEES***

Building Permit	$	Tree Rem./Repl./Fencing	$
Plan Review	$	Roofing	$
Plumbing	$	Street Replacement	$
Electrical	$ 170.-	Water Use	$
HVAC	$ 285.-	Other	$
Sewer	$	D/C Recycling Filing	$
Water Service/Meter	$	**TOTAL FEES**	CHK 77751/77654 455.00 R: 00025499 01-Oct-12 10:51 AM
Electric Service	$	Approved this 10 Day of Oct 20 10	
Impermeable Surface	$	Permit # M12-00005 Expires 1/8/14	
ROW Occupancy/Opening	$		

RETURNED: _____ **AMOUNT: $**_____ **BALANCE: $**_____
TRANSFER: _____

Original: Community Development
Yellow: Finance Department

revised 9/07/2011

RECEIVED
OCT 17 2016

VILLAGE OF WINNETKA
APPLICATION FOR BUILDING PERMIT

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

Application is made for a permit to re-roof entire house roof - residential
(Work to be performed... ... Type of building – residential, commercial, garage, etc.)

For Dr. Lazar (Name of owner) At 701 Hibbard (Address of building) Phone 312-320-6013

Application for: New Construction ___ Addition ___ Remodeling ___ Plumbing ___ Electric ___ Demo ___ Other roofing (Specify)

Estimated Cost of Construction $ 108,500.00 (Include materials & labor)

Signature Charles S. Newhouse Printed Name Charles S. Newhouse Phone 847-328-2550 Date 10/17/16

CONTRACTOR INFORMATION

Lic Bond			(street, city, zip code)	
	Architect	Address		Phone
☐	Gen Contractor	Address		Phone
☐	Carpenter	Address		Phone
☐☐	Plumber	Address		Phone
☐☐	Electrician	Address		Phone
☐☐	HVAC	Address		Phone
☐	Concrete	Address		Phone
☐☐	Sewer	Address		Phone
☐☐	Water Service	Address		Phone
☐☐	Roofer Hanson Roofing, Inc.	Address 2130 Jackson Ave, Evanston		Phone 847-328-2550

FOR OFFICE USE ONLY

Building Permit	$	Tree Rem./Repl./Fencing	$
Plan Review	$	Roofing	$ 105.-
Plumbing	$	Street Replacement	$
Electrical	$	Water Use	$
HVAC	$	Other	$
Sewer	$	D/C Recycling Filing	$
Water Service/Meter	$	**TOTAL FEES**	$ 105.-
Electric Service	$	Approved this 17 Day of Oct 20 16	
Impermeable Surface	$	Permit # RR2016-1134 Expires 1/17/18	
ROW Occupancy/Opening	$		

PERMIT FEES

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

Original: Community Development
Yellow: Finance Department

revised 9/07/2011

temporary no images test. User does not want to print images.

Property Details

05-17-312-042-0000

701 HIBBARD RD • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	**204**
SQUARE FOOTAGE (LAND)	**77,345**
NEIGHBORHOOD	**80**
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	**$1,562,080**	**$1,716,580**
TOTAL ASSESSED VALUE	**$156,208**	**$171,658**
LAND ASSESSED VALUE	**$131,486**	**$131,486**
BUILDING ASSESSED VALUE	**$24,722**	**$40,172**

Exemption Status

2020 **Homeowner |**
Senior Citizen |
Senior Freeze | N/A

2018 **Homeowner | $824.00**
Senior Citizen | $659.20
Senior Freeze | N/A

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, and Senior Citizen 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	**One story residence, any age, 1,801 square feet and over**
RESIDENCE TYPE	**One Story**
USE	**Single Family**
EXTERIOR CONSTRUCTION	**Stucco**
FULL BATHS	**5**
HALF BATHS	**2**
BASEMENT[1]	**Partial and Unfinished**
ATTIC	**None**
CENTRAL AIR	**Yes**
NUMBER OF FIREPLACES	**2**
GARAGE SIZE/TYPE[2]	**3 car attached**
AGE	**63**
BUILDING SQUARE FOOTAGE	**5,739**
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
2016	$214,653 (2015)	$234,305	$251,931	8361	SHELDON LAZAR	STEVEN B. PEARLMAN	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.
2013	$232,424 (2012)	$214,653	$229,566	40965	JOHN P BRADY		Appeal Review Complete	Assessed Value Adjusted - This is a result of a market analysis of your property as well as an analysis ofcomparable properties.
2012	$252,907 (2011)	$232,424	$252,907	31219	JOHN P BRADY		Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.
2010	$322,119 (2009)	$252,907	$258,684	2625	MC CARTHY DUFFY	SHELDON LAZAR	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.
2007	$214,183 (2006)	$354,983	$380,022	3743	MC CARTHY DUFFY	SHELDON LAZAR	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.

Directions:

Address:	701 Hibbard Road		Lot Size				$ ~~275,000.00~~ 240,000.00
City:	Winnetka	E-1989	1 and 3/4 acres approx.				
Constr:	Natural Stucco	1969 taxes 7632.64. 1968 6333	Rms. 11	Bed. 6	Baths 7	Heat FA-Gas Cost	
Style:	Contemporary one-floor		Year — Taxes 1967 $6025.70	Porches		Garage 3 E.E. Att. & Htd. Elect: 220V-110V	
Roof:	Wood Shingle						
Built:	1955-Lackner	Faces: West					Contract:

Basmt: Partial. Store closets. Heavy construction; concrete & steel 1st. fl.

1st: Entry w/pigskin floor; pine pan. LR w/marble frpl.; very large elm panelled DR-FR; Kitchen; butler's pantry; utility room; bath w/stall shower & outside entry for pool use; Library or guest room w/compartmental bath (doubles as powder room). Master suite with bedroom, 2 baths & 2 dressing rooms; 2 family bedrooms w/conn. CT bath; Large bedroom w/dressing room w/marble-topped vanity & CT bath; 2 bedrooms & bath in service wing.

Check: 6/69 11/69 3/70 6/70

School: Grade: Hubbard Wds. JHS: Skokie & Carlton HS: New Trier East
Transp: RR. Bus: Washburn Other:
Mortgage: Existing Available:
City water, ~~Well~~ Sanitary Sewer, Storm Sewer, ~~Septic Tank~~
Special Assessments $_____ for_____

Rep 6-26-70

Owners leaving for winter call Pat Wyle to show

SEE PAGE 2

Remarks and any special conditions: Magnificent one-of-a-kind home with a wonderfully spacious feeling and unusually large rooms. Grounds exquisitely landscaped by Gertrude Kuh; bluestone terrace, 20' x 40' Gunite SWIMMING POOL, orchard, underground sprinkling (except in far east section) out-door lighting; circular black-top drive & parking area.

Possession: ~~In time~~ summer 1970 sch. '69 ~~or later~~

Reason for Sale: Apt. & O.O.S.

Owner: Robert & Julia Michels Bus. Phone: Res. Phone:

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

Title

For office use only 051669

Realtor Office: L. RINGER REALTY COMPANY Phone: 432-6600
Sales Person: Patricia Wyle Home Phone: 432-2275

Evanston-North Shore MULTIPLE LISTING CORPORATION

E-1989A

701 HIBBARD ROAD, WINNETKA PAGE 2

Rep 7-10-70

Small estate in wonderfully convenient location; walking distance to schools, playfield indoor tennis and Hubbard Woods village.

Beautiful architectural detail & finest construction thru-out. Curved interior and exterior walls; 12 ft ceilings; floor-to-ceiling windows and slide-walls overlooking wide sweep of lawn in LR, DR-FR & family bedrms. Beautiful moldings and hardware; imported chandeliers in gallery. Zoned heating & AIR CONDITIONING (20 tons). Heat cables in gutters & under front steps. Most windows Thermopane; permanent screens. Copper gutters and downspouts. Abundant storage. Cedar closet. Stairs to attic.

ROOM DETAILS

Dining room-Family room: Walkin wet bar with refrigerator; barbecue fireplace; cove ceiling with indirect lighting; cork floors.

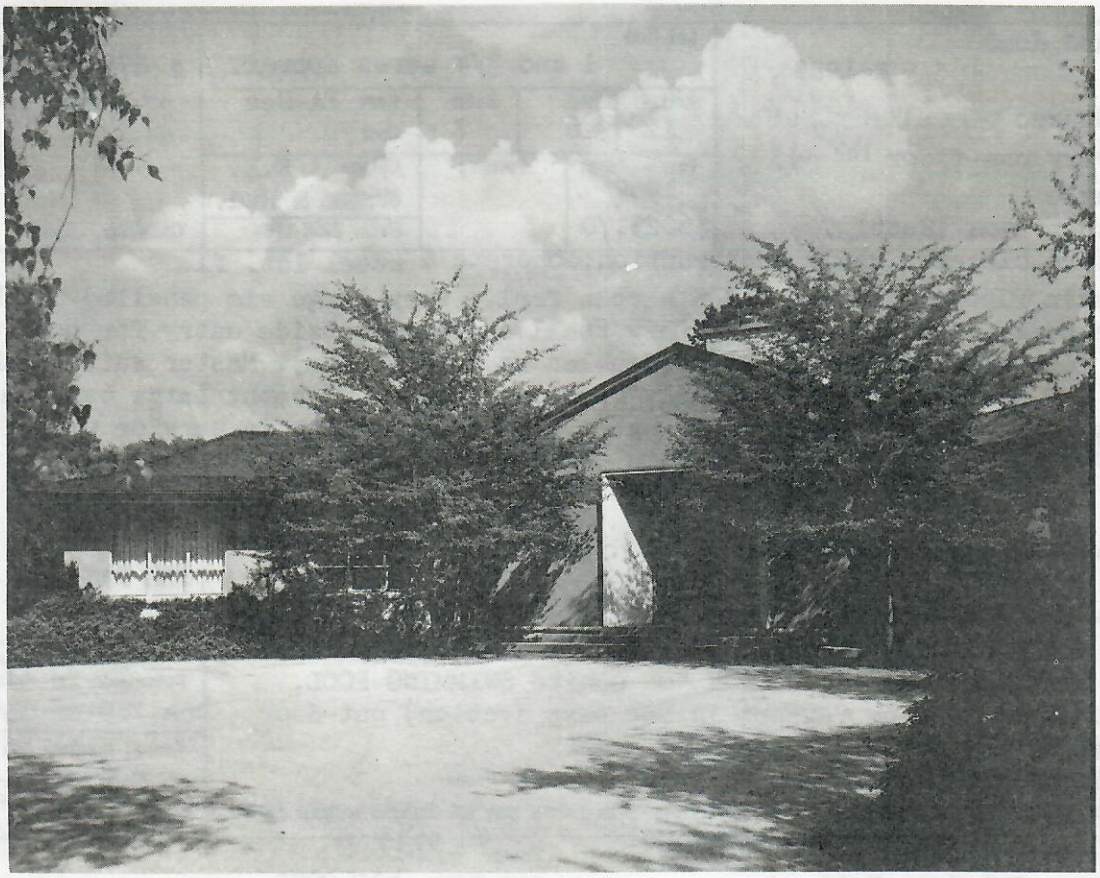
Kitchen: 6-burner island range, 2 built-in ovens, disposal, freezer, refrigerator w/ice-maker, eating area, natural wood cabinets.

Butler's Pantry: Glass-doored natural wood cabinets & drawers, dishwasher, disposal, refrigerator w/ice-maker.

Utility Room: Cabinets, built-in ironing board, washer & dryer.

L. RINGER REALTY COMPANY 432-6600
Patricia Wyle 432-2275

051669





Directions:

Address: 701 Hibbard Road	Ref 9-13-71	Lot Size 1 and 3/4 acres approx.			$ 240,000.00
City: Winnetka, Illinois	F-1082R	Rms. 11	Bed. 6	Baths 7	Heat FA Gas
Constr: Natural Stucco					Cost
Style: Contemporary one-floor	1970-02	Year — Taxes (1969) $7632.64	Porches	Garage 3 E.E. Att. 2nd & Htd.	
Roof: Wood Shingle	8081			Elect: 220V-110V	Contract:
Built: 1955 - Lackner Faces: West					

Basmt: Partial. Store closets. Heavy construction; concrete & steel 1st. fl. 1st: Entry w/pigskin floor; pine pan. LR w/marble frpl.;very Lge. elm Pan. DR-FR; Kitchen; Butler's Pantry; Utility Rm.; Bath w/stall shower & outside entry for pool use; Library or guest Rm. w/compartmental bath (doubles as Pwdr. Rm). Master suite w/Bdrm., 2 baths & 2 dressing rooms; 2 Family Bdrms. w/conn. CT bath; Lge. Bedroom w/Dressing Room w/marble-topped vanity & CT bath; 2 Bedrooms & Bath in Service Wing.

Check:

School: Grade: Hubbard Wds. JHS: Skokie & Carlton HS: New Trier East

Transp: RR. Bus: Washburn Other:

7/70 Mortgage: Existing Available:

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

6/71 Special Assessments $ _____ for _____

9/71 - Seller will give buyer credit of $1000 per yr for 5 yrs against his real estate taxes in form of a $10,000 discount off the list price of $240,000.

SEE PAGE 2

Remarks and any special conditions: Magnificent one-of-a-kind home w/a wonderfully spacious feeling & unusually large rooms. Grounds exquisitely landscaped by Gertrude Kuh; bluestone terrace, 20'x 40' Gunite SWIMMING POOL, orchard, underground sprinkling (except in far east section)out-door lighting; circular black-top drive & parking area.

Possession: 9/10/70 or 10/10/70

Titleholder: Robert & Julia Michels Phone:

Reason for Sale: O.O.S.

Title

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

For office use only 062470

Realtor Office: L. RINGER REALTY COMPANY Phone: 432-6600

Sales Person: PATRICIA WYLE Home Phone: 432-2275

K

Evanston-North Shore MULTIPLE LISTING CORPORATION

Attach to Code #E-1989 1082R

G-1387R 701 HIBBARD ROAD, WINNETKA Page 2

Small estate in wonderfully convenient location; walking distance to schools, playfield indoor tennis and Hubbard Woods village.
Beautiful architectural detail & finest construction thru-out. Curved interior and exterior walls; 12 ft ceilings; floor-to-ceiling windows and slide-walls overlooking wide sweep of lawn in LR, DR-FR & Family bedrooms. Beautiful moldings and hardware; imported chandeliers in gallery. Zoned heating & AIR CONDITIONING (20 tons). Heat cables in gutters & under front steps. Most windows Thermopane; permanent screens. Copper gutters and downspouts. Abundant storage. Cedar closet. Stairs to attic.

ROOM DETAILS

Dining Room-Family Room: Walkin wet bar with refrigerator; barbecue fireplace; cove ceiling with indirect lighting; cork floors.

Kitchen: 6-burner island range, 2 built-in ovens, disposal, freezer, refrigerator w/ice-maker, eating area, natural wood cabinets.

Butler's Pantry: Glass-doored natural wood cabinets & drawers, dishwasher, disposal, refrigerator w/ice-maker.

Utility Room: Cabinets, built-in ironing board, washer & dryer.

L. RINGER REALTY COMPANY ID 2-6600

PATRICIA WYLE ID 2-2275

2/11 - Burglar alarm system connected to Winn. Police Station
Hi Fi speakers in L.R., D.R., Fam Rm, Lib., Master B.R., 2nd B.R and at Pool deck.

070670





CHGO. TRIB. 6-28-98 1998.55

Herman Lackner, Winnetka architect

By Steven J. Stark
TRIBUNE STAFF WRITER

Herman H. Lackner, 86, an architect and longtime Winnetka resident, died Wednesday in the King Home in Evanston.

An Evanston native, Mr. Lackner attended Harvard University and the Armour Institute of Technology, now the Illinois Institute of Technology.

He served in the U.S. Navy construction battalion and helped build bases in Guadalcanal and the Philippines during World War II.

While a student, Mr. Lackner worked as an office boy for architect Chester H. Wolcott. From 1933 to 1940, he was a draftsman for General Homes, one of the first architectural firms to design prefabricated housing. Mr. Lackner worked for the Chicago architectural firm of Holabird & Root for two years before opening his own office in Winnetka in 1945. He became known for work on residences on the North Shore.

In a 1983 interview with the Art Institute of Chicago's Architects Oral History Project, Mr. Lackner talked about a job designing a building for Chapin Hall, a children's home in Chicago. He recalled how a Chapin Hall official described the structure's requirements, which included playrooms, study rooms and accommodations for 30 children and six house parents.

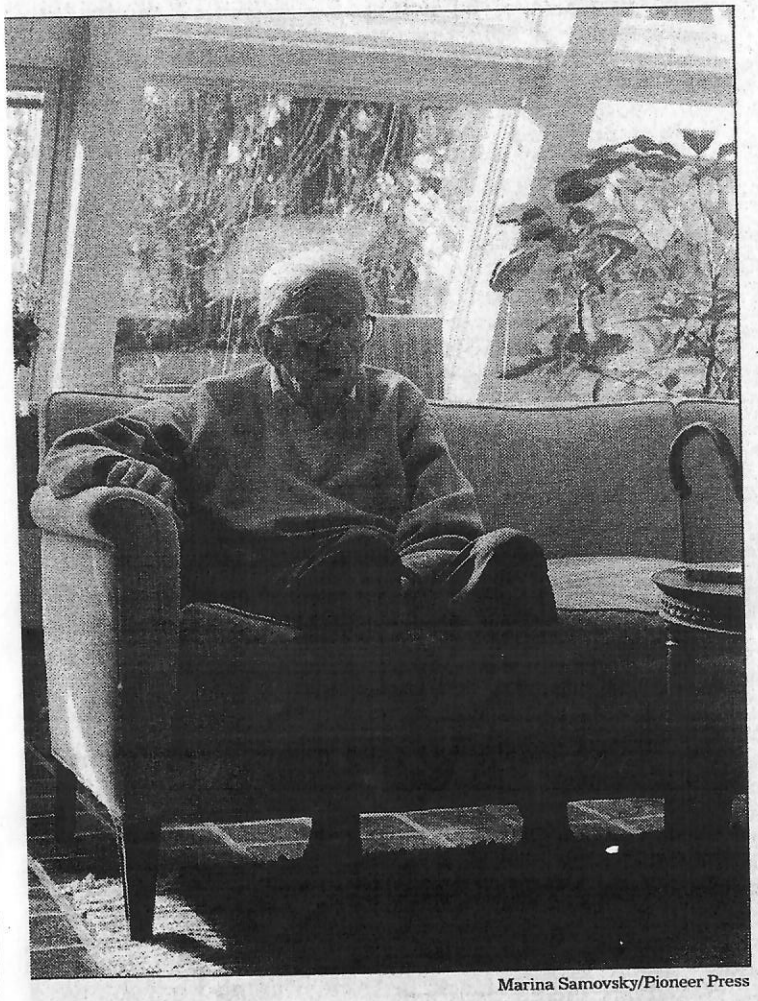
"It was a short list on half a piece of paper, and so then I called the head or the director or whatever they call him, whom I knew well, and I said, 'George, what more do you want than this?' 'That's it.' "

He added, "Everyone does it their own way, but I think sometimes in the present day and age, people rely too much on elaborate studies and statistics and getting it all in the abstract."

Survivors include a sister, Antoinette Webster.

Funeral services will be at 3 p.m. Wednesday in Winnetka Congregational Church, 725 Pine St., Winnetka.

H. Lackner, Winnetka architect



Marina Samovsky/Pioneer Press

a photograph published in the **Winnetka Talk** in February, erman Lackner sits in the sunlight streaming through the lar windows of the home he designed. Mr. Lackner died June 4.

Innovative architect Herman H. Lackner, who spent almost his entire life in Winnetka, died June 24. He was 86.

Mr. Lackner, who was born in Winnetka, lived there until he moved to the King Home in Evanston four months ago. In Winnetka, he most recently lived in an A-frame, solar home that he designed in 1985.

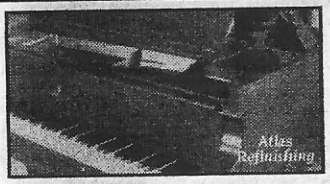
In an interview for a Feb. 26 article in the **Winnetka Talk**, Mr. Lackner maintained that he had attended many schools, but graduated from none. "I flunked Montessori kindergarten because I drank the paint water," he told reporter Ed Callahan. "I didn't graduate from North Shore Country Day School because I ditched football. I had two years at Harvard, then the Depression took care of that. I then studied at the Armour Institute of Technology (now Illinois Institute of Technology), but I didn't graduate from there either. I had as difference of opinion with the dean on educational theory."

Yet Mr. Lackner earned his architect's license with the aid of a friend, John Randal, who was an engineer. After working for General Houses, a Chi-

(Continued on page 24)

TEDDIE KOSSOF
SALON, SPA & WELLNESS CENTER
REINTRODUCES
TRIMMERS
With Selected Stylists
"The first no-frills haircut"
$20 HAIRCUT
Price includes Trim & Shampoo Service
Must ask for Trimmers Cut when making appointment
If client wishes full service $5 additional charge
Open Seven Days and Five Evenings
281 WAUKEGAN ROAD NORTHFIELD 60093
VIP-446-9526

We're BACK!
Come See
Our New Look!
1 HOUR PHOTO LAB
NEW APS Films, too!
photo tronics inc.
Kodak ROYAL PAPER
740 Elm St. Winnetka 446-7510



Fine furniture is a work of art...
an art form appropriate to fine living.
We pride ourselves on performing 1st class work by competent technicians with unquestioned integrity. We realize the pieces of furniture you are considering entrusting to us may have considerable history and may in fact be family heirlooms. We respect that and assure you that we will care for them as if they were our very own.
Free Estimates • Pick Up & Delivery
• Piano Refinishing • Antiques Repaired & Restored
• Furniture Refinishing, Reupholstery & Repairing
• Leather Tops Replaced and Restored • Caning
Atlas Refinishing Service
Family Owned Since 1937 847-831-4170

2830622
02X003.12
31/FFW

O. TRIB. 6-28-98 1998.55

nan Lackner, Winnetka architect

Stark
WRITER

I. Lackner, 86, an
l longtime Winnetka
d Wednesday in the
ı Evanston.
ɔn native, Mr. Lack-
Harvard University
mour Institute of
, now the Illinois
echnology.
ın the U.S. Navy con-
ıttalion and helped
in Guadaicanal and
ines during World

udent, Mr. Lackner
an office boy for
hester H. Wolcott.
to 1940, he was a draftsman for General Homes, one of the first architectural firms to design prefabricated housing. Mr. Lackner worked for the Chicago architectural firm of Holabird & Root for two years before opening his own office in Winnetka in 1945. He became known for work on residences on the North Shore.

In a 1983 interview with the Art Institute of Chicago's Architects Oral History Project, Mr. Lackner talked about a job designing a building for Chapin Hall, a children's home in Chicago. He recalled how a Chapin Hall official described the structure's requirements, which included playrooms, study rooms and accommodations for 30 children and six house parents.

"It was a short list on half a piece of paper, and so then I called the head or the director or whatever they call him, whom I knew well, and I said, 'George, what more do you want than this?' 'That's it.' "

He added, "Everyone does it their own way, but I think sometimes in the present day and age, people rely too much on elaborate studies and statistics and getting it all in the abstract."

Survivors include a sister, Antoinette Webster.

Funeral services will be at 3 p.m. Wednesday in Winnetka Congregational Church, 725 Pine St., Winnetka.

■ Lackner Continued from page 23

cago firm, he joined Holabird & Root in 1940.

During World War II he served in the U.S. Navy as a Seabee, helping to build bases in the South Pacific.

After the war, he opened an office in Winnetka, and kept his architectural firm going for 53 years. He never retired, but health and age forced him to cut back on his activities.

During his career he designed new homes and renovated North Shore homes by such renowned architects as Howard Van Doren Shaw and David Adler. He also worked with landscape architect Gertrude Kuh, to provide an aesthetic unity to home and garden.

"He has a wonderful eye for detail and style," Annemarie van Roessel of the Chicago Society of Architectural Historians told Callahan in February. "What he does to homes isn't so jarring compared to what other architects might do. Certainly he doesn't overwhelm a home."

Unfortunately, the solar home he designed and lived in on Cherry Street, Winnetka, was torn down by a developer.

Survivors include a sister, Antonette Webster of Boston, Mass.

A funeral service was held July 1 at Winnetka Congregational Church. Interment was private.

Memorial contributions may be made to Herman H. Lackner Endowment Fund c/o The Orchestral Association, 220 South Michigan Ave., Chicago 60604.

Winn. Talk 2/19/98

1998-12-1

LETTERS

Solar house reflects important tradition

Chicago/ The Chicago Society of Architectural Historians takes exception to the criteria cited in "First Demolition Request Filed" (**Winnetka Talk,** Jan. 22). The structure at 1027 Cherry St., a modern solar house, in the important tradition of such noted Chicago architects as George and Fred Keck.

The home was designed by its architect owner, Herman Lackner, a resident of Winnetka since 1912. Herman attended Harvard University and studied architecture at the Armour Institute of Technology (now IIT). Mr. Lackner worked at the highly respected Chicago architectural firm of Holabird & Root before opening his own architectural firm in Winnetka in 1945.

The Architecture Department of the Art Institute of Chicago has in its collection a valuable oral history detailing Herman's career. In that history, it is noted that Herman "has become known for his sensitive work on find old residences, many of which are on the North Shore," including many houses done by significant North Shore architects such as David Adler and Howard Van Doren Shaw.

During his long career as an architect, Mr. Lackner also maintained an active association with noted landscape architect Gertrude Kuh. In the Chicago area alone, there are many examples of buildings with historic or architectural significance that are less than 50 years old. Mr. Lackner's unique home is certainly one of these.

It is emblematic of a period of design in which social and environmental concerns were paramount in the design process. It stands as a reminder of that era of our recent past and should be cherished as the work of a well-respected architect.

Anna Weaver and
Annemarie van Roessel
Officers of the
Chicago Society
of Architectural Historians

Glencoe/ The recent article, "It's no disadvantage to attend New Trier" (Feb. 12 issues) addressed a very real concern: the perception that New Trier's competition slights applicants to top colleges.

Letters policy

The **Wilmette Life** welcomes letters to the editor. Letters must be signed and provide the writer's daytime telephone number. The editor reserves the right to edit letters for clarity and brevity, or to reject letters deemed libelous, redundant or inappropriate.

The deadline for letters is noon Monday.

Send letters to:
Managing Editor
Wilmette Life
3701 West Lake Ave.
Glenview IL 60025



Staff Photo by
KURT BUTCHER

Pioneer Press Photo

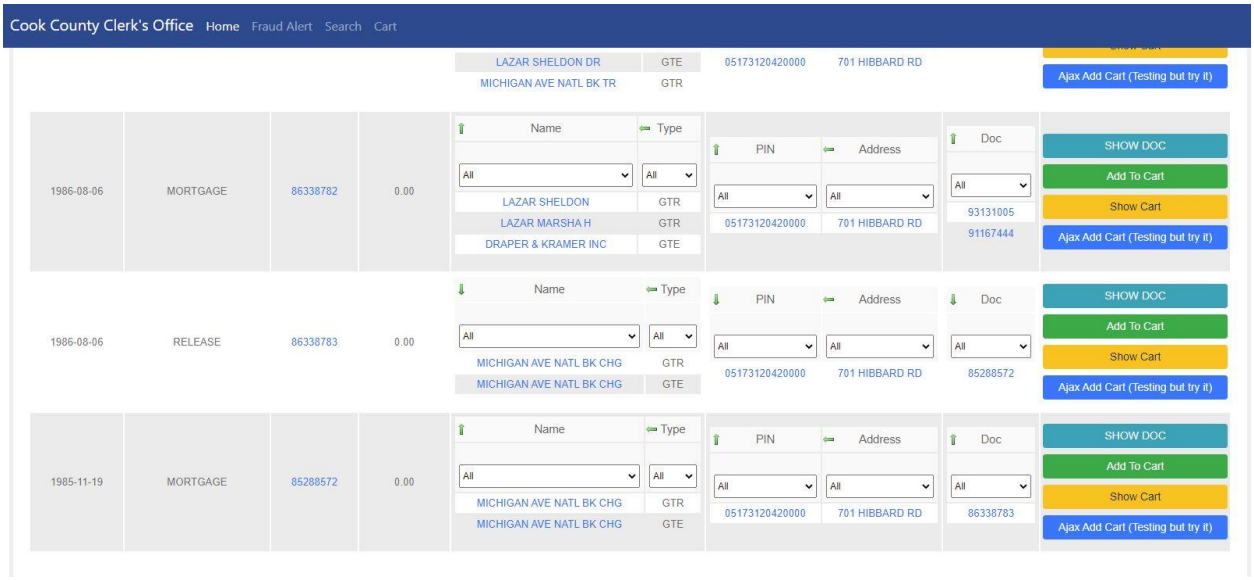
Photographer	Staff Photo by KURT BUTCHER	Date 10-25-90	Location Winnetka
Story/cutline #		Paper/Form	

Reporter	Slug	Pic #

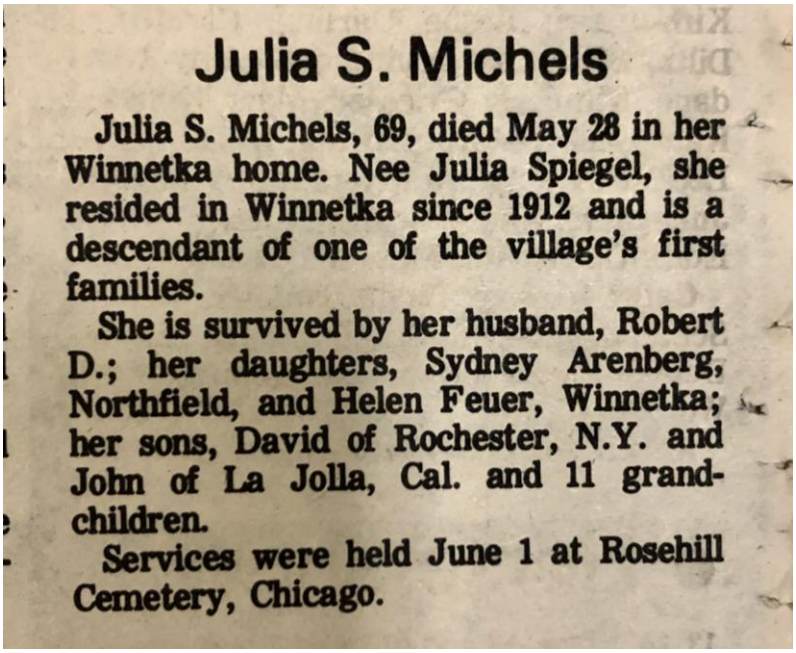
Hermann ~~Lachner~~ LACKNER Home

(Solar energy)

Send PixTo


Cook County Clerk's Office
Home
Fraud Alert
Search
Cart
LAZAR SHELDON DR
GTE
MICHIGAN AVE NATL BK TR
GTR
05173120420000
701 HIBBARD RD
Ajax Add Cart (Testing but try it)
1986-08-06
MORTGAGE
86338782
0.00
Name
Type
PIN
Address
Doc
All
LAZAR SHELDON
GTR
LAZAR MARSHA H
GTR
DRAPER & KRAMER INC
GTE
05173120420000
701 HIBBARD RD
93131005
91167444
SHOW DOC
Add To Cart
Show Cart
Ajax Add Cart (Testing but try it)
1986-08-06
RELEASE
86338783
0.00
MICHIGAN AVE NATL BK CHG
GTR
MICHIGAN AVE NATL BK CHG
GTE
05173120420000
701 HIBBARD RD
85288572
SHOW DOC
Add To Cart
Show Cart
Ajax Add Cart (Testing but try it)
1985-11-19
MORTGAGE
85288572
0.00
MICHIGAN AVE NATL BK CHG
GTR
MICHIGAN AVE NATL BK CHG
GTE
05173120420000
701 HIBBARD RD
86338783
SHOW DOC
Add To Cart
Show Cart
Ajax Add Cart (Testing but try it)

Winnetka Talk, June 10, 1976



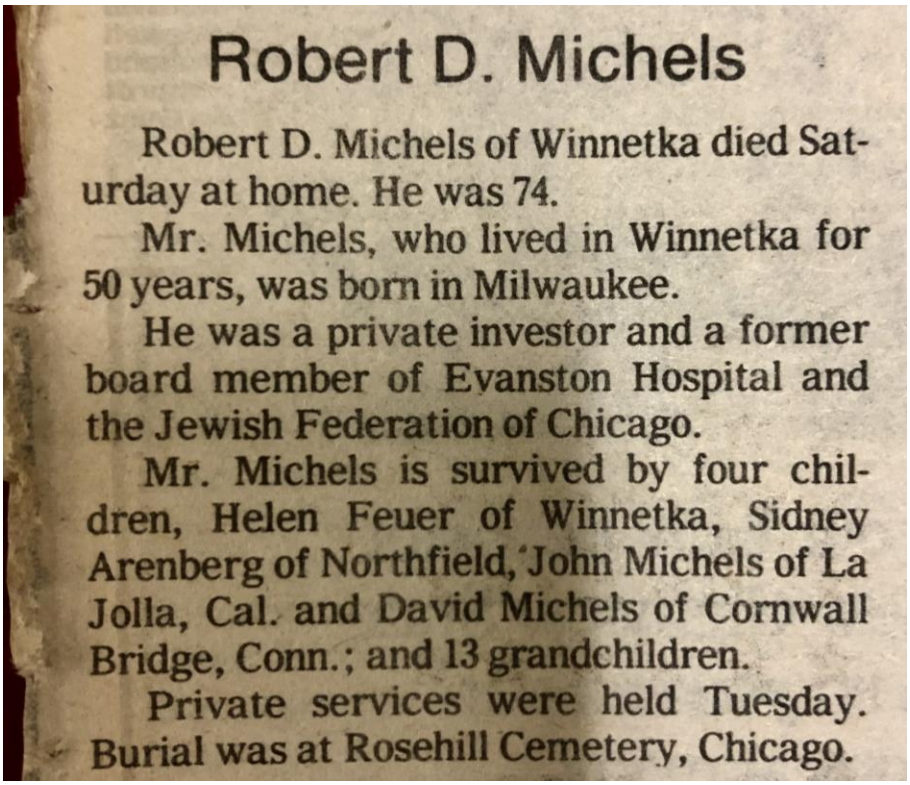
Julia S. Michels

Julia S. Michels, 69, died May 28 in her Winnetka home. Nee Julia Spiegel, she resided in Winnetka since 1912 and is a descendant of one of the village's first families.

She is survived by her husband, Robert D.; her daughters, Sydney Arenberg, Northfield, and Helen Feuer, Winnetka; her sons, David of Rochester, N.Y. and John of La Jolla, Cal. and 11 grandchildren.

Services were held June 1 at Rosehill Cemetery, Chicago.

Winnetka Talk, March 25, 1982



Robert D. Michels

Robert D. Michels of Winnetka died Saturday at home. He was 74.

Mr. Michels, who lived in Winnetka for 50 years, was born in Milwaukee.

He was a private investor and a former board member of Evanston Hospital and the Jewish Federation of Chicago.

Mr. Michels is survived by four children, Helen Feuer of Winnetka, Sidney Arenberg of Northfield, John Michels of La Jolla, Cal. and David Michels of Cornwall Bridge, Conn.; and 13 grandchildren.

Private services were held Tuesday. Burial was at Rosehill Cemetery, Chicago.

V I L L A G E O F W I N N E T K A, I L L I N O I S

DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 701 Hibbard Rd, Winnetka, IL 60093

Parcel Identification Number(s) (PIN): 05-17-312-042-0000

Description of all structures to be demolished: residential home

Current Property Owner Information

Legal Name: 701 Hibbard Revocable Trust

Primary Contact: Sheri E. Warsh

Address: 400 Skokie Blvd, Suite 800

City, State, Zip: Northbrook, IL 60062

Phone No. (847) 404-3237

Email: swarsh@lplegal.com

Date owner acquired property: 02-16-2021

Applicant Information

Legal Name: Homes By James, Inc.

Primary Contact: Jim Malapanes

Address: [redacted]

City, State, Zip: Arlington Hts, IL 60004

Phone No. [redacted]

Email: homesbyjamesinc@gmail.com

Applicant's relationship to current property owner: General Contractor

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

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

Legal Name: Homes By James, Inc.

Address: [redacted]

City, State, ZIP: Arlington Heights, IL 60004

Phone No: [redacted]

Email: homesbyjamesinc@gmail.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 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: _____ Date: _____

Printed Name: James W. Malapanes, Jr.

Owner Signature: _____ Date: _____

Printed Name: Sheri E. Warsh

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 be secured (doors and windows in working order, closed and locked).

Applicant Signature: _____ Date: _____

Printed Name: James W. Malapanes, Jr.

Owner Signature: _____ Date: _____

Printed Name: Sheri E. Warsh

PROPOSED DEMOLITION AND CONSTRUCTION SCHEDULE

701 Hibbard, Winnetka, IL 60093

Months 1,2,3,4 – JUNE, JULY, AUGUST, SEPTEMBER 2021

- Utility disconnects and power pole installed
- Interior deconstruction begins and is completed
- Foundation removal begins and is completed

Months 5,6,7 – OCTOBER, NOVEMBER, DECEMBER 2021

- Plans are submitted and approved for permit
- Excavation begins for pool and main house
- Concrete footings and foundation walls begin

Months 8,9,10 – JANUARY, FEBRUARY, MARCH 2022

- Excavation completed for pool and main house
- Concrete footings and foundation walls completed
- Backfill foundation
- Cut and fill driveway locations with temporary stone for parking and deliveries
- Start sewer and water install
- Set structural steel

Months 11,12,13,14 – APRIL, MAY, JUNE, JULY 2022

- Rough framing is completed
- Begin overhangs and exterior trim
- Order and set windows
- Install utilities (gas & electric)
- Sewer and water is completed
- Masonry begins
- Roofing begins
- Pool construction and hot tub begins
- Storm sewer begins
- Plumbing rough begins
- Concrete footings and walls for garden wall begins

Months 15,16,17 – AUGUST, SEPTEMBER, OCTOBER 2022

- Roofing is completed
- All exterior trim completed
- HVAC is completed
- Electrical rough is completed
- Pool construction and hot tub is completed
- Stucco begins
- Foundation for garden wall is completed
- Masonry for garden wall is completed
- Low-voltage wiring, alarm begins
- Hardscape begins for stoops, patio areas

Months 18,19 – NOVEMBER, DECEMBER 2022

- Hardscape is completed
- Cabinetry and millwork ordered
- Low-voltage wiring is completed
- Insulation
- Masonry and stucco is completed
- Gutters and downspouts installed
- Storm sewer is completed

Months 20,21,22 – JANUARY, FEBRUARY, MARCH 2023

- Drywall installed and primed
- Wood floors and tile install begins

Months 23,24,25 – APRIL, MAY, JUNE 2023

- Driveway installed
- Wood floor and tile is completed
- Stair installation begins
- Cabinetry and millwork installation
- Landscaping begins

Months 26,27,28 – JULY, AUGUST, SEPTEMBER 2023

- Cabinetry and millwork installation is completed
- Countertops measured
- Painter begins millwork prep for paint
- Landscaping is completed

Months 29,30 – OCTOBER, NOVEMBER 2023

- Painting continues
- Stairs are completed
- Countertops completed
- Install plumbing fixtures begins
- Install shower doors and mirrors
- Install hardware begins
- Install closet shelving begins

Month 31 – DECEBER 2023

- Painting continues
- Epoxy coat garage floor

Months 32,33 – JANUARY, FEBRUARY 2024

- Painting completed
- Install plumbing fixtures is completed
- All mechanical systems completed
- Closet shelving completed
- Complete audio visual
- Install bath accessories
- Install light fixtures is completed
- Security System installed
- Final inspection completed
- Window and house cleaning

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: JULY 15, 2021

SUBJECT: 82 ESSEX ROAD – HISTORICAL AND ARCHITECTURAL IMPACT STUDY (CASE NO. 21-04-LPC)

INTRODUCTION	
Meeting Date	July 19, 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	March 3, 2021, by a vote of 6-0, required submittal of an HAIS.
Property Address	82 Essex Road (See Attachment C – GIS Aerial Map)
Property Owner	Kevin Desai
Application Submitted by	Brightleaf Homes
Mail Notice Sent to Property Owners within 250 feet	Completed
Newspaper Notice	The meeting was properly noticed in the *Winnetka Talk* on July 1, 2021.
Public Comments as of Date of Memo	As of the date of this memo, staff has received two comments from the public regarding this HAIS. (See Attachment G – Public Correspondence) Comments received for the Preliminary Review are also included in Attachment G.
Winnetka Historical Society (WHS) Comments on HAIS	WHS finds the HAIS complete and agrees with the assessment that the property at 82 Essex has architectural significance. (Attachment B).
PROPERTY DESCRIPTION	
Size	0.35 acres
Location	West Side of Essex Road between Winnetka Avenue and Warwick Road
Improvements	Single-family residence with detached garage
Zoning	R-4 Single Family Residential
Surrounding Zoning	R-4 Single Family Residential to the north, west, and south, and Village of Kenilworth municipality to the east

PROPERTY HISTORY	See Attachment D, Preliminary Property History See Attachment E, Winnetka Historical Society Report
Constructed	1911
Additional Construction Activity	1925 - Build 1 ½ story frame garage
Illinois Historic Structure Survey Listing	Yes
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	No

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 December 31, 2020. 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 December 31, 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 82 Essex Road prepared by McGuire Igleski & Associates, Inc. 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 82 Essex Road prepared by McGuire Igleski & Associates, Inc. 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.

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 December 31, 2020 in order to explore alternatives to total demolition. Demolition of the structure may not occur prior to September 27, 2021.

ATTACHMENTS

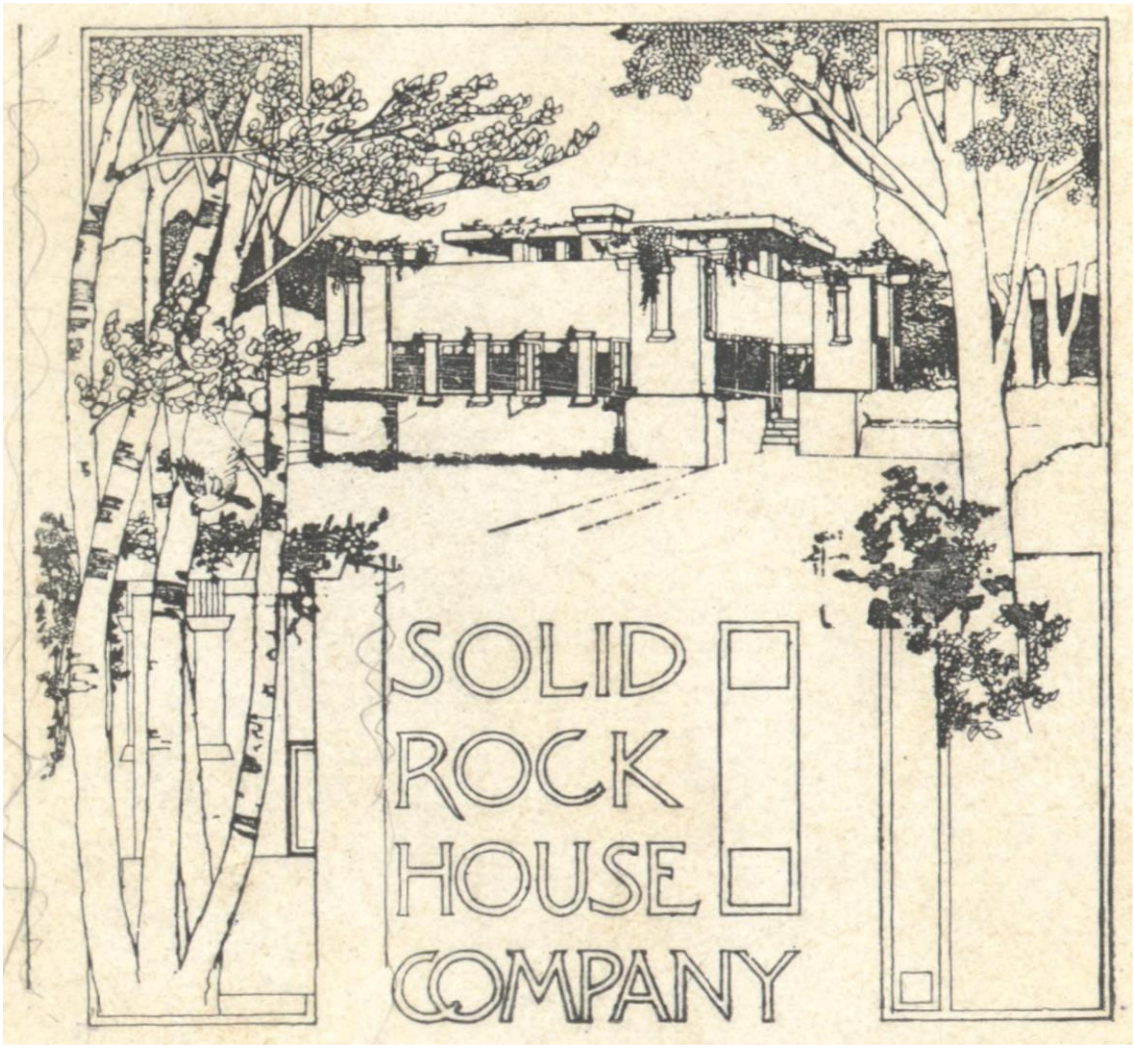
Attachment A: HAIS prepared by McGuire Igleski & Associates, Inc
Attachment B: Historical Society HAIS Comments
Attachment C: GIS Aerial Map
Attachment D: Preliminary Property History Study
Attachment E: Historical Society Research
Attachment F: Application Materials
Attachment G: Public Correspondence

ATTACHMENT A

SOLID ROCK HOUSE – 82 ESSEX ROAD, WINNETKA

Historic Architectural Impact Study

JUNE 2021



Prepared for:
BrightLeaf Homes
15 Spinning Wheel Road, #124, Hinsdale, IL

By:
McGuire Igleski & Associates, Inc.
1330 Sherman Avenue, Evanston, IL

TABLE OF CONTENTS

PAGE

Introduction **1**

Ownership History of the 82 Essex Road Parcel **3**

Index of Owners 3

Owner Biographies 4

Site + Architectural Description **9**

Legal Description 9

Construction Date 9

Permit Index 9

Narrative Description 10

Integrity 17

History and Development of 82 Essex Road **18**

Neighborhood Context 18

Architects 19

Designation Status of 82 Essex Road **26**

Evaluation of Historic Significance 26

Evaluation of Architectural Significance 26

Evaluation of Neighborhood Impact **28**

Materials Proposed for Salvage and Preservation **30**

Bibliography **31**

APPENDICES

A – Current Plans
B – Historic Plans
C – Current Photographs
D – Historic Photographs

INTRODUCTION

This Historic Architectural Impact Study (Study) was undertaken to document the existing residence at 82 Essex Road, commonly known as the Solid Rock House or the William F. Tempel Residence. The report was prepared by McGuire Igleski & Associates, Inc. (MIA) from March to May 2021.

The Solid Rock House was commissioned in late 1910 to be built on Lot 2 of Block 1 of William F. Tempel's re-subdivision. When its original client, Frank Pallma, withdrew in the summer of 1911, Tempel proceeded with the construction on speculation, renting it to real-estate developer, Edward L. Springer. The house was designed by Walter Burley Griffin, who formed the Solid Rock Construction Company to build the house, in anticipation that this would be the first model of future residences to come. Tempel eventually moved into the Solid Rock House in 1918, after commissioning architect Francis Barry Byrne, in association with artist and interior designer Alfonso Iannelli, to design an enclosed front porch addition and replace the roof terrace and veranda with an enclosed second floor and attic.

For preparation of the Study, MIA completed a site visit and reviewed existing documentation. During the site visit existing conditions were observed to identify historic materials and features and alterations. The building exterior was observed from grade and the interior observed with access provided by the owner's representative, BrightLeaf Homes. A visual survey of the surrounding community was completed to understand the contribution of the Solid Rock House to the neighborhood character and context.

MIA performed research to locate additional sources of information. Archival research included review of records maintained by the Winnetka Historical Society, the Illinois State Historic Preservation Office, Cook County Recorders of Deeds, Ryerson & Burnham Libraries in the Art Institute of Chicago, Chicago History Museum, Village of Winnetka, Chicago Public Library, The Block Museum of Art, Avery Architectural & Fine Arts Library at Columbia University, the New York Historical Society, the E.M. Nicholls Collection at the National Library of Australia, and the archives and publications of historian Tim Samuelson, Professor Emeritus James Weirick at the University of New South Wales, and Professor Emeritus Paul Kruty, Ph.D. at the University of Illinois at Urbana-Champaign.

The Study documents the known history of the property and owners, neighborhood context, biographical data for the architects, and physical description. As part of the Study, an evaluation of the property's historical and architectural integrity was completed, as well as an evaluation of the impact the demolition of the property would have on neighborhood character. The property is not currently listed on the National Register nor designated as a Village of Winnetka landmark. The evaluation followed the National Register "Criteria for Evaluation" established by the U.S. Department of the Interior, National Park Service and by the "Evaluation of landmarks" established in Title 15, Chapter 15.64, Section 15.64.030 of the Winnetka Village Code (1999).

The evaluation determined the property retains excellent integrity and is historically and architecturally significant at the local, state, and international level as the seminal work of architect Walter Burley Griffin, for its association with Marion Mahony Griffin, a pioneer among women architects and one the twentieth century's greatest architectural renderers, and for the Secessionist-style addition designed and executed by Francis Barry Byrne with renowned artist, sculptor, and interior designer Alfonso Iannelli.

The residence has been internationally recognized, evident by its coverage in several publications outside of the United States, in the work of:

- Donald Leslie Johnson, *The Architecture of Walter Burley Griffin,* Macmillan, South Melbourne, 1977, p.46 (Melbourne, Australia)
- Donald Leslie Johnson, *Australian Architecture, 1901-1951: sources of modernism*, Sydney University Press, 1980, p.68 (Sydney, Australia)
- James Weirick, 'The Griffins and Modernism,' *Transition*, no.24, Autumn 1988, pp.11-12 (Melbourne, Australia)
- Anne Watson (ed.), *Beyond Architecture – Walter Burley Griffin and Marion Mahony Griffin, America, Australia, India,* Powerhouse Publishing, Sydney, 1998, pp.28, 30, 71 (Sydney, Australia)
- Frederico Bucci, 'Prairie School,' *Rassegna*, no.74, 1999, p.54 (Bologna, Italy)
- Dustin Griffin (ed.), *The Writings of Walter Burley Griffin*, Cambridge University Press, Cambridge, pp.252-255 (Cambridge, England)

The residence is also significant for its role in the development of the surrounding neighborhood and connection to prominent individuals including William F. Tempel, Grover M. Hermann, Jens and Amy Wood Nyholm, and Charles William Brubaker.

This Study further evaluates and defines the significance of Solid Rock in the section "Designation Status of 82 Essex Road."

OWNERSHIP HISTORY OF THE 82 ESSEX ROAD PARCEL

INDEX OF OWNERS

*Owners with biographies as provided below.

OWNER NAME	DATES OCCUPIED	SOURCES	SIGNIFICANCE
William F. and Johanna Louise Schultz Tempel *	1918-1920, Previously rented by Tempel	1981, 1982, and 1989 Winnetka Architectural Survey; 1917 phone book; 1920 phone book; 1920 Federal Census; Walter Burley Griffin Society; *Walter Burley Griffin in America*	Owner of William F. Tempel & Co., a prolific Chicago, and North Shore real estate firm.
Grover M. Hermann*	1920-1948	1981, 1982, and 1989 Winnetka Architectural Survey; real estate listing slip; 1920, 1925, and 1927 phone book; *Chicago Tribune* obituary; 1930 and 1940 Census Records	Founder of the American-Marietta Company. He donated funds for University Library at Northwestern University and was one of the largest individual donors to the Illinois Institute of Technology.
Jens and Amy Wood Nyholm*	1949-1969	Real estate listing slip; 1954 phone book; *Chicago Tribune* obituaries	Jens Nyholm was an author and the head of the Northwestern Library; Amy Wood Nyholm was a curator and manuscript librarian at the Newberry Library.
Robert O. and Lori Swartz (Schwartz)	1969-1971	1982 Winnetka Architectural Survey; real estate listing slip	
Charles William and Elizabeth Brubaker*	1971- 2020	1981, 1982, and 1989 Winnetka Architectural Survey; Cook County Recorder of Deeds title records for 82 Essex Road; *Winnetka Talk* obituary; *Chicago Tribune* obituary	Charles William "Bill" Brubaker was a nationally renowned architect with the firm of Perkins & Will in Chicago.
Kevin and Nisha Desai	2020 - Present	Cook County Recorder of Deeds title records for 82 Essex Road	

OWNER BIOGRAPHIES

WILLIAM F. (1864-1937) AND JOHANNA LOUISE SCHULTZ (1867-1959) TEMPEL

Solid Rock's first owner, and later resident, William F. Tempel, was born in 1864 to his German-born father, William, and his Austrian-born mother, Anna. William lived at home with his parents until at least 1900. In the 1880 census, he was listed as attending college in Chicago. By the 1900 census he is listed as working in real estate and loans with his father.

The younger William had established the firm of the William F. Tempel & Co. in the early 1890s, though the firm has origins pre-dating 1855. In 1855, two brothers, Edmund and Bruno Knauer, acquired the previously established real estate and mortgage business of a man named Malcolm. William F. Tempel, the son, had began working with the Knauers some time during the late-nineteenth century after attending college and having been educated in the loan business by his father. The older Tempel at the time was regarded as "a picturesque figure of early Chicago, who at one time operated a grocery and tavern which Lincoln often visited."

When the two Knauer brothers died in the early 1890s, the younger Tempel purchased the interest of the Knauer family and conducted it under his own name, William F. Tempel & Co., developing it into a substantial real estate, mortgage, and loan firm. Tempel was interested in the development of the North Shore and used to "relate with great gusto the story of his battle to have New Trier High School located where it now stands, and the important role played by several barrels of rum in that educational campaign."

In the 1914 announcement of the opening of a new Chicago & North Western Railway station on Winnetka Avenue (now known as the Indian Hill Station), Tempel is regarded as one of few who were influential in the development of the area:

> *"The territory was but sparingly settled until two years ago, when Leonard H. Roach, George W. Maher, and Walter Burley Griffin, together with William F. Tempel and Frank Winders – the three last named comprising the Community Development company- began building operation where the New Trier Township High School, costing upward of $500,000 appeared isolated."*

The previous quote certainly recognizes William F. Tempel's initial subdivision of the neighborhood encompassing Solid Rock, but also recognizes his 1912 work with Walter Burley Griffin as part of the Trier Center Neighborhood, a planned community on the north side of Winnetka Avenue, centered on Bertling Lane, that was to include 35 Griffin-designed houses. The community, slated to house Griffin's own residence, was not carried through to fruition due to the Griffin's move to Australia following his winning of the international competition to design the capital city of Canberra, Australia. Only one residence was completed at 460 Hill Road (extant) in the Trier Center Neighborhood, and beyond the layout of lots and streets, is the only remaining vestige of this incomplete endeavor.

In July 1920, H.C. Dovenmuehle, a pioneer Chicago wholesale shoe merchant, and long-time client of Tempel's, purchased the real estate firm outright. The firm remained in the Dovenmuehle family until 1969 when it was purchased by Chase Manhattan, commonly known today as Chase Bank.

Little is known regarding the personal lives of William F. Tempel and his wife Johanna Louise Schultz Tempel. William and Johanna married on January 30, 1901 and together they had one child, William. Between 1926 and 1928, William and Johanna moved to South Pasadena, California. By the 1930 census, they are living in San Marino, California. William died in 1937 in Los Angeles, California. In the 1940 census, Johanna is living in Los Angeles with her son William and his family. She died in 1959 in San Bernardino, California.

GROVER MARTIN HERMANN (1890 to 1979)

Philanthropist and industrialist Grover Martin Hermann was born in Callicoon, New York in 1890. He began his career in 1913 with an investment of $5,000 to establish the American Asphalt Paint Co. in Chicago with his business partner Charles Phelan. Following Phelan's untimely death in 1931, Hermann merged the company with the Marietta Paint and Color Company of Marietta, Ohio to form the American-Marietta Corporation in 1940. The company specialized in construction materials and industrial chemicals such as synthetic resins, adhesives, paints, and varnishes. Hermann served as president and director of the new company. Within 15 years, the American-Marietta Corporation entered the Fortune 500 at #257 and climbed to #137 by 1960 under Hermann's leadership.

Hermann continued to serve as president and chairman of the board until the company was merged with the Martin Co. in 1961, to establish the Martin Marietta Corp., known for its development of missiles, aerospace systems, cement, and construction products. With Martin Marietta Corp., Hermann was the chairman of the board and later honorary chairman until 1966, when he retired.

At the time of his death, in 1979, Hermann was director of the Gorman Corp. in Chicago and president of the Grover Hermann Foundation. He was also regarded as the largest individual donor to the Illinois Institute of Technology (IIT), donating more than $2.5 million to the school. Hermann also made a gift of $2.5 million to Northwestern University for the construction of University Library, in honor of his son Grover M. Hermann, Jr. who was killed in action in Germany during World War II. The donation was one of the largest individual gifts given to the university during its 114-year history at that time.

Hermann was married twice in his life, but very little biographical information could be found on either of his wives, both of whom resided in the Solid Rock House with him during his ownership from 1920 to 1948.

His first wife was Hazel M. Hessinger Hermann. She was born in 1893 in Callicoon, New York and married Grover in New Jersey in 1914. Together, they had two children a son and daughter named Robert and Shirley, respectively. Hazel still resided with Grover at 82 Essex Road in 1940. The date of their divorce is unknown, but by 1945, he had married his second wife Sarah Thurmond Hermann. Hazel's obituary in 1987 stated that she had moved to Fort Lauderdale, Florida from Evanston, Illinois in 1963. Her son Robert passed before her in 1987, but she was survived by her daughter Shirley.

Hermann's second wife, Sarah Thurmond Hermann, was born in 1915 in Fulton, Missouri. She graduated from Fulton High School and attended William Woods University before beginning her business career in Chicago, where she was later employed by the American-Marietta Company.

She married Grover on October 27, 1945 and established the Grover Hermann Foundation of Chicago in the 1950's. Together they made contributions to educational, industrial, medical, public, and social causes. She served as president of this foundation after her husband's death. Sarah died in Pebble Beach, California, in December 1995, where she had been living with Grover after his retirement.

JENS (1900-1983) AND AMY WOOD (1907-1978) NYHOLM

The following biography for Jens Nyholm is excerpted from "The Jens Nyholm Papers," published by William K. Beatty in 1985.

Librarian Jens Peter Nyholm was born in Hjorring, Denmark, on July 24, 1900. Nyholm worked in cataloging and technical services at the Library of Congress, The University of California at Berkeley, and The University of California at Los Angeles before accepting the University Librarian position at Northwestern University where he remained until his retirement in 1968. Nyholm was also an active member of the American Library Association. Upon retirement, Nyholm served as a collection development consultant for The University of California at Santa Barbara.

Nyholm attended the University of Copenhagen from 1919 to 1921 and received the degree of Candidate of Philosophy. In 1923 he received a certificate from the Danish State Library School.

After working from 1923 to 1927 as an assistant librarian in the Central Library at Aalborg, Denmark, Nyholm came to the United States late in 1927. Shortly after his arrival he entered Columbia University's School of Library Service, earning a Bachelor of Science in 1928. Due to his competence with languages Nyholm obtained a position as cataloger at the Library of Congress soon after receiving his degree.

Nyholm entered the graduate program in English at George Washington University where he received a Master of Arts in 1934.

In 1937, Nyholm became an American citizen. The following year he was appointed head cataloger at the library of the University of California at Los Angeles. Two years later, he accepted a position as assistant librarian at the University of California at Berkeley. Here over the next five years, he worked to streamline procedures in the technical services departments.

From 1938-1939 Nyholm participated in the American Library Association Cataloging Section's efforts to identify the major problems in cataloging and classification then facing academic library catalogers. In 1940 he was named as a member of the original Committee on Intellectual Freedom to Safeguard the Rights of Library Users to Freedom of Inquiry. Nyholm also was active in the Rare Book and University Libraries Sections of the Association of College and Research Libraries.

In 1944 Northwestern University appointed Nyholm as university librarian, a position he retained until his retirement in 1968. Nyholm's primary goal and achievement while Librarian was the consolidation and reorganization of the University's disparate library collections into one central library. He extended his organizational efforts beyond the Evanston campus, instituting a Library Council that included the librarians of the four Chicago campus professional-school libraries.

During his librarianship, Nyholm acquired many collections for the university, notably a 900-volume collection of James Boswell and Samuel Johnson material, and a large collection of Danish and Greek

World War II underground materials. The library celebrated the receipt of its one millionth volume in 1950 and continued to grow. The overcrowded condition of the library (which began to use an off-site "Library Annex" for storage in 1955) resulted in the 1961 decision by University president Roscoe J. Miller to form a Library Planning and Building Committee as part of a major campus building program. Nyholm spent the last several years of his career planning the new library, which would be attached to the existing Deering Library building.

In addition to his duties as university librarian Nyholm continued writing in both Danish and English. In 1953 a Danish publisher issued *Portal til Amerika*, a small collection of Nyholm's poems in Danish, dealing primarily with places and attitudes in the United States. With the 1968 publication of his book, *Amerikanske Stemmer*, Nyholm completed a project of thirty years duration, translating into Danish a collection of poems by several outstanding American poets including Ezra Pound, E.E. Cummings, and Muriel Rukeyser.

Following his retirement from Northwestern University in 1968, Nyholm moved to Santa Barbara, California, where he served as a consultant in collection development to the University of California at Santa Barbara Library.

Nyholm married Amy F. Wood in 1941. Little is known about Amy, beyond her role as curator and manuscript librarian at the Newberry Library. The couple had no children. Amy Nyholm died in 1978. Jens Nyholm died in Santa Barbara on January 27, 1983.

CHARLES WILLIAM "BILL" AND ELIZABETH BRUBAKER

Charles William "Bill" Brubaker was born September 28, 1926 in South Bend, Indiana. He began his studies at Purdue University before serving in the United States Navy from 1945-46, and then completed his studies at the University of Texas where he received a bachelor's degree in Architecture in 1950.

After graduation, Brubaker moved to Chicago to join the architectural practice of Perkins & Will in 1950. Brubaker spent his entire career with Perkins & Will, ascending from a student intern, under the mentorship of founders Larry Perkins and Phil Will, to president (1968-1974), vice president (1979 to 1984), chairman of the board (1985-1986), and principal-in-charge of education projects (1986-1998). With the firm, Brubaker had a national impact on school design through his work on more than 200 schools including the Whitney Young Magnet School in Chicago and New Trier West High School in Northfield. He was influential in bringing architectural ideas to educators through his many publications and shared his thoughts about school planning and design.

In addition to his educational projects, Brubaker is credited with the design of the sloping 850-foot façade of the First National Bank of Chicago in 1969. He is also known for his distinctive and masterful sketching style, served on Chicago's Metropolitan Planning Council, Society for College and University Planning, and the National Urban Planning and Design Committee, and lectured widely on topics related to design of the urban environment.

Brubaker retired in 1998. The following year his efforts and leadership culminated when Perkins & Will was awarded *National Firm of the Year* by the American Institute of Architects.

In 1955, Brubaker married Elizabeth Allen Rogers. Together they had three children, Rogers, Robert, and Elizabeth. Elizabeth (wife) was born in Ohio and attended Randolph-Macon Woman's College in Lynchburg, Virginia, prior to graduating from Ohio State University. She then attended the University of Texas where she earned a master's degree in Economics. After school and prior to marrying Brubaker, Elizabeth worked as an industrial planning economist at Wright-Patterson Air Force Base in Dayton, Ohio.

Bill and Elizabeth lived in the Solid Rock House beginning in 1971. Bill passed in 2002 due to Parkinson's disease and Elizabeth continued living in the residence until approximately 2019.[1]

[1] The 2019 date was provided by a neighbor of the Brubaker's who commented that no one had lived in the residence since Elizabeth, approximately two years ago.

SITE + ARCHITECTURAL DESCRIPTION

LEGAL DESCRIPTION

South 19 feet of Lot One (1) and Lot Two (2) in Block 1, in Tempel's Resubdivision of that part of the West Half (1/2) of the Northeast Quarter (1/4) of Section 28, Town 42 North, Range 13, East of the Third Principal Meridian, lying East of the Chicago and Milwaukee Electric Railroad Right of Way and North of the Village Limits of Kenilworth.

PERMANENT REAL ESTATE INDEX NUMBER

AREA NUMBER	SUB AREA NUMBER	PARCEL BLOCK NO.	PARCEL NUMBER
05	28	202	008

CONSTRUCTION DATE

- 1911 - Original One-story single-family residence with roof terrace and veranda
- 1919 - Second floor, attic, and enclosed porch addition
- 1925 - Garage

PERMIT INDEX

DATE	TYPE	OWNER	ARCHITECT/CONTRACTOR
November 20, 1925	Build 1 ½ story frame garage	Grover Hermann	Grover Hermann
March 30, 1954	Sewer repair	Jens and Amy Wood Nyholm	Clifford Moran
October 1, 1971	Kitchen remodel	Charles and Elizabeth Brubaker	Gathercoal Construction (Builder/Carpenter); F.J. Kerrigan (Plumber); Glenn Bennett (Electrician)
May 19, 2011	Replace roof on entire residence	Elizabeth Brubaker	C.R. Ebert & Sons, Inc. (Roofer)

NARRATIVE DESCRIPTION

The Solid Rock House was the first of two residences constructed on speculation in 1911 by owner William F. Tempel and designed by Walter Burley Griffin. Constructed of reinforced concrete, it was immediately named "Solid Rock." The interior was configured into a "T" shaped plan and divided into living and sleeping quarters, separated by a circulation corridor containing stairs to the roof terrace and to the basement. The house caused a minor sensation in Chicago architectural circles, as Griffin later recalled, *"a procession of people visited the building work, individuals frequently returning week after week to watch it various states of progress."*

As noted in *Walter Burley Griffin –Architectural Models of Projects & Demolished Buildings*, Solid Rock and the unbuilt Solid Rock II, discussed below, revealed *"Griffin's personal vision of a modern architecture in its purest form: rectilinear buildings of concrete or hollow tile, defined by massive pylons, articulated with thin pilasters (ultimately derived from Louis Sullivan's epochal Wainwright building), and joined to a natural setting that surrounds and occasionally envelops the architecture.*

SITE

The Solid Rock House is located at 82 Essex Road in the Village of Winnetka. The residence is situated on an east-west axis, with the front façade facing east toward Essex Road. On the north, south, and west, the site is bounded by neighboring residential lots. The built residence encompasses .1 acre of the east half of the .35-acre lot. It is setback approximately 50 feet from Essex Road and historically was setback approximately 70 feet until the construction of the enclosed front porch in 1919.

In the historic photographs taken around the time of completion, the front and side yards are blanketed in snow, but appear to lack landscaping. Historically, the rear, or west half, of the lot appears composed of undisturbed woodlands and glades. Indicative of Griffin and the Prairie school, the low roof lines, emphasis on natural materials, and inclusion of the landscape, were meant to gracefully unite the built environment with the natural setting. These key principles of the Prairie school are prevalent in the design of Solid Rock. Today, the native landscape, which served as an inspiration for the design of the residence, remains intact as the residence's various owners have preserved the natural woodlands over the last 110 years. Since the construction of the enclosed porch in 1919, trees have been added to flank the addition and evergreen shrubs line the east and north façades. Historic aerials are of a low quality, and the dates of these landscaping changes are unknown.

The lot is flanked by a pedestrian path and vehicular driveway at the south and north end, respectively. The pedestrian path leads to the public/guest entrance for the residence from Essex Road, whereas the driveway provides access to a private entrance at the north façade which leads into the hallway between the dining room and kitchen and a private/service rear entrance into the kitchen, as well as the existing historic garage, constructed in 1925. Based on historic photographs and maps, the oval path, visible in early renderings and sketches, never fully materialized.

It should also be noted that the site may have never fully materialized in anticipation of the unbuilt Solid Rock II. In 1912 Tempel commissioned a house from Griffin to be built immediately to the south, designated by Professor Paul Kruty in his book *Walter Burley Griffin –Architectural Models of Projects & Demolished Buildings*, as Solid Rock II. Kruty goes on to describe Solid Rock II, as the following:

"The cubic, flat-roofed building consists of two interlocking squares with the entrance at the point of interpenetration. The existence of this project has only gradually come to light. In an article about Solid Rock published in October 1912, Griffin discussed "the house to be south, next to be built." A sketch included in Marion Griffin's "The Magic of America" shows the house and its relationship to its northern neighbor. That the second was very nearly built is confirmed by surviving unlabeled working drawings of elevations and sections (the plans are missing), here identified for the first time. Griffin included a version of Solid Rock II among his proposed houses at Rock Crest."

Solid Rock I and Solid Rock II were to be connected by a rectilinear garden wall that was never completed and left the landscape surrounding Solid Rock I in a native state until later enhanced with the extant plantings.

STRUCTURE AND HISTORY OF REINFORCED CONCRETE CONSTRUCTION

The original structure[2] of the Solid Rock House is significant, as it is the first instance where Griffin used reinforced concrete construction in his designs[3], though the use of reinforced concrete for building construction in the United States dates from ca.1855 and internationally was first used in France ca.1850.

At the Solid Rock House, the original reinforced concrete structure for the residence is visible from the interior of the basement. There is series of reinforced concrete footings which the first floor framing was set into as the concrete cured. The walls were cast in wood forms and rough-cast on the exterior with white cement mortar. The original flat roof was also concrete. Every dimension was a multiple of 4 feet to ensure economical form work. At the interior elevations of the exterior walls the reinforced concrete walls and formwork patterns were visible.

HISTORY OF REINFORCED CONCRETE CONSTRUCTION

The two earliest known uses of reinforced concrete in architecture were applied by the French builder, Francois Coignet, and by William B. Wilkinson of Newcastle-upon-Tyne.[4] During ca. 1850-1880, Coignet built several large houses throughout England and France, first using iron rods in the floors to keep the walls from spreading, but later adapted the design to use the rods as flexural elements. In 1854,

[2] It is unknown how the original concrete structure and later structure for the 1919 addition are connected. Hollow clay tile was observed in the excavated crawl space below the enclosed porch addition, but the wall structure for the second floor and attic addition was not accessible, but is believed to be frame based on limited visibility of the frame roof structure.

[3] Griffin would go on to utilize a reinforced concrete structure in many of his later designs including the dining hall rotunda at Newman College (1915-1918), the Capitol Theatre building (1924), and the planned community of Castlecrag (19125), which used Griffin's patented Knitlock system.

[4] It is important to note that this study focuses on the use of reinforced concrete for the use of buildings. Earlier examples of the use of reinforced concrete for man-made purposes include the construction of several small rowboats by Jean-Louis Lambot in the early 1850s. Lambot reinforced the boats with iron bars and wire mesh and subsequently applied for a patent in France and Belgium in 1856. A second concurrent example includes the use of reinforced concrete by gardener, Joseph Monier, who utilized reinforced concrete in his landscaping projects (e.g., garden tubs), but did not receive a patent for his technique until 1867.

Wilkinson constructed a small two-story cottage, with a concrete floor and roof reinforcing the concrete floor and roof reinforced with iron bars and wire rope, and subsequently acquired a patent on this type of construction in England.

Following these initial applications, the use of reinforced concrete construction spread throughout Europe, with individuals and companies developing their own methods for creating and using rebar, and the technique swiftly arrived in the United States.

In the United States, the earliest known experiments related to reinforced concrete construction date to the 1850s and are attributed to Thaddeus Hyatt.

The first patent for a reinforced concrete wall was obtained by Samuel T. Fowler in 1860. The patent number US28069A reads as such: *"Forms, shutterings, or falsework for making walls, floors, ceilings, or roofs for rooms as a whole by which walls and floors are cast simultaneously, whole storeys, or whole buildings."*

Following Fowler, Hyatt received a patent (number US 206112) for his system in 1878 for the composition of floor, roofs, pavements, etc. A refinery owned by The Pacific Coast Borax Company became the first construction project in the United States to use Hyatt's system.

Predating the refinery was the construction of the William E. Ward residence. Ward, an American mechanical engineer, built his own house in Port Chester, New York, using concrete reinforced with iron rods for all structural elements in 1871-1875. The design for the residence was by architect Robert Mook, though Ward handled all technical and construction matters, conducting long-term load tests and other experiments. Using the French word for concrete, "beton", Ward delivered a paper on the house to the American Society of Mechanical Engineers entitled "Beton in Combination with Iron as a Building Material" in 1883.

Advancements in reinforced concrete continued with the parallel development of reinforced concrete frame construction in Europe by G. A. Wayss in Germany and Austria, who had acquired the rights to Monier's system, and by Francois Hennebique in France, and in the United States by Ernest L. Ransome, during the late nineteenth century.

During the 1870s, Ransome managed a stone company in San Francisco, California, and produced concrete blocks as artificial stone. Ransome first used reinforcing in 1877, and then was the first to use and patent the deformed (twisted) bar in 1884 which helped to develop the bond between the concrete and reinforcing. Two years later, Ransome introduced the rotary kiln to cement production. The kiln had a greater capacity and burned more thoroughly and uniformly, which allowed for the development of a less expansive, more uniform, and more reliable manufactured cement.

In 1890, Ransome built the Leland Stanford Jr. Museum in San Francisco, a reinforced concrete building two stories high and 312 feet long, and the first building to use exposed aggregate. These improvements in concrete production by Ransome led to an increased acceptance of concrete after 1900.

In 1903, a joint committee of representatives from all organizations interested in reinforced concrete was established to develop uniform applications of knowledge to design.

The following year, the Ingalls Building in Cincinnati, Ohio (1904) was the first concrete skyscraper, reaching 16 stories (210 feet). The building was designed by the firm of Elzner and Anderson and applied a variation of the Ransome system.

The earliest textbook in English, on the subject, was published in 1907 by Frederick E. Turneaure and E.R. Maurer published and entitled "Principles of Reinforced Concrete Construction". Extensive testing was conducted by Arthur N. Talbot at the University of Illinois, Frederick E. Turneaure and Morton O. Withey at the University of Wisconsin, Carl von Bach in Germany, and Claude Allen Porter Turner in the United States to determine beam behavior, compressive strength of concrete, and modulus of elasticity.

In 1908, Thomas Edison acquired his first patent for a residence constructed with a single pour of concrete, and over the next decade did go on to construct several cast-in-place reinforced concrete homes in Union Township, New Jersey.

From ca. 1915 to 1935, research centered on axially loaded column behavior. By the late 1930s and 1940s, the focus turned to eccentrically loaded columns, footings, and the ultimate strength of beams.

Since the mid-1950s, reinforced concrete design practice has made the transition from that based on elastic methods to the one based on strength.

EXTERIOR

The exterior of the Solid Rock House publicly expresses Walter Burley Griffin's transformation into his own and away from the early Prairie School works of Frank Lloyd Wright. At the time of construction, this salient shift was evident through Griffin's use of a massive, flat-roofed, and cubic form, surmounted by the roof terrace and veranda, the overall design of which is still present today.

The Solid Rock House is two and a half stories in height and the exterior is clad is an off-white-colored, rough textured stucco. This use of a concrete structure with a stucco coating further advances Griffin's philosophy to design his buildings in relation to the native beauty of the site. By using one consistent material and treatment, and the material most resembling "nature's solid rock", Griffin was able to deeply connect the built and natural environments.

In plan, Solid Rock is "T" shaped. Each section of the "T" is crowned with a dramatic steeply pitched hipped roof clad in asphalt shingles. There is a shed roof dormer located at the north and south elevation of each roof and a hipped wall dormer at the west elevation of the rear roof. The dormers are also clad in asphalt shingles and feature a "ladder" like wood decoration which flanks the window opening and terminates at a projecting rectangular wood windowsill supported by two wood brackets. The roof at the enclosed porch addition is flat and is accentuated by a wide overhang at the east façade.

There are two main entrances located at the inner corner where the two legs of the "T" intersect. The entrances are located on the north and south façades, respectively, and are tucked out of view from the public right of way. Each entrance is emphasized by a short stair which leads to an exterior landing encompassed by a low, stucco-clad retaining wall.

At the first floor of the exterior, approximately three dozen windows dominate the façades. The windows feature a linear geometric design and are divided into three horizontal sections by wood

mullions. The the upper and lower section are then divided equally into three vertical sections. The center section is a clear light and the flanking sections are further subdivided into two square lights. In each upper and lower section, two of small square lights have square insets of yellow glass. The eight windows located throughout the first floor bedrooms and bathroom were determined to be original to 1911, based on the existence of Griffin's patented casement hardware (U.S. Patent No. 1058050) filed November 28, 1910.

Like other hardware of the time, Griffin's hardware could be installed at the top of the sill, however, the rectilinear base and handle harmonized better with Griffin's interior detailing. The desired opening of the window is locked in place by pivoting the handle upward, which also aligns it vertically with the orthogonal grid of the window.[5] It is unknown if the remainder of the Griffin-style windows in the Solid Rock House are original and the hardware has been replaced or if they are 1919 reproductions.

The enclosed porch is wrapped in a band of individual casement windows, only broken by a broad stucco-clad pier at the north and south façades which extends from grade to the base of the roof.

Windows are also the prominent remaining feature of the extant original exterior. The north and south façades, at the base of the "T" shaped plan, features four and five symmetrically placed windows, flanked by stucco-clad pilasters with flared bases and capitals. The pilasters invoke the Classical Doric order, but follow the modern and simplified aesthetic of the Prairie School.

This rhythmic design of sets of windows, flanked by pilasters continues to the rear of the north and south façades and at the west (rear) façade, where there is a set of three and four windows, respectively. The design is only differentiated at the rear of the south façade, where the façade projects slightly from the main floor plan and the pilasters which flank the end of the set of windows have two full-width elevations, unlike the remainder of the pilasters which are engaged with the façade and only have one full-width elevation. There is also one window located at the east (front) façade nearest the entrances.

Other exterior features at the first floor include a built-in flower box at the base of the east façade of the enclosed porch addition.

Moving up toward the second floor, remnants of pilasters at the corners of the building are visible but were partially removed when the interior ceiling heights were altered, in 1919, to accommodate the second floor and attic addition. The exterior of the second floor and attic is completely encompassed within the aforementioned hipped roof.

Additional changes over time at the exterior predominately include the enclosed porch addition at the east (front) façade and the removal of the roof terrace which was replaced with the existing hipped roof and dormers. The design of the roof terrace and veranda as completed in 1911 is noted below.

At each corner of the residence, there is a massive, heavy set column, the base of which slightly projects from the main plan of the column. Based on historic photographs, each column was crowned by a set of four connected planters which mirror the shape of the flared pilaster capital. The two planters at the outer corners of each column extended over the exterior façades. Centered at the west end of roof was

[5] Griffin never commercially produced his hardware and expended the effort solely for his own use. His hardware has only been found in his last American works: Solid Rock (1911); the Melson Houses (1912); and the Blythe House (1913).

an open veranda, used for outdoor activities during the day and at night served as an outdoor sleeping space. The veranda had a flat roof with open framework and was supported by square columns. It is unknown how the veranda was enclosed to prevent water infiltration into residence at the stair between the first floor and roof. The remainder of the roof was composed of the open-air terrace.

INTERIOR

The interior of Solid Rock was designed around the "T" shape plan to provide public and private spaces separated by a circulation corridor. It was derived from an initial plan developed by Griffin at the outset of his career and employed by his contemporary Frank Lloyd Wright beginning in 1907. This binary plan would become the model employed by Griffin for his most significant and formative ensuing works.

Predominately all of Griffin's original interior plan remains intact. The base of the "T" was devoted to the open plan of the public living-dining rooms surrounding a central corner fireplace. Flanking the fireplace are two interior partition walls, to the south the wall encloses the stair to the second floor and to the east the wall provides some privacy between the living room and dining room, which was originally the kitchen. Each wall has built in wood shelving with wood and glass doors. In the adjacent dining room, the wall behind the fireplace is chamfered to allow space for the entrance into the basement stair, located on the opposite side of the wall. An identical built-in shelving unit is then located to the north of the chamfered wall at the west elevation of the space. At the northwest corner of the dining room is a small interior vestibule which serves as the north entrance to the house.

Moving north to south through the crown of the "T" is the kitchen in the northwest corner, at the center is a short corridor which provides access to a walk-in closet, bathroom, and bedroom, and in the southwest corner is a second bedroom. To the east of second bedroom is a larger interior vestibule for the south entrance and the stair to the second floor at the north end of the space. A central north-south hallway runs between the crown and base of the "T".

The two known alterations to the first floor plan include the extension of the central stair which provides access to the second floor, and formerly between the first floor and roof terrace and veranda, and the relocation of the kitchen to the northwest corner of the first floor. Historically the kitchen was located in the west half of the dining room and was tucked behind the fireplace wall. In the 1919 remodeling, the dining room was expanded, and the kitchen moved to replace a bedroom and maid's room in the northwest corner of the first floor.

Finishes and decorative details at the first floor are the most highly altered and least extant elements from the original construction. There is one historic photo looking toward the living room, dining room, and kitchen, from the southeast corner of the living room prior to the 1919 remodeling. Visible changes in the living room include the addition of the existing built-ins which flank the fireplace, originally these were open display alcoves which extended to the ceiling. The fireplace had a small rectilinear hood which projected out from the wall. A projecting crown moulding adorned the perimeter of the open living-dining rooms. The flooring also appears to be a soft tile, possibly cork, but not wood as it is today.

The first floor interiors date to the 1919 remodeling, with the exception of the kitchen which was last remodeled in 1971. The interior finishes are limited and predominately consist of a warm honey-colored

wood trim, including a simple rectilinear baseboard, crown moulding, window and door trim, and vertical wall trim, which adorns the edges of each wall and flanks the windows and built-ins. Other intact decorative elements include the radiator covers and light fixtures designed by Alfonso Iannelli. The radiator covers are rectangular in shape. They are open at the center, and the opening spans three-fourths the length of each radiator. The central opening is flanked by cabinet doors which provide access to the radiator valves. At the top of each door is a small circular opening in which there are four smaller circles which add a decorative finish to the utilitarian cover. Lastly, the Iannelli-designed multi-light pendant fixtures, semi-flush ceiling mounted light fixtures, and two types of wall sconces remain intact. All fixtures have a brass mount plate and light shade and are embellished with narrow strips of frosted glass which descend from the light shade to fully enclose the bulb. The shades of the pendants, ceiling mounted fixtures, and one wall sconce type have a cylindrical shape. The second type of wall sconce has a semicircular shaped shade. These light fixtures are found throughout the first and second floors.

The 1919 floor plan for the second floor remains unaltered from its original construction. The floor plan is focused on the central stair to the second floor and attic. After ascending the stair to the second floor one enters a short hallway. At the east end of the hallway is the master bedroom which spans the full width of the second floor, with closets built into the interior slope of the roof. At the west end of the hallway is a smaller bedroom and separate bathroom in the northwest corner of the plan. In the southwest corner of the plan is a third bedroom. Between the third bedroom and master bedroom is a bathroom.

There are no known historic photographs of the second floor, but based on the similar details and material properties found throughout the remodeled first floor interiors, the decorative finishes appear to be original to 1919. At the second floor, the floors are a beautiful medium colored wood, except in the bathrooms where the floors are clad in white hexagonal-shaped tiles. The floor finishes continue onto the vertical surfaces. Door, window, and wall trim (baseboard) are all a warm honey-colored stained wood with an unembellished rectilinear shape. In the bathrooms the walls are clad in large rectilinear while tiles with a black tile baseboard and chair rail. The bathrooms also retain their original porcelain fixtures. The doors throughout the second floor are all flush and stained a similar color to the trim to match. Iannelli-designed lighting fixtures are extant at the second floor including a pendant light in the stair and south bathroom, and his design for a semi-flush mount light in the hallway. Matching wood built-ins are located in the alcoves created by the dormers. The finishes selected by Byrne and Iannelli are minimal and straightforward.

As part of the 1919 addition, an attic level was also added. The space is unpartitioned, with the exception of the massive chimney located at the center of the east half of the space. The chimney is constructed of Chicago common brick, through the base of the chimney is concrete. Based on historic photographs and drawings, it is believed that Byrne built on top of the existing chimney designed by Griffin, when the height of the building was extended, and the concrete base is actually the original concrete cap for the chimney built in 1911.

GARAGE

The existing garage on site was completed in 1925 by then owner of the residence Grover Hermann. The garage is sited near the location of an original garage at the northwest corner of the lot. Historic photographs of the original garage have not been found.

The existing garage is rectilinear in plan, one and a half stories in height, with a hipped roof. It takes design cues from the main residence including stucco exterior walls and shed roof dormers clad in wood shingles with multi-light casements. A human door is located at the south end of the east façade. The remainder of the façade is encompassed by a contemporary mechanical overhead garage door. A secondary human door is located at the west end of the south façade. This entrance provides access to a narrow hallway which spans the full length of the garage and runs along the rear of the vehicular storage area. The vehicle area and hallway are connected by an interior door located at the south end of the interior partition wall between the two spaces. A stair in the hallway leads to a loft space. The loft space was inaccessible.

INTEGRITY

Overall, the Solid Rock House maintains excellent architectural integrity from the period of significance[6]. The site, as preserved by Griffin, is composed of native woodlands and glades, and thus maintains strong integrity to the period of significance. The exterior expresses the final design of the residence at the completion of the 1919 renovation by Francis Barry Byrne. On the interior, Griffin's 1911 first floor plan is well intact, and the enclosed porch, second floor, and attic additions retain excellent integrity from the 1919 renovation. No apparent alterations to the residence have been made since 1919, except for the concrete platform at the rear southwest corner of the residence which has been screened in and the installation of new lighting fixtures in the kitchen and second floor bedrooms.[7] Neither alteration detracts from the integrity of the residence nor has it impacted any known significant architectural features of the residence.

The garage also retains excellent integrity from the 1925 construction. Visible alterations include the installation of a contemporary overhead garage door and the hipped roof has been re-roof with asphalt shingles.

[6] The period of significance begins in 1911 with the initial construction and design under Water Burley Griffin and terminates in 1971, the 50-year cut off established by the National Register of Historic Places. Within the period of significance, there are two significant dates, 1911 and 1919. The 1911 date reflects the initial date of construction for Griffin's unprecedented and seminal design for the Solid Rock House still interpretated through the extant first floor plan. The 1919 date corresponds to the substantial renovations designed by architect Francis Barry Byrne, for the original owner William F. Tempel, which have gained significance in their own right, despite the demolition of Griffin's unparalleled design for the roof terrace and veranda.

[7] Dates for these alterations are unknown.

History and Development of 82 Essex Road

COMMUNITY AND NEIGHBORHOOD CONTEXT

WINNETKA

The first non-native, white settlers arrived in the area that would become Winnetka in 1836. Erastus and Zeruah Patterson settled in the area after traveling via ox-drawn wagon from Woodstock, Vermont. The Pattersons established the Patterson Tavern on a bluff overlooking Lake Michigan near the Green Bay Trail, an early Native American trail and later stagecoach line, which connected Chicago with Green Bay, Wisconsin. The log tavern provided food and shelter for pioneers and travelers heading west.

Fourteen years later, New Trier Township was organized, named after Trier, Germany (the original home of many of the area's settlers), with about 100 people living in the new township.

Development in the area began in earnest in 1854 when the newly chartered Chicago & Milwaukee Railway platted three hundred acres in New Trier Township. As part of the original plat, the town of Winnetka was founded, named after the Native American word thought to mean "beautiful place", assuring Winnetka's future as a railroad suburb of Chicago.

Many of Winnetka's early residents were predominately from New England and were well-educated, highly religious, and reform-minded. Reflecting the values of the time, the village's charter, granted by the state in 1869, banned the public consumption and sale of alcohol, while enforcing the planting and protection of shade trees.

In 1890, social activist and Winnetka resident Henry Demarest Lloyd helped found the Winnetka Town Meeting, providing a forum for residents to hear such speakers as Jane Addams and Clarence Darrow.

By the end of the decade, the Chicago & Milwaukee Electric Railroad (later the Chicago, North Shore & Milwaukee Railroad) arrived in Winnetka, providing an additional link between suburb and city. Chicagoans looking to escape the crowded and busy city were attracted to Winnetka's lakefront location and commuter services.

At the beginning of the twentieth century, the Municipal Electric Utility Plant began operating. Profits from this village-owned utility funded the complete construction of Winnetka's village hall and helped pay the salaries of local teachers during the Great Depression.

To preserve Winnetka's quiet, suburban character, the Village Council appointed a commission to formulate a comprehensive plan for village development in 1917. Four years later, the Winnetka Plan was published with an emphasis on maintaining Winnetka's quaint suburban qualities.

The plan also stressed the need for grade separation of the Chicago & North Western Railway (previously the Chicago & Milwaukee Railway) tracks. By 1937, 31 people had been killed at railroad crossings in Winnetka. As part of the Public Works Administration, workers excavated the roadbed and lowered the trackage between 1938 and 1943.

Winnetka's population has remained below 13,000 since the 1960s. The village remains an affluent suburb of Chicago, with a predominantly Caucasian (97 percent) community who work primarily in professional or managerial occupations.

TEMPEL'S RE-SUBDIVISION

The Solid Rock House, at 82 Essex Road, is located on Lot 2 of Block 1 of Tempel's Re-Subdivision[8], established by 1907 and roughly bounded by Winnetka Avenue on the north, Essex Road on the east, the Chicago & North Western Railway on the west, and the corporate limits of the Village of Winnetka on the south.

An inquiry was completed to the Cook County Historic Archives and Records Office (CCHARO) to acquire additional archival information on the subdivision. The CCHARO is currently remotely answer inquiries, but a response was not received in time for inclusion in this Study.

ARCHITECTS

WALTER BURLEY GRIFFIN (1876-1937)

Walter Burley Griffin was born on November 24, 1876 in the Chicago suburb of Maywood, Illinois to George Walter Griffin, an insurance agent, and Estelle Melvina Burley. After the family moved to nearby Oak Park and to Elmhurst during his childhood, Griffin attended Oak Park High School. In 1899 he received a bachelor's degree from the University of Illinois (now the University of Illinois at Urbana-Champaign) in the architecture program.

Griffin returned to Chicago and for the next two years served as a draftsman in the offices of Dwight H. Perkins, first cousin of Griffin's future wife Marion Lucy Mahony, Robert C. Spencer, Jr., and H. Webster Tomlinson, three among the handful of progressive Chicago architects who have come to be known as the Prairie School.

In July 1901, Griffin passed the new Illinois licensing examination, and then began working for Frank Lloyd Wright in Wright's illustrious Oak Park studio. Though not a formal partner, Griffin soon had a greater role in all phases of Wright's practice than his associates and served as project supervisor for some of Wright's most remarkable buildings, including the Ward Willits house in Highland Park, Illinois (1902) and the Larkin Administration Building in Buffalo, New York (1904).

While working for Wright, Griffin was allowed to maintain a small independent practice. Under his own name. Griffin designed the campus plan for the State Normal school at Charleston, Illinois (1901), and the William Emery house in Elmhurst, Illinois (1903). In 1904, Griffin broaden his services to include landscape plans for Wright's buildings, and for five months in 1905 he took charge of the entire office while Wright was in Japan.

Early in 1906, Griffin established his own practice. Over the next seven years, Griffin designed more than one hundred projects, ranging from suburban estates to low-cost housing units.

[8] Tempel's Resubdivision of that part of the West ½ of the Northeast ¼ of Section 28, Township 42 North, Range 13 East of the Third Principal Meridian lying East of the Chicago Milwaukee Electric right-or-way and North of the village limits of Kenilworth, in Cook County, Illinois, Book of Plats, 98, Page 9, Document Number 4133672.

Griffin's first buildings, including the houses for his brother Ralph in Edwardsville, Illinois (1909), Harry Peters in Chicago (1906), and for Frederick Carter in Evanston, Illinois (1910) are distinguished from the earlier Prairie School houses of Frank Lloyd Wright by a heavier massing, greater emphasis on symmetry and verticality, interlocking, multi-level interior spaces, the use of gabled rather than hipped roofs, and the application of the diamond form.

In 1910, the magazine *Architectural Record* characterized Griffin's work as "strongly influenced by the success of Mr. Frank Lloyd Wright," prompting Griffin to undergo a striking transformation. His subsequent works, like the Solid Rock House, were massive, flat-roofed, and cubic, surmounted with roof gardens. Beginning in 1912, he often added an expressive veneer of thick, rough-hewn coursed limestone, visible in the extant Joshua Melson house in Mason City, Iowa (1912) and the Stinson Memorial Library in Anna, Illinois (1912).

Griffin married the architect Marion Lucy Mahony, on June 29, 1911, who had a profound impact on his transformation. A biography for Mahony is provided below.

At this time, Griffin also became predominately concerned with landscape and subdivision plans. In 1912, Griffin designed the unbuilt Trier Center Neighborhood in Winnetka, where he planned to live with Mahony, followed by the production of several campus plans including the University of New Mexico (1913) and the Wisconsin State Normal School at Milwaukee (1914), and new towns such as Idalia, Florida (1911) and Mossmain, Montana (1915).

Many of Griffin's plans in America were executed under the direction of Mahony, as in 1912, Griffin pursued his passion for planning and entered the international competition for the design of the new capital city of Canberra, Australia. On May 28, 1912, Griffin's design was selected as the winner from among 137 entries. After a period of negotiation, the Australian government offered to bring the winner to inspect the Canberra site for three months. Griffin embarked on July 19, 1913 and left Mahony in charge of the Chicago office. Griffin's letters home reveal how quickly he was enthralled by the Australian landscape, and soon thereafter persuaded Mahony to move to Australia with him, entrusting the management of the office to architect Francis Barry Byrne.

Following the expiration of his initial contract in 1913, Griffin negotiated with the Australian government for an additional three-year contract (1914-1917) to oversee the construction of the new city. At the Canberra site, work had already begun which compromised Griffin's plan, forcing him to embark on an arduous and ultimately futile fight to save his capital plan. During this time, Griffin received commissions for town plans, subdivisions, and campuses, including one of his most distinguished works, Newman College, the Catholic residential college of the University of Melbourne.

After years of professional abuse, Griffin resigned as Federal Capital Director in February 1921. The Griffins chose to remain in Australia for several reasons including the mismanagement and ultimate closure of the Chicago office in 1917 by Byrne, as well as the prospect of the commission for the Capitol Theatre and office building in Melbourne, and the development of Griffin's planned community in Castlecrag, located just outside Sydney. Griffin briefly returned to America in 1925 and again in 1932 and had all but abandoned architecture during the Great Depression.

In September 1935, Griffin was awarded a commission for the new library at Lucknow University in northwest India. In October, he agreed to travel to the site. Griffin was captured by India, just as he had been twenty years earlier by Australia. He persuaded Marion to join him in May 1936. Together they established a new office and with commissions pouring in, the Griffins seemed to be reborn.

Unfortunately, Griffin died less than a year later, on February 11, 1937, several days after contracting peritonitis during a banquet given by his benefactor, the Raja of Mahmudabad. Mahony promptly closed the office in India and transferred the Australia office to Griffin's partner, Eric Milton Nicholls, before she returned to Chicago to write her memoirs.

MARION LUCY MAHONY GRIFFIN (1871-1961)

Marion Lucy Mahony Griffin was born on February 14, 1871 in Chicago, Illinois to Jeremiah Mahony, a journalist from Cork, Ireland, and Clara Hamilton, a schoolteacher. Mahony grew up in the Hubbard Woods community of Winnetka, Illinois.

At an early age, she showed an aptitude for drawing and an interest in art fostered by her mother. She studied architecture at the Massachusetts Institute of Technology, and in 1894 was the second woman to graduate from the school.

Mahony returned to Chicago as a draftsperson for her first cousin, Dwight H. Perkins, prior to beginning work at Frank Lloyd Wright's studio in 1895. In 1898 she passed the new Illinois architects' licensing examination and became one of the first licensed women architects in the country.

She remained in Wright's office on a regular basis until ca. 1904, and thereafter worked at irregular intervals until the studio was closed in 1909. In Wright's office, Mahony designed furniture, glass, and decorative panels, including the fountain in his Susan L. Dana House in Springfield, Illinois (1904). She was also responsible for the creation of presentation drawings intended for publication and for prospective clients. For Wright, she created a rendering style, partly influenced by Japanese prints, which became the hallmark of the office for the following decade.

On occasion, Mahony also took commissions outside of Wright's studio including her now demolished design for All Souls church (1903-04) in Evanston, Illinois.

By 1906, she lived in Elkhart, Indiana, in a house she remodeled that year for her brother Gerald and worked part-time as an independent architect. In 1908, she designed a house for William Burke in Three Rivers, Michigan.

In September 1909 Wright relegated his practice to Hermann Von Holst and left for a yearlong residence in Europe. Von Holst then hired Mahony to serve as chief designer, which involved completing buildings under construction, finishing the design of other projects still on the drawing boards, such as the E. P. Irving House in Decatur, Illinois (1909) and the Adolph Mueller House also in Decatur (1909), and, in several cases, creating entire houses, including the Robert Mueller house in Decatur (1910) and the David Amberg house (1910) in Grand Rapids, Michigan.

For the three Decatur residences, Mahony convinced Von Holst to hire Chicago architect Walter Burley Griffin in 1910 to create a landscape plan. Mahony had known Griffin in Wright's studio, where he

worked from 1901 to 1906. Following their renewed acquaintance, Mahony and Griffin were married in May of 1911.

Mahony then joined Griffin's practice, where she created a new presentation format which included interior and exterior perspective renderings combined with floor plans on a single united design. She also developed a technique of lithographing these ink-on-linen images to satin-finished silk, to which she applied watercolor washes. In Griffin's office she also designed architectural ornament and decorative art objects and served as a natural sounding-board for Griffin during the design process.

In May 1912, Griffin won the international competition for the new capital city of Australia, Canberra, in part due to the strength of Mahony's renderings. Griffin traveled to Australia in July 1913 for five months to consult on construction of the city, while Mahony oversaw the Chicago office. While in Australia, Griffin was offered a three-year contract to continue his work at Canberra and the following year, the Griffins departed Chicago to establish their home in Melbourne, Australia.

While in Australia, Mahony designed only one building, under her own name, the Richard Reeves House in East Malvern, near Melbourne (1916). Over the following year, her involvement in Griffin's office varied. Mahony began to devote more of her time to artistic and social causes in Australia, to her deepening commitment to anthroposophy, and to Griffin's planned suburb, Castlecrag, north of Sydney.

When the Griffins returned to America in 1925 and in 1932, Mahony designed a mural for Chicago's George Armstrong public school.

Griffin designed the library for the University of Lucknow, India, in 1935, and other commissions rapidly followed. In June 1936, Mahony joined her husband in India where she managed Griffin's new office, produced working drawings, and prepared watercolor perspective renderings.

In February 1937, Griffin died of peritonitis, prompting Mahony to close the Indian office, temporarily return to Australia, and then relocate to Illinois. The outbreak of World War II prevented her return to Australia, and thus she began writing an account of Griffin's Indian adventure. The project ultimately transformed into a 1,600-page unpublished personal biography of herself and Griffin entitled "The Magic of America." Mahony died on August 10, 1961 in Chicago.

FRANCIS BARRY BYRNE (1883-1967)

Francis Barry Byrne was born on December 19, 1883 in Chicago. At age 14, Byrne left school to help support his family following his father's death and began working in the mail room of Montgomery Ward. In 1902, after viewing a display of the works by Frank Lloyd Wright at the Chicago Architectural Club, Byrne left his job to become an apprentice in Wright's Oak Park studio. In the studio, Byrne worked under Wright's assistants, William Drummond and Walter Burley Griffin. Byrne's training continued until 1907, when he was then considered a member of the studio. While at the studio he helped execute drawings for the Tomek, Beachey, and Coonley houses and Unity Temple.

Byrne left the studio in August of 1908 and worked with Griffin for a few months before relocating to Seattle that winter. In Seattle he partnered with Andrew Willatzen, also a former employee at Wright's studio. They established the firm of Willatzen & Byrne and together designed over 50 residences and

commercial buildings over the five-year association. The partnership was dissolved in 1913 and Byrne moved to southern California, where he lived briefly with Wright's sons Lloyd Wright and John Lloyd Wright, before returning to Chicago the following year.

Byrne returned to Chicago to manage and acquire the practice of Walter Burley and Marion Mahony Griffin, following the couples move to Australia. He managed the office until at least 1917 at which time he began practicing under his own name. During this era, Byrne designed and executed the Kenna apartments in Chicago, the Franke house in Fairfield, Iowa, the Melson tomb in Mason City, Iowa, and the chemistry building at the University of New Mexico in Albuquerque. All were completed in association with the artist, sculptor, and interior designer, Alfonso Iannelli, who he also worked with on the remodeling of Solid Rock.

He briefly served in World War I, then returned to Chicago to re-stablish his practice with a focus on churches and parochial schools for the Roman Catholic Church. Some of his most well-known religious works include: Immaculata High School, Chicago (1921–22; 1957, addition); St. Patrick's Church, Racine, Wisconsin (1923–25); the Church of Christ the King, Tulsa, Oklahoma (1926–28); Church of Christ the King in Turners Cross, Cork, Ireland (1931); Church of St. Francis Xavier in Kansas City, Missouri (1949); and St. Benedict's Abbey in Atchison, Kansas (1951-1957).

In 1926, Byrne married artist Annette Cremin with whom he had three children, Ann, Cathleen, and Patrick. As an artist, Annette provided renderings of his architectural designs and occasionally contributed interior color patterns and decoration for his works.

Byrne's commissions began to dimmish during the Great Depression and thus he and his family moved to New York in 1930 to re-establish his practice. Commissions were also few and far between in New York, forcing Byrne to supplement his income with a job as a building inspector. At this time, he also began his career as a writer.

The family returned to Chicago in 1945, where Byrne continued to design buildings for the Roman Catholic Church. Byrne continued to design and execute commissions until his death in December 1967, after being struck by an automobile.

In Illinois, Byrne has received praise for his most notable designs at:

- John Travis Kenna Apartments, Chicago, Illinois (1916)
- Saint Francis Xavier School, Wilmette, Illinois (1916)
- William F. Temple House remodeling, Kenilworth, Illinois (1917), with Alfonso Iannelli
- Immaculata High School and Convent Buildings, Chicago (1922), historic landmark
- St. Francis Xavier High School, Wilmette, Illinois (1922)
- Church of St. Thomas the Apostle, Chicago, Illinois (1922)
- All Saints Cemetery, Des Plaines, Illinois (1923)
- St. Procopius College (now Benedictine University), Lisle, Illinois (1962)

ALFONSO IANNELLI (1888-1965)

Alfonso Iannelli was born in Andretta, Italy on February 17, 1888. In Italy, Iannelli studied the techniques of the traveling artists who stayed at his parent's small inn. His father, Giuseppe, immigrated to the United States alone during the 1890s to begin building a new life for his family. In 1898, Iannelli, his mother, and three older brothers joined their father in Newark, New Jersey. As a teenager, Iannelli was apprenticed to a jeweler and by 1906, he was studying under the prominent sculptor, Gutzon Borglum, later well-known for his work at Mount Rushmore.

While on the east coast, Iannelli modeled figures for the new Cathedral of St. John the Divine in Manhattan before winning a scholarship to The Art Students League of New York. By eighteen, Iannelli had opened his own studio on Fifth Avenue in Manhattan and soon had moved west to Cincinnati and worked for a lithography company. Around ca.1910, he headed further west and settled in Los Angeles, California.

While in Los Angeles, Iannelli designed over one hundred lobby showcards for the vaudeville acts appearing at the Orpheum Theatre from 1910 to 1915. Iannelli's work was heavily influenced by European Modernism, and he later abstracted each vaudeville act into geometric bursts of color and shape. At only twenty-two years of age, Iannelli had mastered a graphic and sculptural style in his commercial work that had yet to be utilized in other American forms of fine art.

As Iannelli's work grew in popularity, architect John Lloyd Wright, son of Frank Lloyd Wright, saw his work, and the two became friends. John then introduced Iannelli and his work to his father, who invited Iannelli to work with him on Midway Gardens (1914). Iannelli created several of the Midway's Sprite sculptures for Wright, which were completely integrated into a cohesive, organic architectural artwork. Wright would later claim credit for the works, leading to the ultimate collapse of their partnership.

Following his work with Wright, Iannelli permanently relocated to Chicago and began working with the Prairie School architectural firm of Purcell and Elmslie, creating monumental sculpture for Sioux City's courthouse. Iannelli also began a working relationship with Francis Barry Byrne. Their association allowed him to co-design entire buildings and complete interior schemes that accelerated Prairie decor into a more modernist direction. With Byrne, Iannelli worked on a series of commissions designing sculptures and stained glass windows for churches throughout the Midwest and the Church of Christ the King in Turners Cross in Cork, Ireland. His modernist interpretations of Biblical subjects updated religious symbolism and transformed them into a contemporary language.

Iannelli established a commercial design studio in Park Ridge, in collaboration with his wife Margaret, a talented illustrator and artist in her own right. He began teaching industrial design at the Art Institute of Chicago, where he was later featured in a group show in late 1921 and early 1922. In the show, Iannelli exhibited a large collection of his sculptures, decorative items, designs for stained glass windows, drawings of room designs, and a stunning drawing of his proposed tomb for architect Louis Sullivan. His modernist decorative items were so well received that the museum offered him a solo exhibition there in late 1925 and early 1926.

At the end of the 1920s, he also collaborated with Chicago architect Ernest A. Grunsfeld III on several Art Deco-style plaques for Adler Planetarium, which feature the zodiac signs of astrology and depictions of

the planets in their mythological forms. Iannelli went on to design several significant interiors for churches and movie theaters, two of which remain in operation today: the Pickwick Theatre in Park Ridge, Illinois (1928) and the Catlow Theater in Barrington, Illinois (1927). During this time, he also designed an exterior fountain for Riverside Studio in Tulsa, Oklahoma (1929), which was designed by notable architect Bruce Goff.

In the 1930s, Iannelli turned his attention to exhibitions, designing the entrance to Raymond Hood's Electrical Group pavilion, the sculptural friezes and streamlined façade for the Radio Flyer entrance, and the Havoline Oil Company Thermometer building, all designed for the 1933 Century of Progress in Chicago. For the fair he also designed the Enchanted Island amusement area, Elgin Watches, and Wahl Eversharp exhibitions. The fair was a watershed moment for his firm and provided Iannelli with his highest profile commissions and largest audience to date. Iannelli Studios soon became the most successful commercial art firm in Chicago. Soon after, the studio rapidly developed and expanded into commercial design, advertising, product design, and architectural interiors.

Iannelli's most influential industrial designs included the Streamline Moderne-inspired C-20 "Coffeemaster" vacuum coffeemaker and T-9 electric toaster for Sunbeam Products.

During World War II, Iannelli was inspired by his own patriotism to design wartime housing and public sculptures which were never built. Following the war, he resumed his commercial approach with a simplified sense of style, in tune with modern tastes. His largest sculptural commission, and one of his last, was the monumental Rock of Gibraltar relief (1950-1959) on the face of One Prudential Plaza (formerly known as Prudential Building).

Iannelli died on March 23, 1965 in Chicago.

DESIGNATION STATUS OF 82 ESSEX ROAD

The Solid Rock House at 82 Essex Road is not a locally designated landmark or in a locally designated historic district. It is not listed individually on the National Register of Historic Places or in a National Register Historic District. The residence was last surveyed as part of Illinois' survey program between 1970 to 1975 due to the property's architectural and/or historic significance.

EVALUATION OF HISTORIC SIGNIFICANCE

The Solid Rock House maintains local historical significance for its association with several notable Winnetkans who have lived in the residence including: prominent real estate developer William F. Tempel; Grover M. Hermann, founder of the American-Marietta Company and a well-known philanthropist who donated funds for a new library at Northwestern University and was the largest individual donor to the Illinois Institute of Technology at the time of his death; librarians Jens and Amy Wood Nyholm, Jens Nyholm was a poet and head of the Northwestern Library for over two decades and Amy Wood Nyholm was a longtime curator and manuscript librarian at the Newberry Library; and renown Chicago architect Charles William "Bill" Brubaker and his wife Elizabeth, Brubaker was best known for designing more than schools such New Trier West High School and for his role in designing the First National Bank of Chicago.

EVALUATION OF ARCHITECTURAL SIGNIFICANCE

The Solid Rock House was designed by renowned Prairie School architects Walter Burley Griffin and Marion Lucy Mahony Griffin, with a later remodeling design by prominent architect Francis Barry Byrne. The residence is architecturally significant at the local, state, and international level and retains excellent integrity from the period of significance and specifically the key dates of 1911 and 1919, which relate to the completion of initial construction by Griffin and the subsequent addition by Byrne, respectively.

As noted in the *Property Research Coversheet* provided by the Winnetka Historical Society to the Landmark Preservation Commission on January 18, 2021, "The local architectural significance of 82 Essex can hardly be overstated. It is one of the few remaining Griffin-designed houses in Winnetka and one of the most important local examples of the Prairie School style."

As noted by Professor Emeritus Paul Kruty in his letter to the Landmark Preservation Commission of Winnetka on January 29, 2021:

> *"Solid Rock was a turning point in the life of Walter Burley Griffin, the beginning of a period in his career that produced work as significant and original as that of his two revolutionary predecessors, Louis Sullivan and Frank Lloyd Wright."*

It is the first of Griffin's works to utilize poured-in-place reinforced concrete for the structure. It is also the first building to use Griffin's patented window hardware (extant). Additionally, the extant "T" shape, which was derived from an initial plan developed by Griffin at the outset of his career, would become the model employed by Griffin for his most significant and formative ensuing works.

Griffin's roof terrace and veranda was also revolutionary through the incorporation of the material and its form. These two elements were emblematic characteristics of the International Style, and the work of Le Corbusier, though Griffin's work preceded the style by at least a decade.

The residence is also significant for its association with Griffin's professional and personal partner, Marion Lucy Mahony Griffin, regarded as one of America's most significant pioneering woman architects. Mahony's alluring presentation drawings of the Solid Rock House are an iconic image of America's earliest modern architectural movement, the Prairie School. She worked alongside Griffin on the detailing and execution of the residence. The most striking details attributed to Mahony are the window details which are a prominent and commanding feature of the residence, with nearly three dozen windows at the first floor alone. The design of the windows are so significant in their own right, that even in the 1919 remodeling by Francis Barry Byrne, the windows at the enclosed porch addition replicated Mahony's original design.

Lastly, Solid Rock is architecturally significant for the Secessionist-style addition designed in 1919 by fellow Prairie School architect and former Griffin partner Francis Barry Byrne, in association with artist, sculptor, and interior designer Alfonso Iannelli.

The significance of this remodeling and addition was aptly stated by Professor Emeritus James Weirick in his letter to the Landmarks Commission of Winnetka on January 31, 2021:

> *"The 1919 addition and remodeling by Francis Barry Byrne and Alfonso Iannelli is significant in its own right as a fresh and original interpretation of international Secessionist principles. The exterior form is somewhat 'European Heimat-style' in its pyramidal expression. Contemporary documentation of the interior mural, finishes, furniture, and drapes demonstrate an elegant, attenuated integration of space, form and decorative detail very much in the manner of the Viennese Secession."*

As a culmination of the avant-garde work of the preeminent architects and artists who contributed to the creation of the Solid Rock House, its architectural significance not only on a local, but also global scale, cannot be overstated.

Evaluation of Neighborhood Impact

The demolition of the Solid Rock House at 82 Essex Road would remove a historically and architecturally significant residence from the built environment of the surrounding neighborhood and the Village of Winnetka, resulting in a negative impact on neighborhood and community character.

Historically, the residence stands as a pivotal and tangible piece of the early development of Tempel's subdivision, which laid the groundwork for the development of the surrounding neighborhood. Tempel re-platted the neighborhood into 50 residential lots and one commercial/mixed-use lot[9] in ca. 1907. Approximately 40% or 20 of the residential lots platted by Tempel were developed within the first decade, including the Solid Rock House. Other Tempel built Griffin residences include the William S. Orth House I and II at 38 (1908, Extant) and 42 Abbottsford (1908, Extant, Listed on the National Register of Historic Places), 62 Warwick (1909, Extant), 358 Winnetka (1910, Demolished), the Charles Esentrot House at 460 Hill Road (1914, Extant, Built as House No. 1 for the Trier Center Neighborhood), and the Frank A. Windes House at 645 Abbottsford in Kenilworth (1913, Extant) – located just two houses outside of Tempel's formal subdivision. Griffin also designed the Harry M. Mess House at 982 Pine Street (1912, Extant).

These early residences follow the Prairie Style of architecture, also employed by Walter Burley Griffin and later by Francis Barry Byrne at Solid Rock. All residences have an approximate setback of 45 to 70 feet and are one-and-a-half to two-and-a-half stories in height, with a rectangular or square floor plan and stucco exterior to allow for the built residence to gracefully unite with the surrounding natural landscape through material and form, a fundamental characteristic of the Prairie School. The only exception is 51 Warwick Road which is designed in the Queen Anne Free Classic style, though it maintains the overall height, setback, and massing found in the Prairie style residences.

The character and built environment of the neighborhood has remained consistent since the end of the 1920s. The residences constructed during the late-1910s and 1920s continued to express the Prairie style, as well as popular styles during the time of construction including Colonial and Tudor Revival. While divergent in style, these later residences maintained a consistent overall height, setbacks, and massing to the earlier construction in the neighborhood. During this time, the Tudor Revival mixed-use commercial block, located at 460 Winnetka Avenue, was also constructed in ca. 1929.

After the 1920s, only seven new residences were completed between 1930 and 1968, in Tempel's subdivision, all of which were constructed on the remaining vacant lots. During this time, there was only one demolition in 1960, which replaced a pre-1914 residence. Since 1968, when the last historic residence was constructed, the neighborhood has remained intact until ca. 2005, when the first of five contemporary demolitions for residential redevelopments occurred.[10] Four of these redevelopments demolished residences from the first decade of development within the community, resulting in a 20% loss of fabric of the neighborhood's earliest architectural heritage.

[9] The commercial/mixed-use lot is located adjacent to the now demolished Chicago, North Shore & Milwaukee Railroad (previously known as the Chicago & Milwaukee Railroad) station, formerly located on the south side of Winnetka Avenue.

[10] Five recent demolitions include: 1) James B. Marsh House, 358 Winnetka Avenue, constructed 1910, demolished 2002; 2) 32 Warwick Road, constructed ca.1910, demolished ca. 2005; 3) 54 Warwick Road, constructed ca. 1910, demolished ca. 2007; 4) 58 Warwick Road, constructed ca. 1910, demolished 2014; and 5) 80 Warwick Road, constructed ca. 1942, demolished between 2007 and 2012.

Outside of Solid Rock's immediate neighborhood, Winnetka was once home to several nationally significant Prairie School houses, which in recent years have been targeted for demolition. In 1991, one of Robert C. Spencer Jr.'s most important houses, the lakeside mansion of the brewer A. C. Magnus at 655 Sheridan Road, accompanied by a Jens Jensen-designed landscape, was demolished. The last Griffin building to be demolished, globally, was the James Marsh house at 358 Winnetka Road - whose backyard shares a lot line with the Solid Rock House. At the same time, Barry Byrne's speculative house for William F. Tempel at 127 Bertling Lane, in the Trier Center Neighborhood design by Griffin, was demolished. And recently, John Van Bergen's stunning Rummler house was slated for demolition, only being granted a 90-day demolition reprieve by the current owner.

The Solid Rock House at 82 Essex Road stands as a pillar in the community and as part of Winnetka's architectural heritage. Its demolition would have an increased and significant loss to the character and history not only to the surrounding neighborhood, but to the greater Winnetkan community.

Materials Proposed for Salvage and Preservation

The following individual historic materials are recommended for salvage, only if the demolition of the Solid Rock House moves forward. Salvage work should be undertaken in partnership with the stakeholders noted below to ensure the materials are properly removed and have an appropriate plan for their storage, care, and restoration, and are acquired by an appropriate public repository.

Stakeholders include: The Walter Burley Griffin Society of America, the Winnetka Historical Society, the Winnetka Landmark Preservation Commission, and Landmarks Illinois.

Materials proposed for salvage include, but are not limited to:

- All windows and hardware at the first floor.
- All light fixtures designed by Alfonso Iannelli at the first and second floors. Representative photographs have been provided in the appendix of this report.
- Historic exterior pendant light fixtures at the north and south entrances.
- The Dutch door at the west elevation of the southwest bedroom on the first floor.
- Historic appliances, such as the historic clothes dryer, manufactured by the Chicago Dryer Company, and the Howle incinerator located in the basement.
- Radiator covers designed by Francis Barry Byrne and Alfonso Iannelli.
- Extant mural framing above the fireplace. Careful investigative work should be first undertaken to ensure the mural has been removed.
- Extant elements of the fireplace and brick surround.
- Wood built-ins in the living room, second floor hallway, and second floor southwest bedroom.

Bibliography

Almada, Jeanette. “New Life for Abandoned and Derelict Edison Homes.” *The New York Times*, January 14, 1996. https://www.nytimes.com/1996/01/14/realestate/new-life-for-abandoned-and-derelict-edison-homes.html.

Beatty, William K. "The Jens Nyholm Papers," *The Bridge*: Vol. 8: No. 2, Article 9. Available at: https://scholarsarchive.byu.edu/thebridge/vol8/iss2/9

“Charges Realty Man and Lawyer Altered Notes.” *Chicago Tribune*, August 14, 1920.

“Dovenmuehle Accepts Offer to Be Acquired.” *Chicago Tribune*, September 23, 1969.

“Douvemuehle, Inc. Enters 80th Year as Organization.” *Chicago Tribune*, February 17, 1935.

“Elizabeth Rogers To Be Married.” *The Journal Herald*, February 17, 1955.

Fowler, Samuel T. Construction of Concrete Walls, issued May 1, 1860.

Griffin, Marion Mahony. *The Magic of America: Electronic Edition.* August 2007. The Art Institute of Chicago and The New-York Historical Society, 2008. http://www.artic.edu/magicofamerica/index.html

Griffin, Walter Burley. Window Adjuster issued April 8, 1913.

Hyatt, Thaddeus. Composition Floor, Roofs, Pavements & c., issued July 17, 1888.

Jameson, David, and Tim Samuelson. *Alfonso Iannelli: Modern by Design*. Oak Park (Ill.): Top Five Books, 2013.

Kamin, Blair. “C. WILLIAM BRUBAKER, 75.” *Chicago Tribune*, May 29, 2002. https://www.chicagotribune.com/news/ct-xpm-2002-05-29-0205290303-story.html.

“Leases and Loans.” *Chicago Daily Tribune*, January 25, 1914.

"Map of Winnetka Cook Co. Ill." Windes & Marsh, 1911.

Michael, Vincent L. "Expressing the Modern: Barry Byrne in 1920s Europe." *Journal of the Society of Architectural Historians* 69, no. 4 (2010): 534-55. Accessed April 2, 2021. doi:10.1525/jsah.2010.69.4.534.

Michael, Vincent L. *The Architecture of Barry Byrne: Taking the Prairie School to Europe*. University of Illinois Press, 2013.

“Mortgage bank Dovenmuehle, 89.” *Chicago Tribune*, October 4, 1984.

“Plans for New Station Please Winnetka District.” *Chicago Tribune*, January 25, 1914.

Shaeffer, R.E. *Reinforced Concrete: Preliminary Design for Architects and Builders.* New York: McGraw-Hill, 1992.

Turnbull, Jeffrey John. "The Architecture of Newman College." *115787_Jeff_thesis*, 2004. https://minerva-access.unimelb.edu.au/bitstream/handle/11343/35164/115787_Jeff_thesis.pdf?sequence=3.

Turnbull, Jeff. Rep. *The Architecture of Walter Burley Griffin: Concrete Applications*. Construction History Society, 2006. file:///C:/Users/ericar/Downloads/Vol%203%203133-3154%20Turnbull.pdf.

Walter Burley Griffin and Marion Mahony Griffin architectural drawings. Dept. of Drawings & Archives, Avery Architectural and Fine Arts Library, Columbia University.

"Wedding Past And To Come." *Chicago Daily Tribune*, February 3, 1901.

"William Tempel Dies; Had Lincoln For A Customer." *Chicago Daily Tribune*, May 9, 1931.

Websites:

- https://www.winnetkahistory.org/walter-burley-griffin-buildings-in-winnetka/
- https://www.atlasobscura.com/places/thomas-edisons-concrete-houses
- https://www.winnetkahistory.org/gazette/marion-mahony-griffin/
- https://www.prairieschooltraveler.com/html/il/winnetka/solidrock.html
- https://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm#history
- https://www.archdaily.com/781961/how-thomas-edison-tried-and-failed-to-make-single-pour-concrete-homes
- https://engineersoutlook.wordpress.com/2011/10/11/structural-concrete-design/
- https://www.griffinsociety.org/architecture/
- http://www.prairiestyles.com/griffin_comm.htm
- http://www.wbgriffinsociety.org/news.html
- http://www.wbgriffinsociety.org/griffins-bio.html

Repositories:

- Chicago Public Library – Sanborn Fire Insurance Maps
- *Chicago Tribune* Archives
- Cook County Recorder of Deeds
- National Library of Australia – Eric Milton Nicholls Collection
- *The Inter Ocean* Archives
- *The Journal Herald* Archives
- The Ryerson & Burnham Libraries of the Art Institute of Chicago
- United States Federal Census Records
- Village of Winnetka
- Walter Burley Griffin Society of America
- Winnetka Historical Society

APPENDIX

A – CURRENT PLANS
B – HISTORIC PLANS
B – CURRENT PHOTOGRAPHS
C – HISTORIC PHOTOGRAPHS

APPENDIX A – CURRENT PLANS



Figure 1: Existing Basement Plan. Source: Real estate listing on Redfin. Floor plan is oriented north.



Figure 2: Existing First Floor Plan. Source: Real estate listing on Redfin. Floor plan is oriented west.



Figure 3: Existing Second Floor Plan. Source: Real estate listing on Redfin. Floor plan is oriented west.

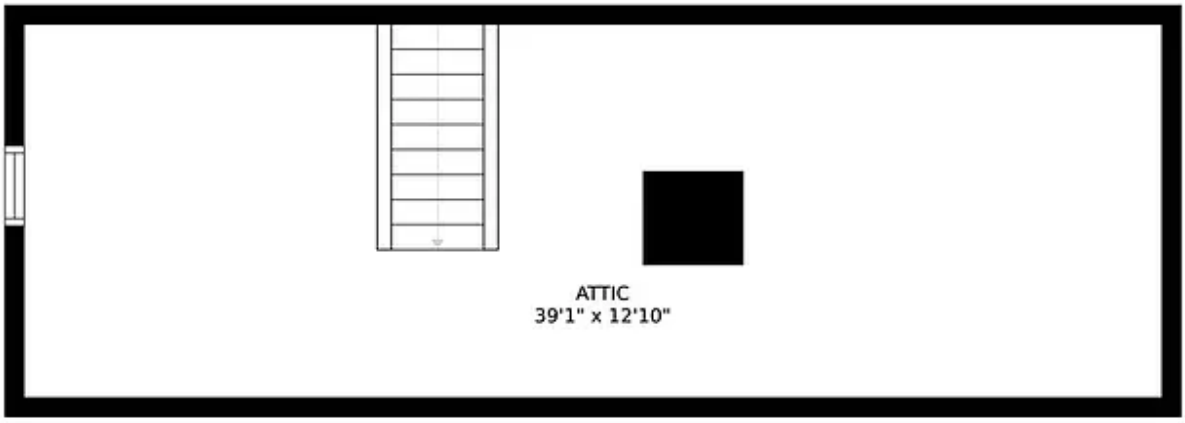


Figure 4: Existing Attic Plan. Source: Real estate listing on Redfin. Floor plan is oriented north.

APPENDIX B – HISTORIC PLANS

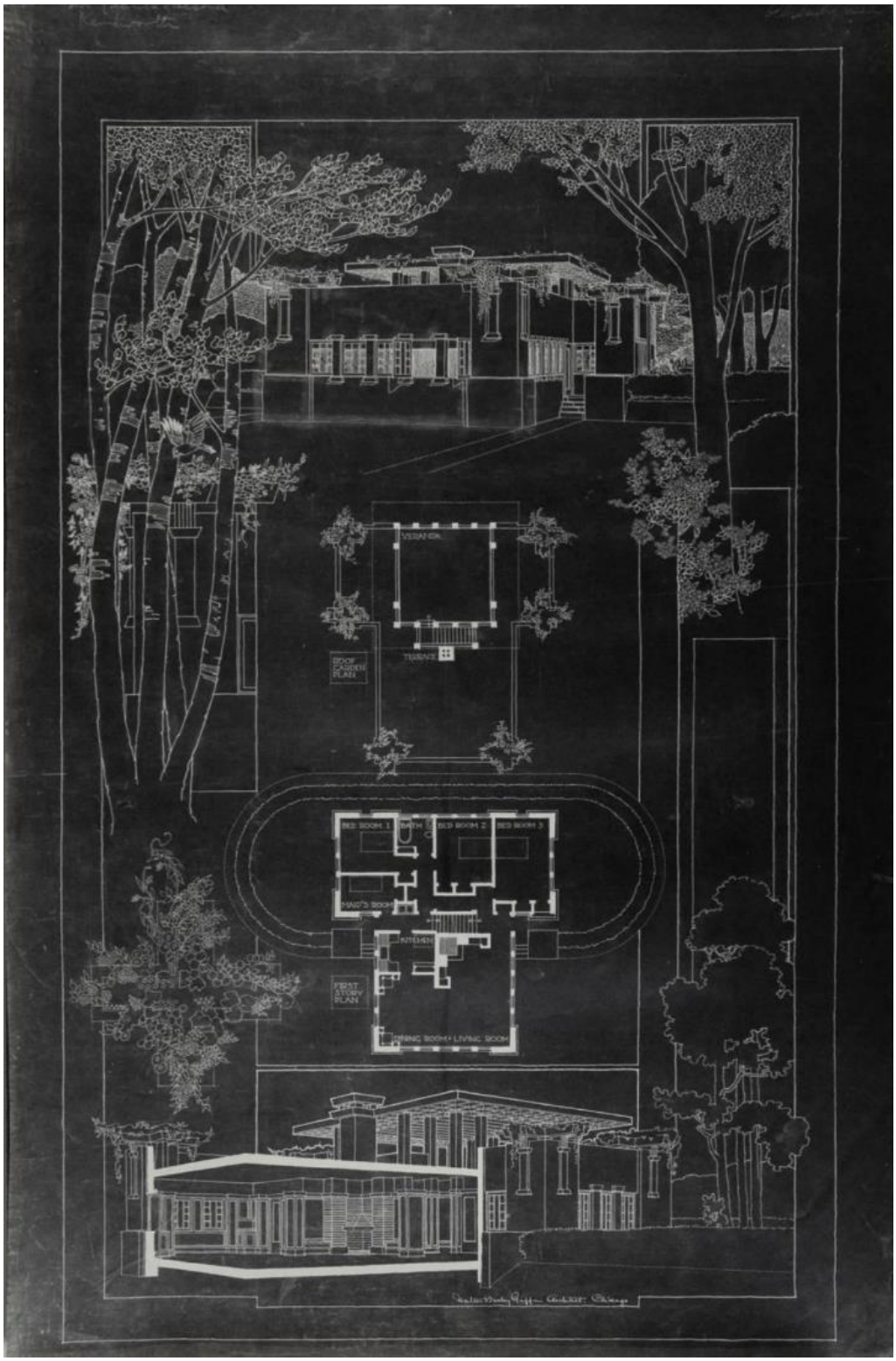


Figure 1: Frank Pallma Dwelling ("Solid Rock"), Winnetka, Illinois, 1911. Source: Mary and Leigh Block Museum of Art, Northwestern University, gift of Marion Mahony Griffin. Note the original plan for the first floor was flipped following this rendering.

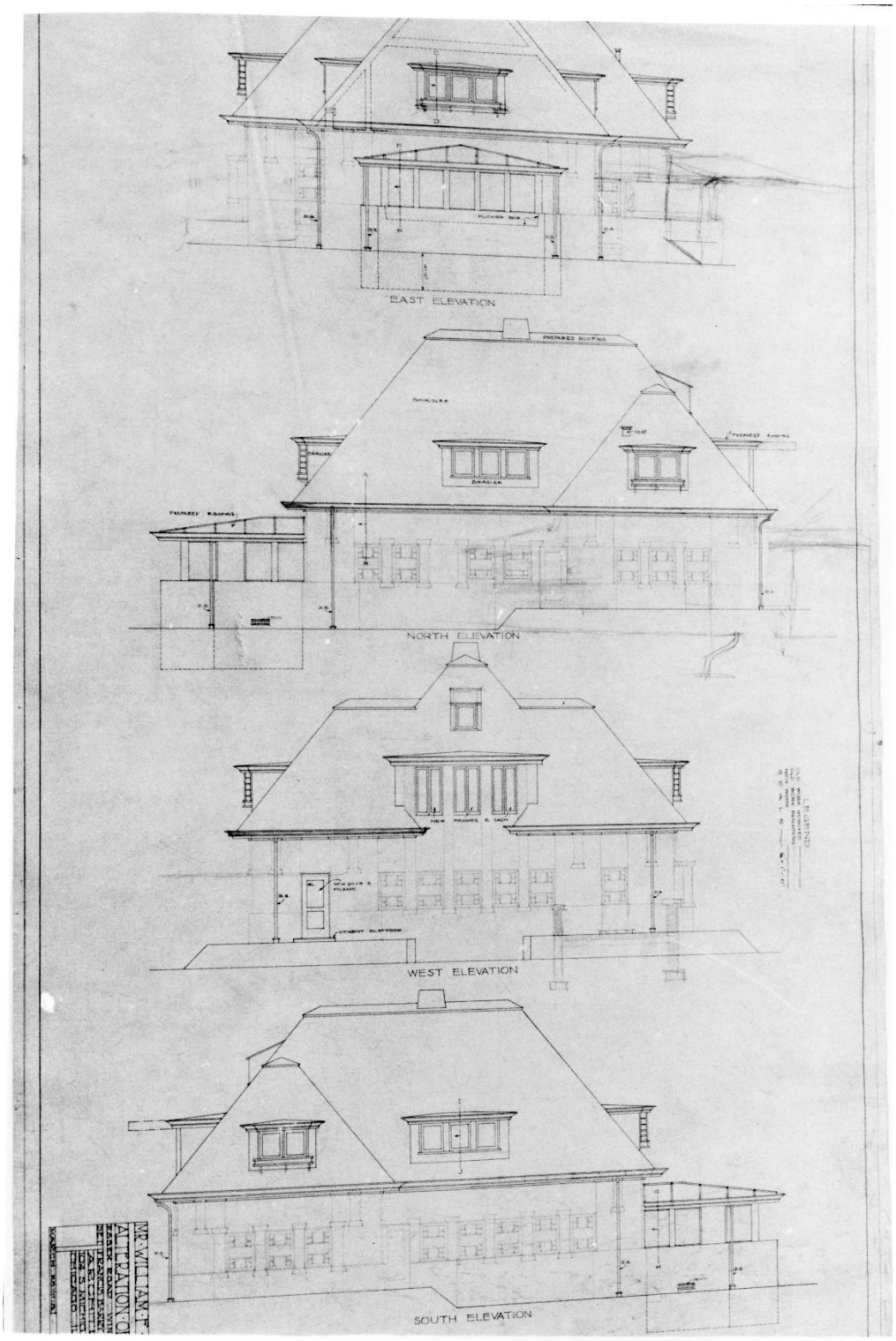


Figure 2: Elevation drawings by Francis Barry Byrne, ca.1919. Source: Professor Emeritus Paul Kruty, Ph.D.

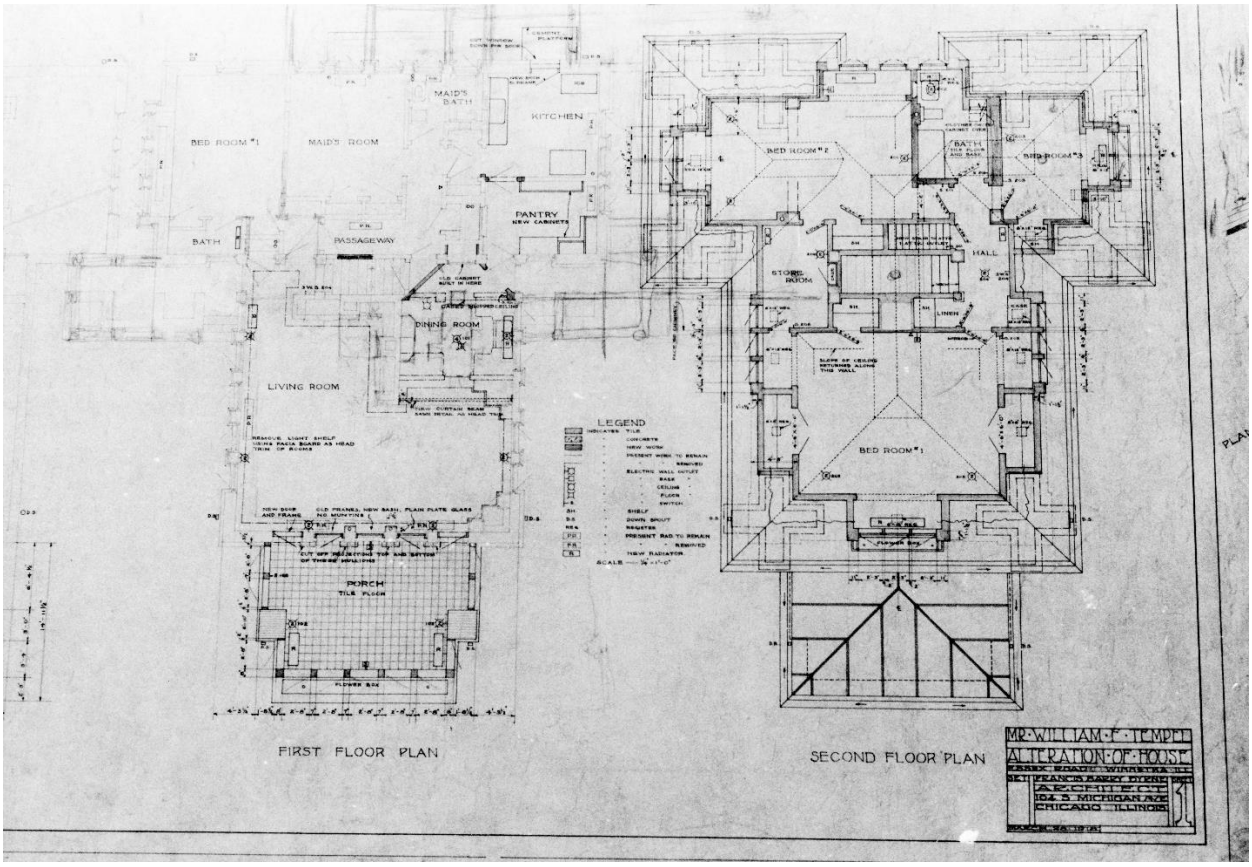


Figure 3: Floor Plans by Francis Barry Byrne, ca.1919. Source: Professor Emeritus Paul Kruty, Ph.D.

APPENDIX C – CURRENT PHOTOGRAPHS



Photograph 1: View of the north and east façades looking southwest, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 2: View of the south façade looking northwest, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 3: View of the main/public entrance at the south façade looking west, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 4: Historic exterior pendant lighting at the main north and south entrances, 2021. Source: McGuire Igleski & Associates, Inc.



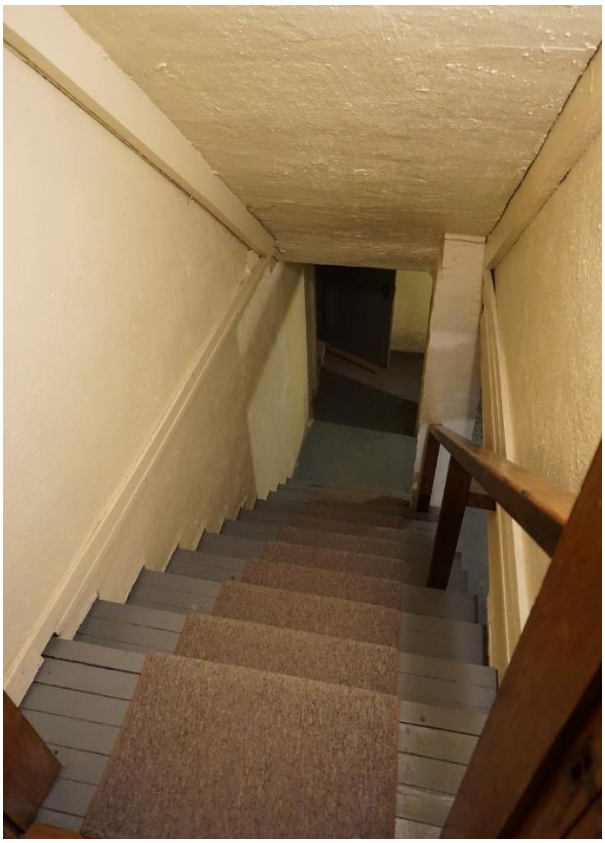
Photograph 5: View of the north and west façades looking southeast, 2021. Source: McGuire Igleski & Associates, Inc.



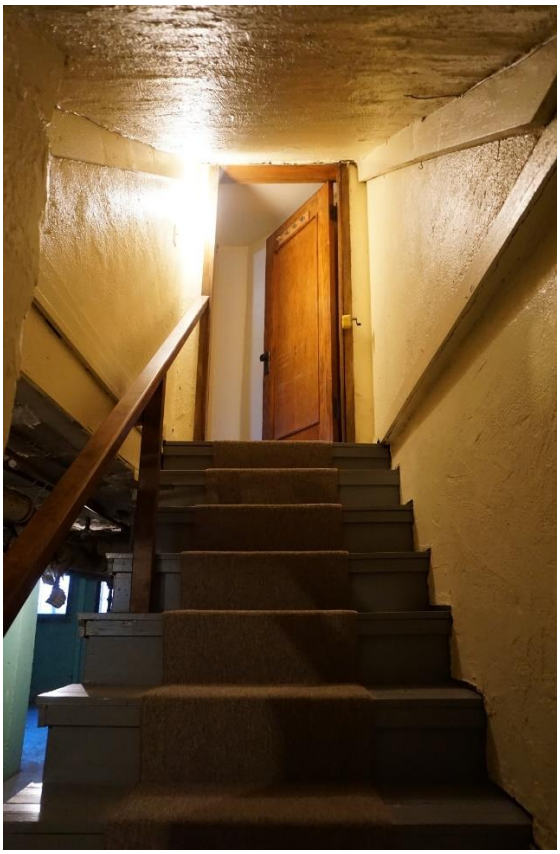
Photograph 6: View of the screened-in three seasons space, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 7: View of the west façade looking east, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 8: View descending the basement stair, 2021. Source: McGuire Igleski & Associates, Inc.



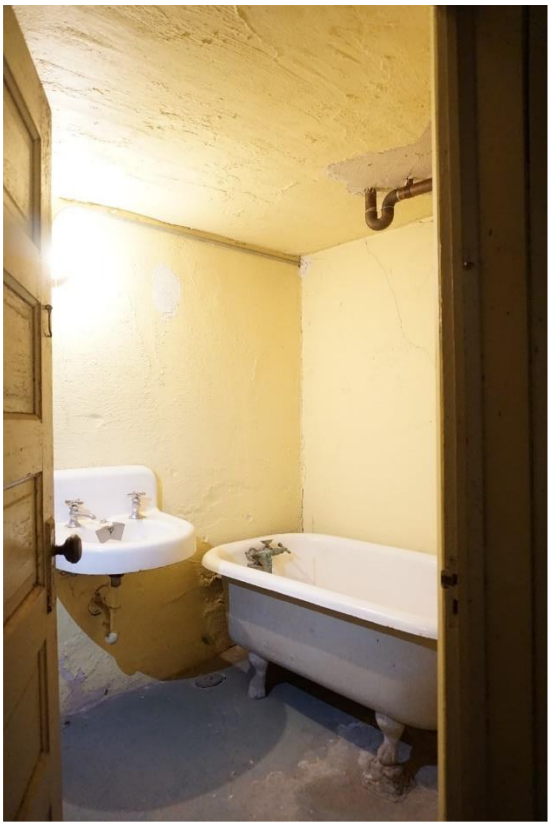
Photograph 9: View ascending the basement stair, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 10: View of the basement electrical room looking north from the base of the basement stair, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 11: Historic clothes dryer manufactured by the Chicago Dryer Company located in the basement laundry room, 2021. Source: McGuire Igleski & Associates, Inc.



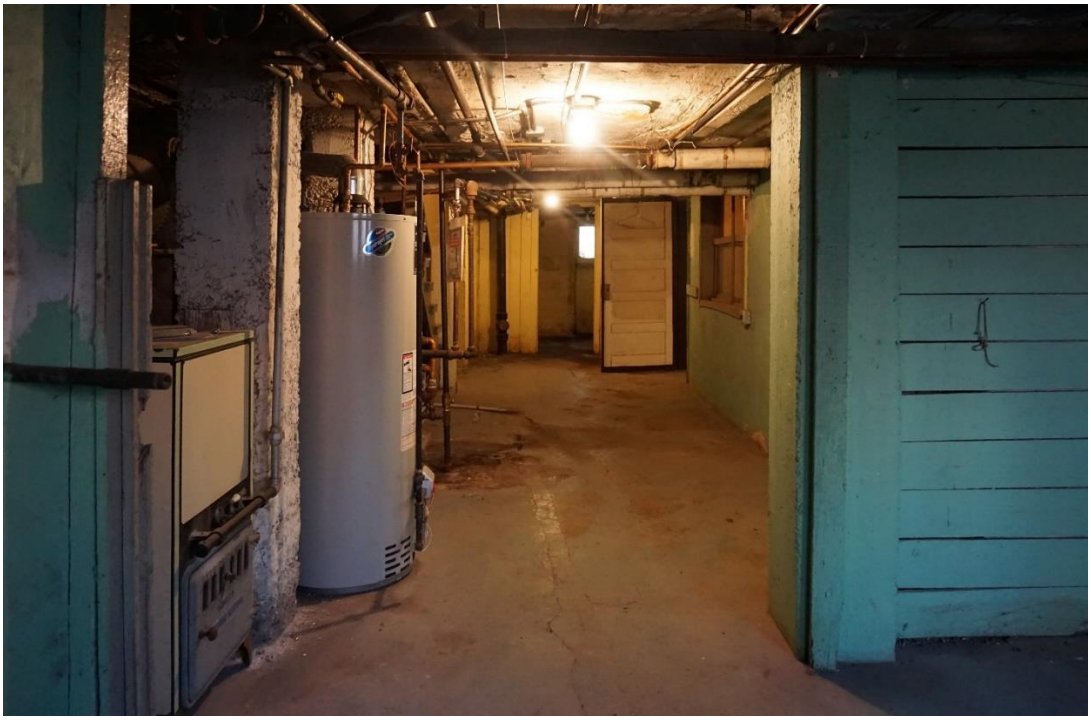
Photograph 12: Overall view of the bathroom located in the northwest corner of the basement laundry room, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 13: View of the basement laundry room looking southwest, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 14: View of the basement laundry room looking northwest, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 15: View of the basement electrical room looking south, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 16: Photograph of the historic Howle incinerator in the northeast corner of the electrical room, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 17: Overall view of the north end of the basement, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 18: Overall view of the southwest room in the basement, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 19: Overall view of the southeast room in the basement, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 20: Overall view of the storage area between the west and east section of the basement looking east, 2021. Source: McGuire Igleski & Associates, Inc. This area is not shown on the current basement floor plan.



Photograph 21: Overall view of the storage area between the west and east section of the basement looking north, 2021. Source: McGuire Igleski & Associates, Inc. This area is not shown on the current basement floor plan.



Photograph 22: Overall view of the east section of the basement looking southwest, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 23: View of the kitchen looking east from the west (rear) entrance, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 24: View of the kitchen looking west from the east end of the space, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 25: View of the kitchen looking northwest from the passageway between the kitchen and dining room, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 26: View of the kitchen looking southeast from the stove, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 27: View of the kitchen looking southwest from the northeast corner of the space, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 28: View of the dining room looking east from the passageway between the dining room and kitchen, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 29: Representative view of the historic Iannelli-designed pendant light fixture in the dining room, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 30: Representative view of the historic wood radiator covers designed as part of the Francis Barry Byrne remodeling, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 31: View of the dining room looking west, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 32: Representative view of the historic Iannelli-designed wall sconce located throughout the first floor, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 33: Overall view of the transitional space between the dining room and living room looking south, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 34: Overall view of the living room looking west, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 35: View of the Francis Barry Byrne designed fireplace and flanking built-ins, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 36: Overall view of the transitional space between the dining room and living room looking north, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 37: Overall view of the historic enclosed porch addition looking northeast, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 38: Overall view of the historic enclosed porch addition looking northwest, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 39: Representative view of the historic Iannelli-designed wall sconce located in the enclosed porch addition, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 40: Overall view of the historic enclosed porch addition looking southwest, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 41: Overall view of the historic enclosed porch addition looking southeast, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 42: Overall view of the living room looking east toward the historic enclosed porch addition, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 43: View of the central hallway between the main south entrance and kitchen looking north, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 44: Overall view of the bedroom at the southwest corner of the first floor looking southwest, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 45: Overall view of the bedroom at the southwest corner of the first floor looking east, 2021. Source: McGuire Igleski & Associates, Inc.



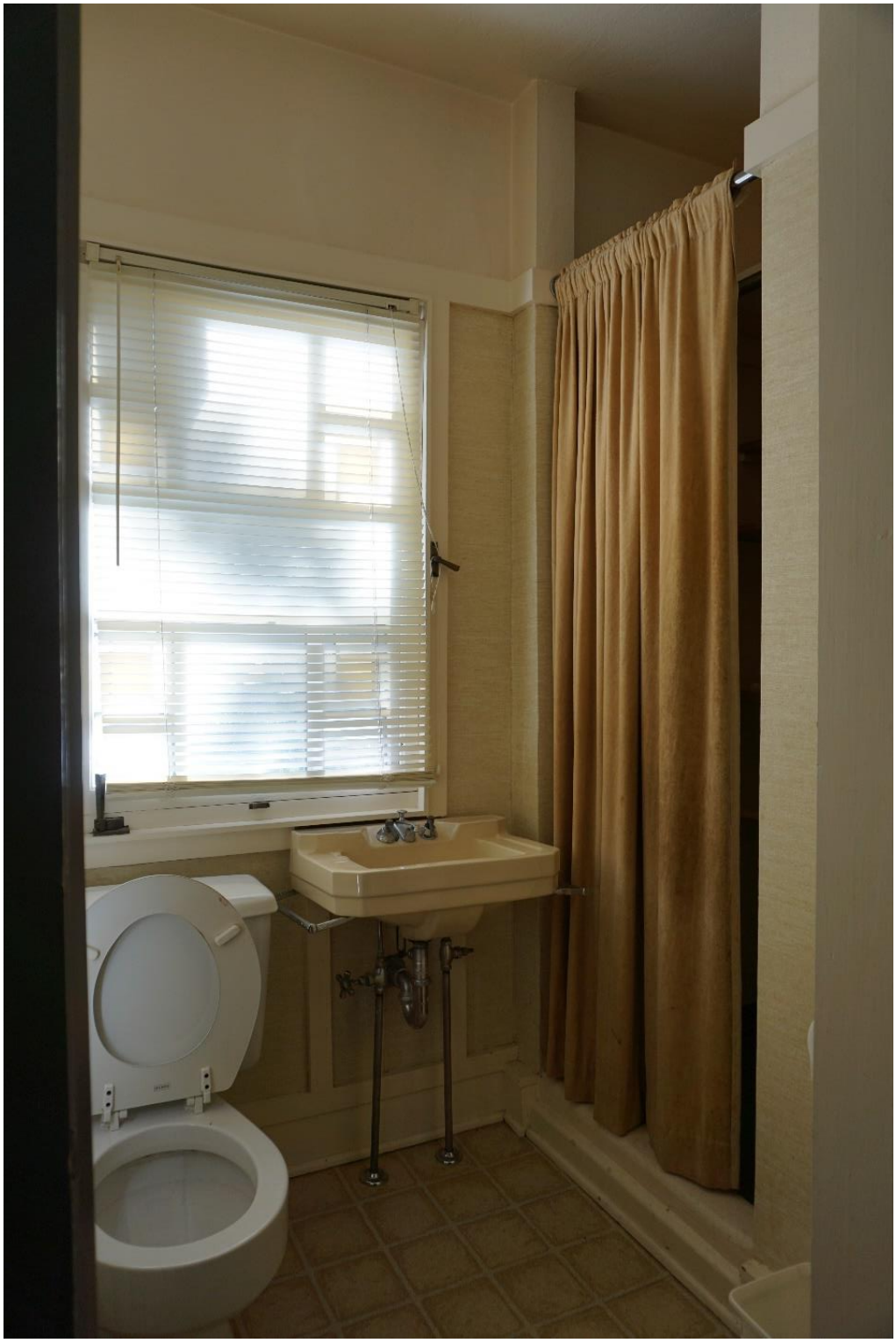
Photograph 46: Overall view of the bedroom at the southwest corner of the first floor looking southeast, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 47: Representative photograph of the Walter Burley Griffin-designed casement hardware in the bedroom at the southwest corner of the first floor, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 48: Photograph of the historic door to the bathroom of the bedroom at the southwest corner of the first floor with a built-in hanger, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 49: Overall view of the bathroom for the bedroom at the southwest corner of the first floor, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 50: Overall view of the bedroom at the center of the rear of the first floor looking southwest, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 51: Overall view of the bedroom at the center of the rear of the first floor looking northeast, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 52: Overall view of the bedroom at the center of the rear of the first floor looking west, 2021. Source: McGuire Igleski & Associates, Inc.



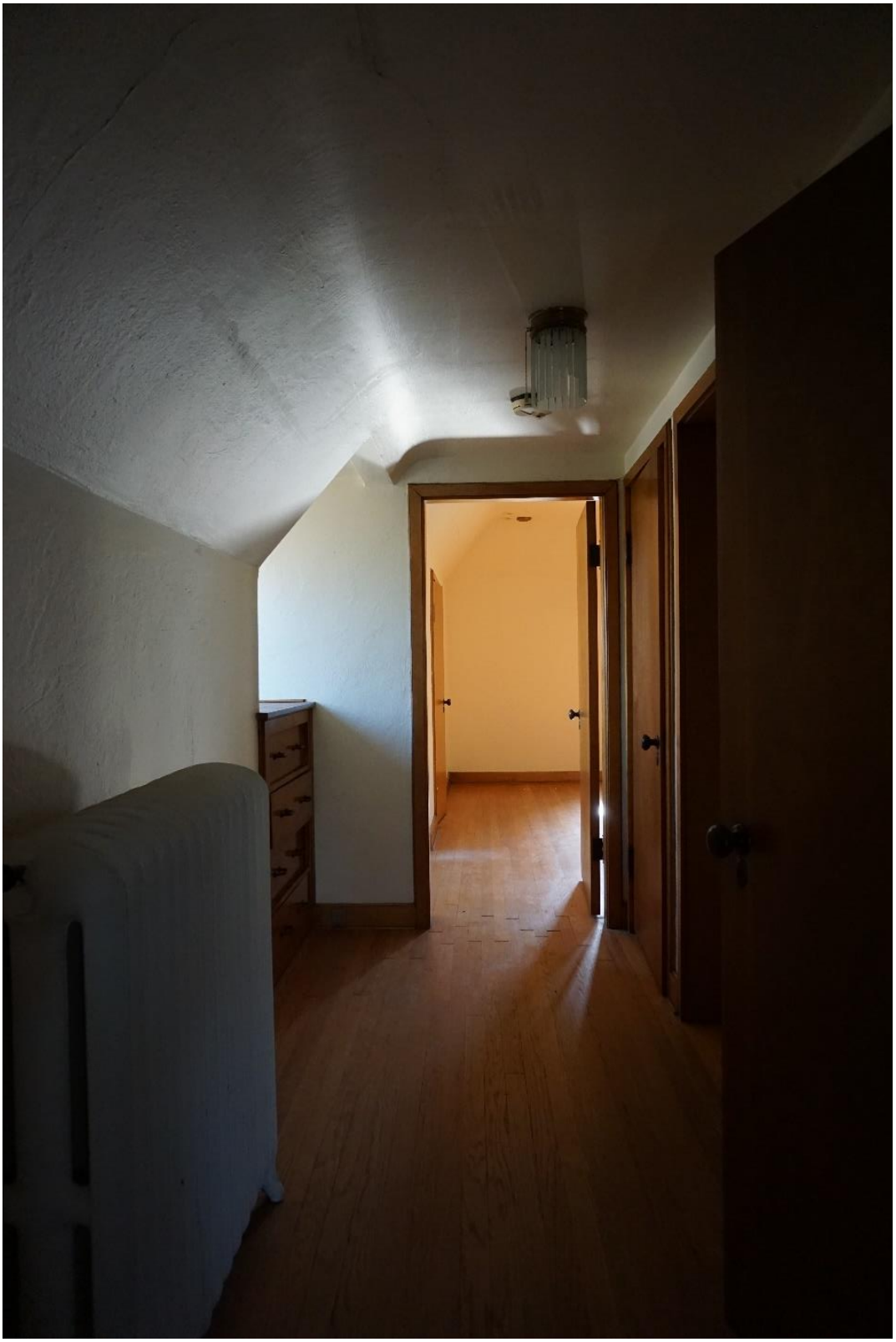
Photograph 53: Overall view of the first floor rear bathroom looking west, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 54: View of the main stair ascending to the second floor, 2021. Source: McGuire Igleski & Associates, Inc.



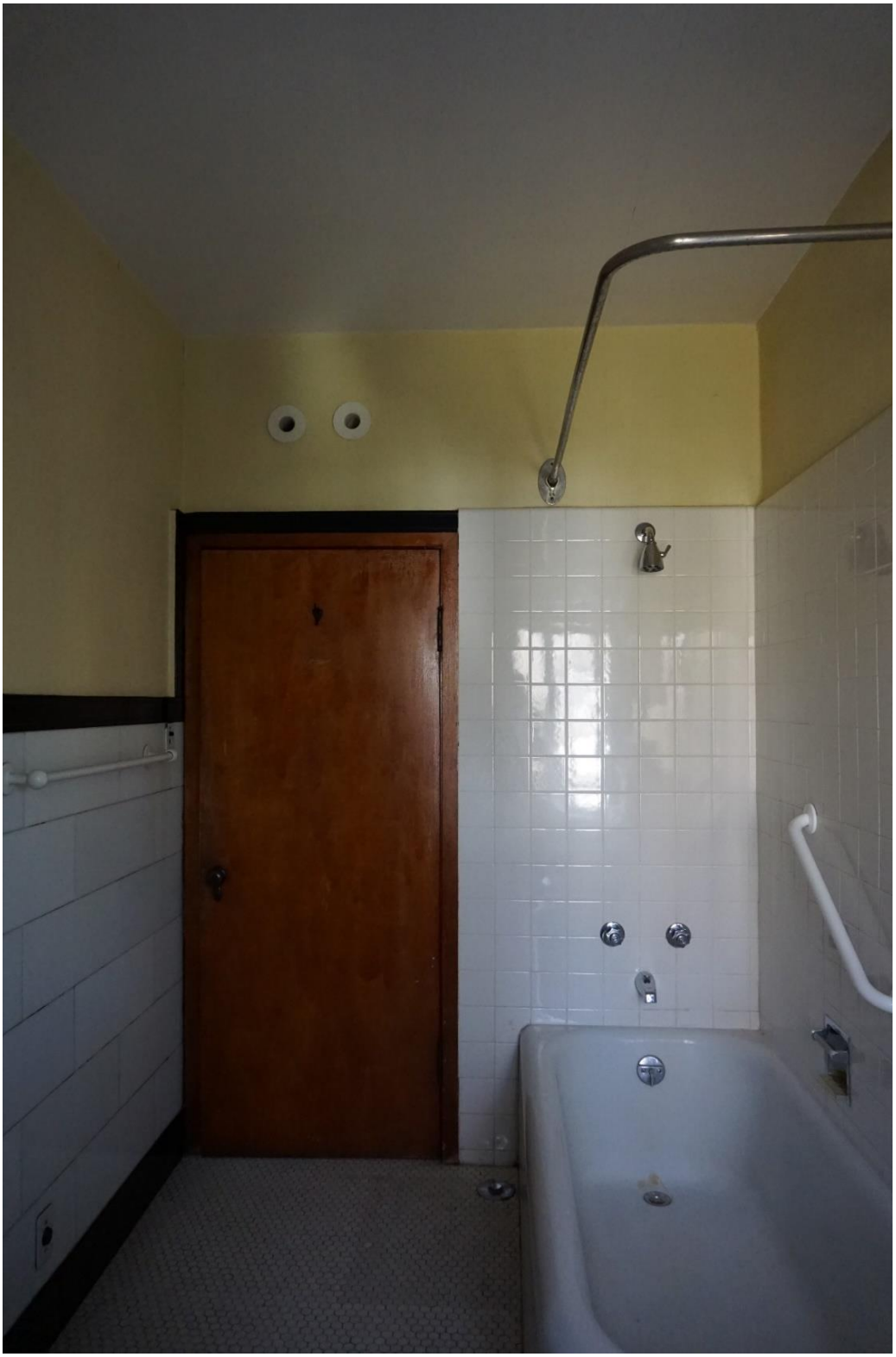
Photograph 55: View of the main stair descending to the first floor with a historic Ianelli-designed pendant light fixture, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 56: Overall view of the second floor hallway at the north end of the floor with a historic Ianelli-designed semi-flush mounted light fixture, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 56: Overall view of the second floor bathroom located near the northwest corner looking west, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 57: Overall view of the second floor bathroom located near the northwest corner looking east, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 58: Representative view of the historic Ianelli-designed semi-flush mounted light fixture, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 59: Overall view of the master bedroom located at the east end of the second floor looking southeast, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 60: Overall view of the master bedroom located at the east end of the second floor looking southwest, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 61: Overall view of the master bedroom located at the east end of the second floor looking north, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 62: Overall view of the master bathroom located at the south end of the second floor looking west, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 63: Representative view of the historic Ianelli-designed pendant light fixture in the second floor master bathroom, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 64: Overall view of the master bathroom located at the south end of the second floor looking east, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 65: Overall view of the bedroom located at the southwest corner of the second floor looking north, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 66: Overall view of the bedroom located at the southwest corner of the second floor looking south, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 67: Overall view of the bedroom located at the northwest corner of the second floor looking east, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 68: View ascending the stair to the attic, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 69: Overall view of the attic looking east from the west end of the space, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 70: View of the concrete cap for the original 1911 chimney, 2021. Source: McGuire Igleski & Associates, Inc.



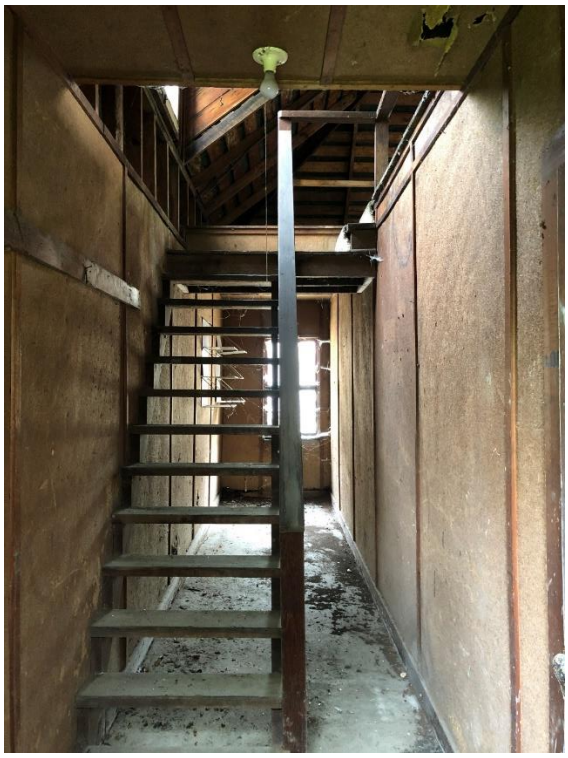
Photograph 71: View of the south and east façades of the historic garage looking northwest, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 72: Interior view of the vehicular storage area in the historic garage looking north from the east entrance, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 73: Interior view of the vehicle storage area in the historic garage looking south, 2021. Source: McGuire Igleski & Associates, Inc.



Photograph 74: Interior view of the west hallway and stair to the loft in the historic garage looking north from the south entrance, 2021. Source: McGuire Igleski & Associates, Inc.

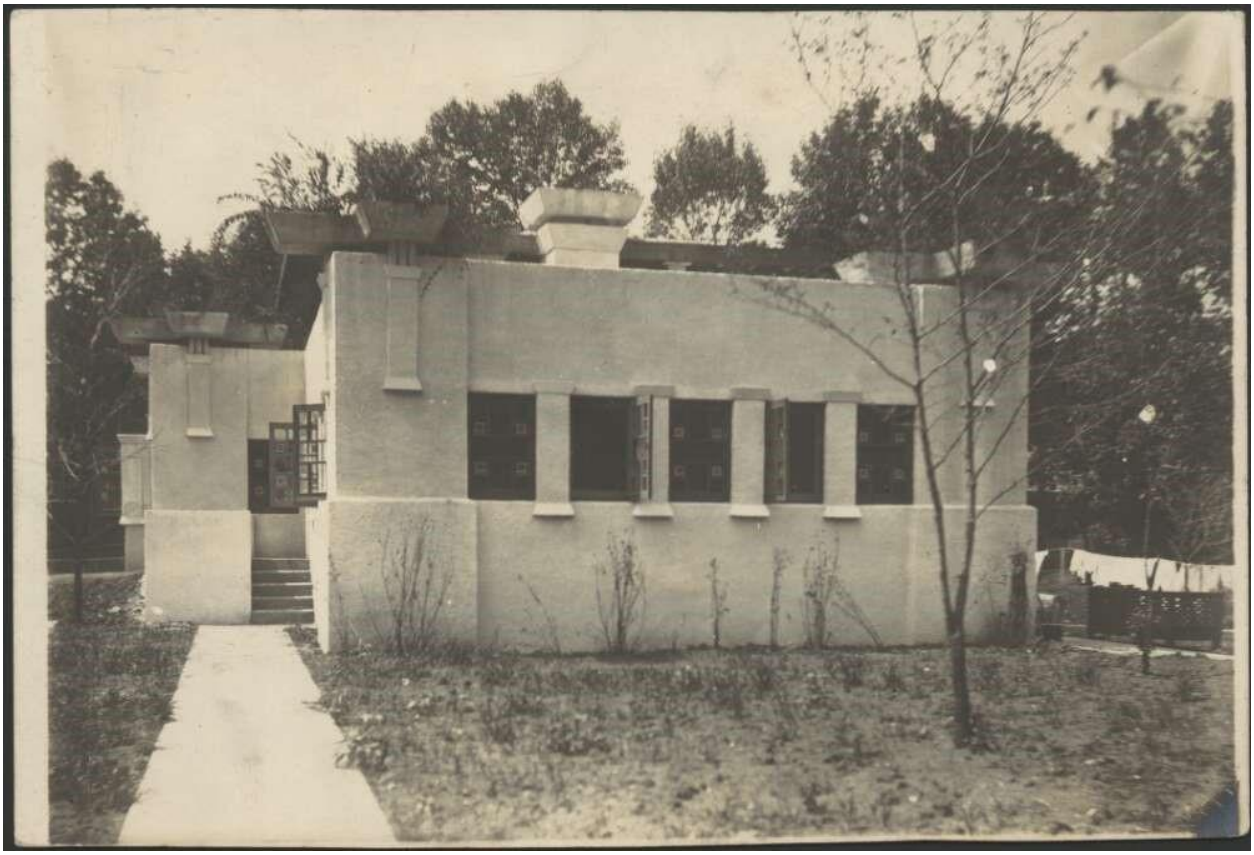
APPENDIX D – HISTORIC PHOTOGRAPHS



Photograph 1: "Exterior view of dwelling for Mr. E.L. Springer, Kenilworth, Illinois, [1] [picture] / Walter Burley Griffin", undated. Source: National Library of Australia, Eric Milton Nicholls collection.



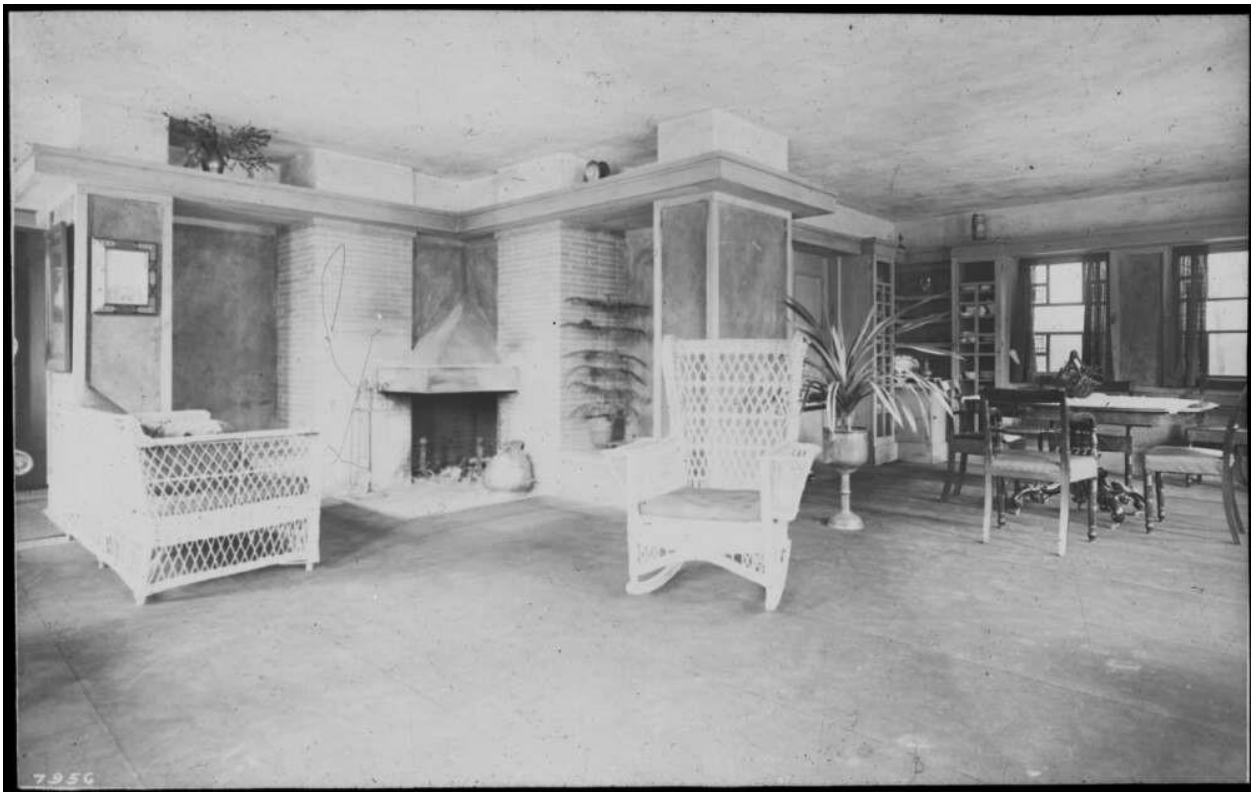
Photograph 2: "Exterior view of dwelling for Mr. E.L. Springer, Kenilworth, Illinois, [2] [picture] / Walter Burley Griffin", undated. Source: National Library of Australia, Eric Milton Nicholls collection.



Photograph 3: "Exterior view of dwelling for Mr. E.L. Springer, Kenilworth, Illinois, [4] [picture] / Walter Burley Griffin", 1910. Source: National Library of Australia, Eric Milton Nicholls collection.



Photograph 4: "View of William F. Tempel 'Solid Rock' house, Winnetka, Illinois, United States of America", ca. 1912-1920. Source: National Library of Australia, Eric Milton Nicholls collection.



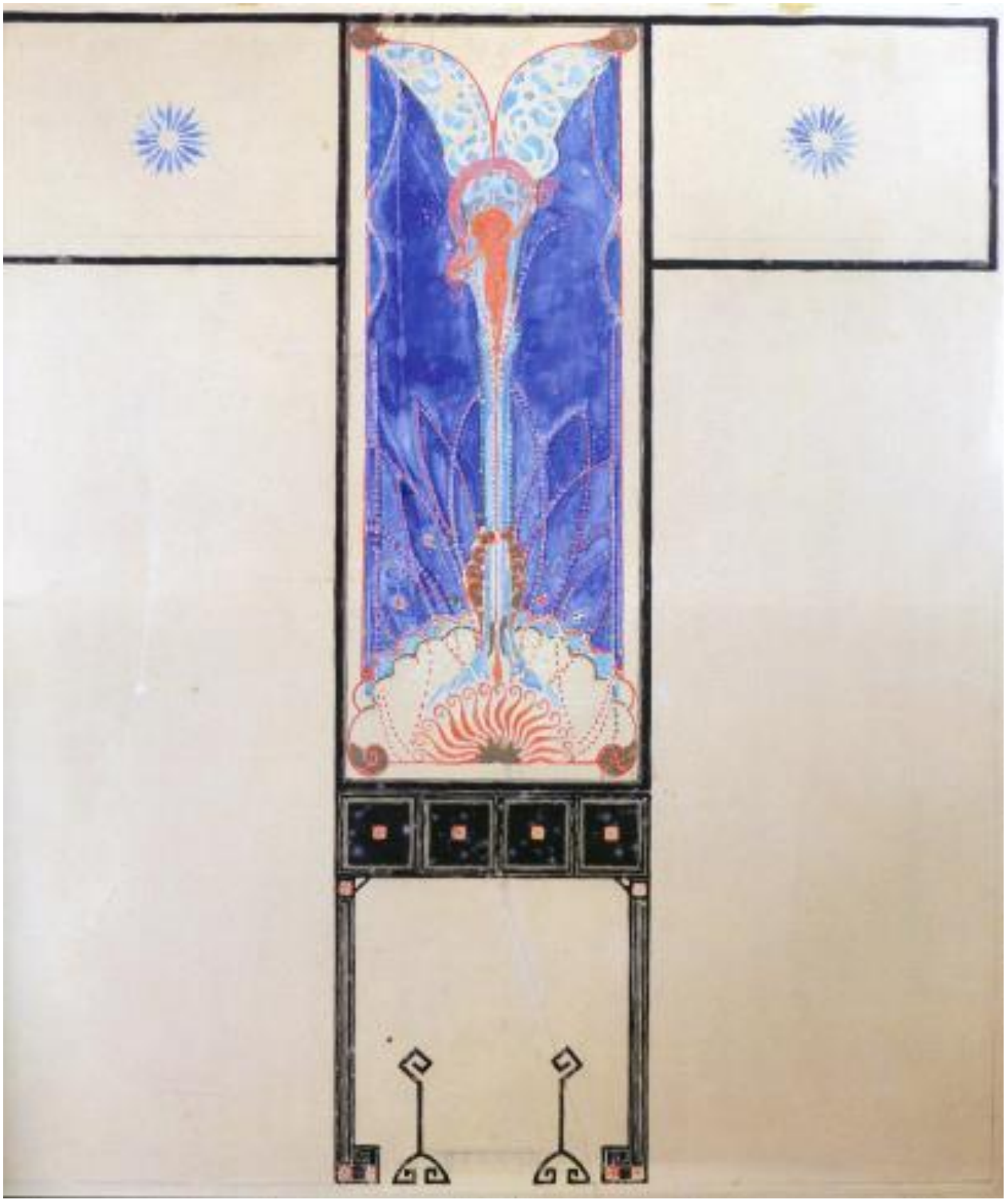
Photograph 5: "Interior view of house for Mr. E.L. Springer, Kenilworth, Illinois, 1910, [3] [transparency]", 1910. Source: National Library of Australia, Eric Milton Nicholls collection.



Photograph 6: "William F. Tempel House —'Solid Rock House' 82 Essex Road, Winnetka, Illinois, Barry Byrne & Alfonso Iannelli additions & remodeling", 1919. View of the living room and transitional space between the living room and dining room. Source: Tim Samuelson.



Photograph 7: "William F. Tempel House —'Solid Rock House' 82 Essex Road, Winnetka, Illinois, Barry Byrne & Alfonso Iannelli additions & remodeling", 1919. View of the fireplace in the living room. Source: Tim Samuelson.



Photograph 8: "William F. Tempel House —'Solid Rock House' 82 Essex Road, Winnetka, Illinois, Barry Byrne & Alfonso Iannelli additions & remodeling", 1919. Rendering of the mural above the fireplace by Alfonso Iannelli. Source: Tim Samuelson.



Photograph 9: "William F. Tempel House —'Solid Rock House' 82 Essex Road, Winnetka, Illinois, Barry Byrne & Alfonso Iannelli additions & remodeling", 1919. View of the living room. Source: Tim Samuelson.



Photograph 10: "William F. Tempel House —'Solid Rock House' 82 Essex Road, Winnetka, Illinois, Barry Byrne & Alfonso Iannelli additions & remodeling", 1919. View of the dining room. Source: Tim Samuelson.

Winnetka Historical Society

June 22, 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 McGuire Igleski & Associates' thorough research of the Solid Rock House at 82 Essex. We agree with the assessment that the property is both historically and architecturally significant on the local, national, and international level. The house is widely recognized as one of the seminal works by Walter Burley Griffin and is certainly one of the most architecturally significant houses in Winnetka. The demolition of Solid Rock House would be terrible loss for the Winnetka community, and we agree with McGuire Igleski & Associates' findings as such.

Sincerely,

[redacted]

Mary Trieschmann
Executive Director

[redacted]

Meagan McChesney, PhD.
Curator

P.O. Box 365 - Winnetka, Illinois 60093 t 847-446-0001 www.winnetkahistory.org curator@winnetkahistory.org

ATTACHMENT C



0 50 100 ft

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

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY

FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER

DATE: JANUARY 7, 2021

SUBJECT: CASE NO. 21-04: 82 ESSEX ROAD

INTRODUCTION

On February 1, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage at 82 Essex 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 Thursday, January 21, 2020. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

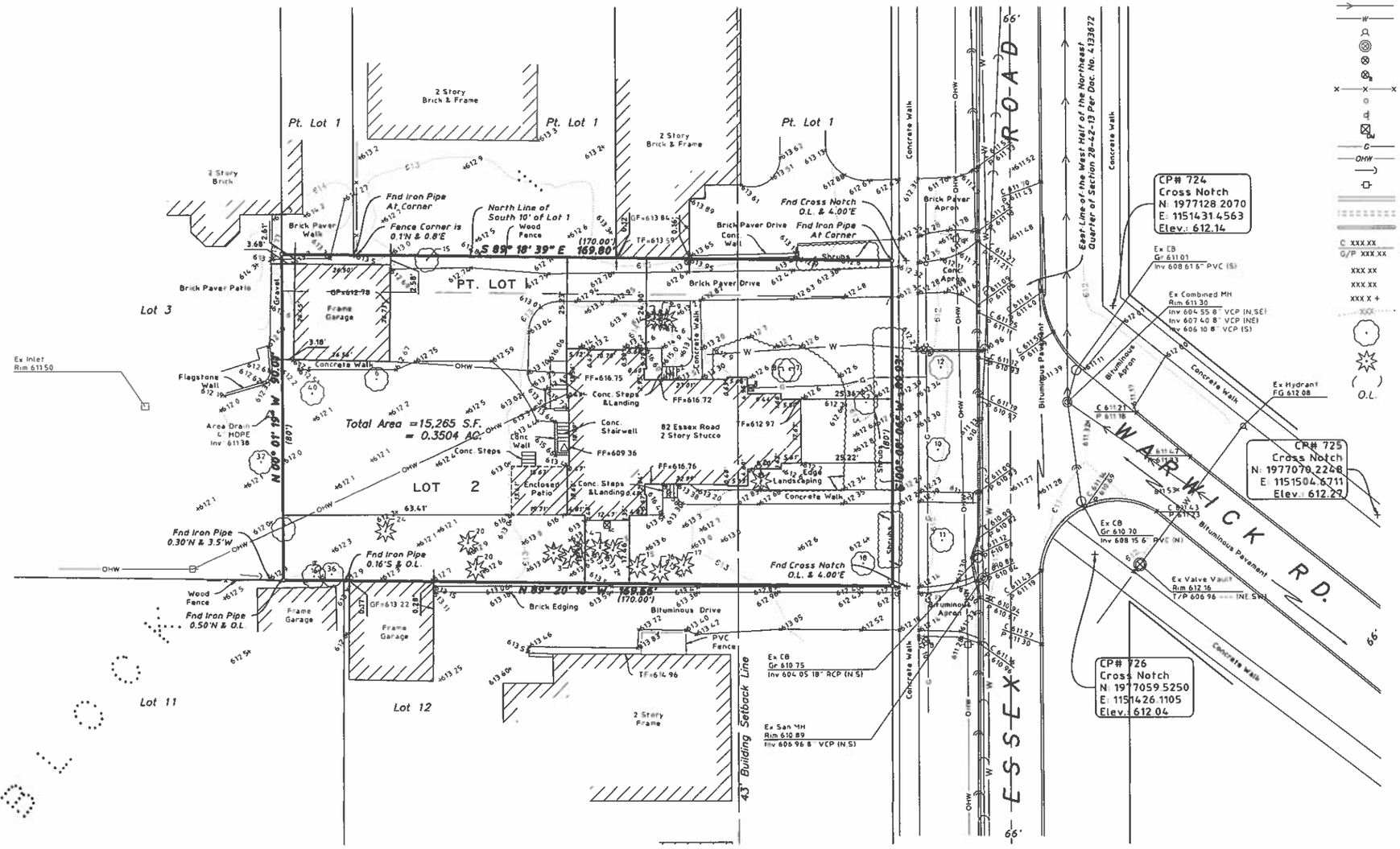
PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

Date	Type	Owner	Architect
11-20-1925	Build 1 ½ story frame garage	Grover Hermann	Grover Hermann

LEGAL DESCRIPTION

SOUTH 10 FEET OF LOT 1 LOT 2 IN BLOCK 1, IN TEMPEL'S RESUBDIVISION OF THAT PART OF THE WESY HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD RIGHT OF WAY AND NORTH OF VILLAGE LIMITS OF KENILWORTH IN COOK COUNTY, ILLINOIS.



LEGEND

- Manhole
- Catch Basin
- Inlet
- Area Drain
- Storm Sewer
- Sanitary Sewer
- Combined Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Fence
- Pipe Bollard
- Sign
- Gas Meter
- Gas Line
- Overhead Utility Line
- Guy Wire
- Utility Pole
- Curb & Gutter
- Depressed Curb
- Retaining Wall
- C XXX.XX / G/P XXX.XX — Curb Elevation and Gutter/Pavement Elv.
- XXX.XX — Pavement Elevation
- XXX.XX — Sidewalk Elevation
- XXX.X + — Ground Elevation
- XXX — Contour Line
- Deciduous Tree
- Coniferous Tree
- ( ) — Record
- O.L. — On Line

NORTH
Scale: 1" = 20'

Surveyor's Notes:

1. Field work was completed on December 1, 2020.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
4. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
5. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

Benchmark

Site Benchmarks

CP # 724 (See Survey)
Description: Cross Notch
Elevation: 612.14 NAVD 88 (Geoid 12A)

CP # 726 (See Survey)
Description: Cross Notch
Elevation: 612.04 NAVD 88 (Geoid 12A)

Ordered By: BRIGHTLEAF
Order No.: 20-212

STATE OF ILLINOIS — JEFFREY W. GLUNT — 035-3695 — SCHAUMBURG, ILLINOIS — PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-22

State of Illinois)
) SS:
County of Cook)

This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Schaumburg, Illinois December 4, 2020

By: _____
Illinois Professional Land Surveyor No. 3695

RECEIVED
DEC 31 2020
BY:

HAEGER ENGINEERING
consulting engineers • land surveyors
100 Lost Store Parkway, Schaumburg, IL 60173 tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No: 184.003152
www.haegerengineering.com

No	Date	Revision

BOUNDARY & TOPOGRAPHIC SURVEY
82 ESSEX ROAD
WINNETKA, ILLINOIS

Project Manager	MLA
Drafter	TSK
Date	2020-12-02
Project No.	20212
Sheet	1

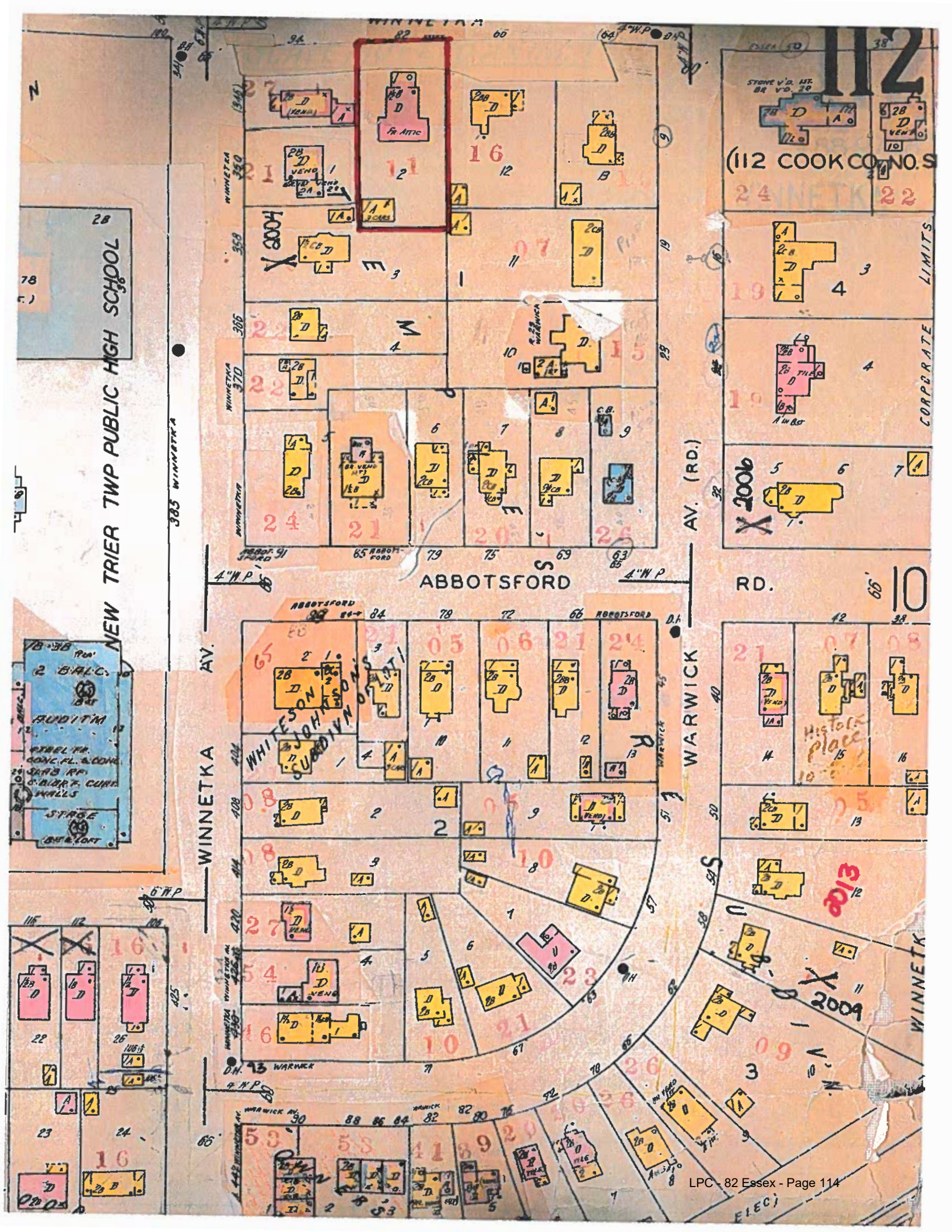
GISConsortium | Map Title



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.

Notes


112
(112 COOK CO. NOS.
NEW TRIER TWP PUBLIC HIGH SCHOOL
ABBOTSFORD
RD.
WINNETKA AV.
WARWICK AV. (RD.)
CORPORATE LIMITS
WHITESON JOHNSON'S SUBDIVISION
AUDITM
STAGE
2006
2009
2013

Exterior Photos – December, 2020









PROPERTY RESEARCH COVERSHEET

Address: 82 Essex

Construction Details:

Original construction date: 1911
Construction type: Concrete and stucco
Style: Prairie

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
William F. Tempel (possible renters: Frank Pallma*, Edward Wisdom and/or Edward Springer**)	1911 – 1920	Architectural Survey; 1917 phone book; 1920 phone book; Walter Burley Griffin Society news article***; *Chicago Tribune* article; *Walter Burley Griffin in America* by Maldre and Kruty	Owner of William F. Tempel & Co., a Chicago-based real estate firm. He commissioned Griffin to design the house as an investment to be sold. He was arrested for forgery in 1920.
Mr. and Mrs. Grover M. Hermann	1920 – 1948	Architectural Survey; real estate listing slip; 1920 phone book****; 1925 phone book*****; 1927 phone book*; Chicago Tribune* article; *Chicago Tribune* obituary	Grover M. Hermann was the founder of the American-Marietta Company. He donated funds for a new library at Northwestern University and was the largest individual donor to the Illinois Institute of Technology.
Jens and Amy Wood Nyholm	1949 – 1969	Real estate listing slip; 1954 phone book; *Chicago Tribune* obituaries	Jens Nyholm was an author and the head of the Northwestern Library; Amy Wood Nyholm was a curator and manuscript librarian at the Newberry Library.
Robert O. and Lori Swartz (Schwartz?)	1969 – 1971	Architectural Survey; real estate listing slip	
C. William and Elizabeth Brubaker	1971 – at least 2016	Architectural Survey; Cook County Assessor; *Winnetka Talk* obituary; *Chicago Tribune* obituary	C. William Brubaker was a renowned architect with Perkins & Will in Chicago.

*NOTE: The 1981 and 1982 Architectural Surveys list Frank Pallma as the possible original owner or resident. However, Frank Pallma is not listed in the 1912 Winnetka phone book. The property may have been listed in Kenilworth or Wilmette at that time, however, so Pallma and 82 Essex may not have been in this Winnetka-only phone book.
**NOTE: The 1917 North Shore phone book lists Edward Wisdom at 82 Essex Rd, Kenilworth. The property lies 1 block north of the present-day Winnetka/Kenilworth line. There is no listing for 82 Essex Rd., Winnetka. The text by Maldre and Kruty states that Tempel rented the property to Edward Springer for two years after first attempting to sell it. The text states that Tempel then moved into the house in 1918.
***Several sources, including this article, state that Griffin designed the house for William F. Tempel, insinuating that he was perhaps the original owner.
****NOTE: The 1920 North Shore phone book lists G M Herman at 82 Essex, Wilmette. This same phone book lists William F. Temple at 82 Essex St.
*****NOTE: The 1925 North Shore phone book lists Grover M. Herman at 82 Essex, Kenilworth. The property lies 1 block north of the present-day Winnetka/Kenilworth line. There is no listing for 82 Essex Rd., Winnetka. By 1927, Grover M. Herman is listed at 82 Essex in the Winnetka-only section of the North Shore phone book.

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Walter Burley Griffin	1911; single-story family home	1975 *Chicago Tribune* article; Walter Burley Griffin Society's biography
Barry Byrne	1919; 2nd floor added, front porch added	Britannica biography

RESEARCH SOURCES USED: WHS property files, historic phone books, Chicago Tribune, Winnetka Talk, Walter Burley Griffin Society website, Britannica online, Cook County Assessor, *Walter Burley Griffin in America* by Maldre and Kruty

Findings:

Our research indicates that the property at 82 Essex maintains both historical and architectural significance. Widely known as the "Solid Rock House," 82 Essex was designed by renowned Prairie School architect Walter Burley Griffin. Early in his career, Griffin worked at Frank Lloyd Wright's famous Oak Park studio. Griffin later married Winnetkan Marion Mahony Griffin, another architect from Wright's studio, in 1911, whom he worked in partnership with until his death in 1937. While Griffin is perhaps best known for designing Canberra, the capital city of Australia, he designed many historic buildings in Winnetka and across the U.S., including the Orth House at 42 Abbotsford, which is listed on the National Register of Historic Places.

82 Essex is considered "a seminal work in Griffin's development" as an architect, and is "one of Griffin's most important buildings."[1] The property's original owner, William F. Tempel, owned

[1] Walter Burley Griffin Society, "Griffin's Solid Rock House Threatened," accessed 1/18/2020, http://www.wbgriffinsociety.org/news.html.

a real estate business and commissioned several designs from Griffin in the early 20th century. 82 Essex was one of the first of Griffin's designs commissioned by Tempel to be built and is certainly one of the most unique. The house is made almost entirely of reinforced concrete (hence the name "Solid Rock"), and originally had a one-of-a-kind rooftop garden. After failing to sell the house and moving into it himself, Tempel commissioned Griffin's associate Barry Byrne (who had taken over Griffin's studio while Griffin was in Australia working on the Canberra project) to add a second floor and porch to the unique structure. Like Griffin, Byrne also trained in Frank Lloyd Wright's Oak Park studio and designed several notable buildings in Chicago and beyond, including Church of Christ the King in Cork, Ireland and Church of St. Francis Xavier in Kansas City, Missouri.

The local architectural significance of 82 Essex can hardly be overstated. It is one of the few remaining Griffin-designed houses in Winnetka and one of the most important local examples of the Prairie School style.

In addition to its architectural significance, the property at 82 Essex maintains local historical significance. Several notable Winnetkans have lived in the "Solid Rock House," including Grover M. Hermann, who purchased the property from Tempel and was the founder of the American-Marietta Company. Hermann was also a well-known philanthropist who donated funds for a new library at Northwestern University and was the largest individual donor to the Illinois Institute of Technology at the time of his death.

82 Essex was also home to notable librarians Jens and Amy Wood Nyholm. Jens Nyholm was a poet and head of the Northwestern Library for over two decades. Amy Wood Nyholm was a longtime curator and manuscript librarian at the Newberry Library. Additionally, well-known Chicago architect C. William Brubaker and his wife Elizabeth lived in the house for many years. Brubaker was best known for designing schools and for his role in designing the First National Bank of Chicago.

Date of Research: 1/18/2021

Submitted by:
Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society



Property Details

05-28-202-008-0000

82 ESSEX RD • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	**204**
SQUARE FOOTAGE (LAND)	**15,300**
NEIGHBORHOOD	**22**
TAXCODE	**23010**
NEXT SCHEDULED REASSESSMENT	**2022**

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2020 Assessor Certified	2019 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	**$690,000**	**$750,000**
TOTAL ASSESSED VALUE	**$69,000**	**$75,000**
LAND ASSESSED VALUE	**$34,425**	**$34,425**

BUILDING ASSESSED VALUE	**$34,575**	**$40,575**

Exemption Status

Homeowner | N/A
Senior Citizen | N/A
Senior Freeze | N/A

2018 **Homeowner | N/A**
Senior Citizen | N/A
Senior Freeze | N/A

2017 **Homeowner | $833.20**
Senior Citizen | $666.56
Senior Freeze | N/A

2016 **Homeowner | $582.19**
Senior Citizen | $415.85
Senior Freeze | N/A

2015 **Homeowner | $691.04**
Senior Citizen | $493.60
Senior Freeze | N/A

Exemption History

2018

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	**One story residence, any age, 1,801 square feet and over**
RESIDENCE TYPE	**1.5 to 1.9 Stories**
USE	**Single Family**
EXTERIOR CONSTRUCTION	**Stucco**
FULL BATHS	**3**
HALF BATHS	**1**
BASEMENT[1]	**Partial and Unfinished**
ATTIC	**Partial and Living Area**
CENTRAL AIR	**Yes**
NUMBER OF FIREPLACES	**1**
GARAGE SIZE/TYPE[2]	**2.5 car detached**
AGE	**97**
BUILDING SQUARE FOOTAGE	**3,045**
ASSESSMENT PHASE	**2020**

[1] Excluded from building square footage, except apartment

[2] Excluded from building square footage

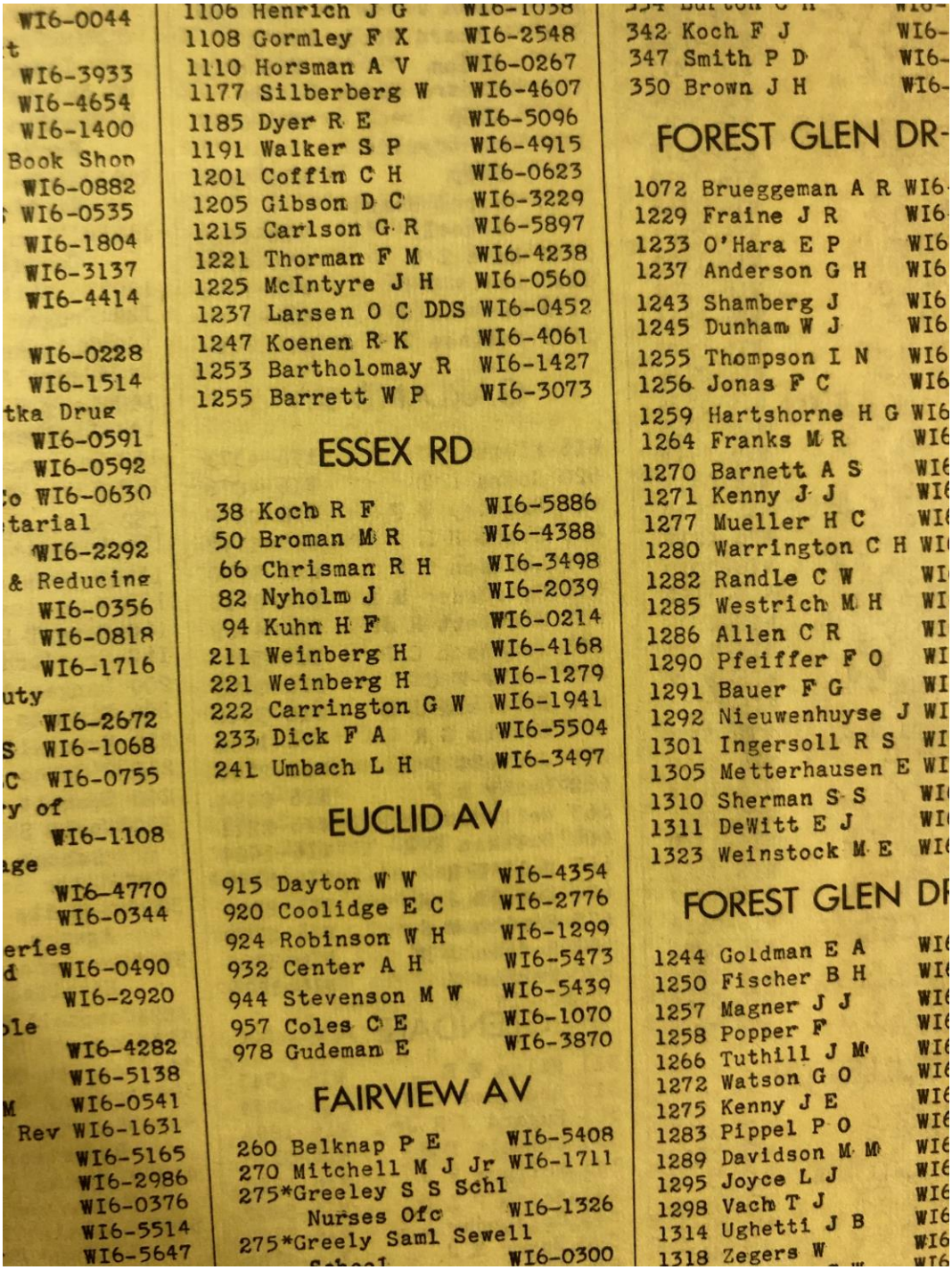
* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

Appeal History

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2016	$84,559 (2015)	$91,781	$91,781	14592	ELIZABETH R BRUBAKER	GARY H SMITH	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.
2013	$94,522 (2012)	$84,559	$88,983	42341	GARY H SMITH		Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.
2010	$120,263 (2009)	$94,522	$94,522	4670	LAW OFFICES OF GARY H. SMITH, P.C.	ELIZABETH R BRUBAKER	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.
2009	$126,593 (2008)	$120,263	$120,263	2478	LAW OFFICES OF GARY H. SMITH, P.C.	ELIZABETH R BRUBAKER	Appeal Review Complete	Assessed Value Not Adjusted - The Assessment reflects a prior valuation analysis. "Amendments to theClassification Ordinance (10% & 25%) do not warrant additional relief.
2007	$95,916 (2006)	$126,593	$126,593	3562	LAW OFFICES OF GARY H. SMITH, P.C.	ELIZABETH R BRUBAKER	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.

13

1954 phone book



WI6-0044
t
WI6-3933
WI6-4654
WI6-1400
Book Shop
WI6-0882
WI6-0535
WI6-1804
WI6-3137
WI6-4414

WI6-0228
WI6-1514
tka Drug
WI6-0591
WI6-0592
o WI6-0630
tarial
WI6-2292
& Reducing
WI6-0356
WI6-0818
WI6-1716
uty
WI6-2672
S WI6-1068
C WI6-0755
y of
WI6-1108
age
WI6-4770
WI6-0344
eries
d WI6-0490
WI6-2920
ble
WI6-4282
WI6-5138
M WI6-0541
Rev WI6-1631
WI6-5165
WI6-2986
WI6-0376
WI6-5514
WI6-5647

1106 Henrich J G WI6-1058
1108 Gormley F X WI6-2548
1110 Horsman A V WI6-0267
1177 Silberberg W WI6-4607
1185 Dyer R E WI6-5096
1191 Walker S P WI6-4915
1201 Coffin C H WI6-0623
1205 Gibson D C WI6-3229
1215 Carlson G R WI6-5897
1221 Thorman F M WI6-4238
1225 McIntyre J H WI6-0560
1237 Larsen O C DDS WI6-0452
1247 Koenen R K WI6-4061
1253 Bartholomay R WI6-1427
1255 Barrett W P WI6-3073

ESSEX RD

38 Koch R F WI6-5886
50 Broman M R WI6-4388
66 Chrisman R H WI6-3498
82 Nyholm J WI6-2039
94 Kuhn H F WI6-0214
211 Weinberg H WI6-4168
221 Weinberg H WI6-1279
222 Carrington G W WI6-1941
233 Dick F A WI6-5504
241 Umbach L H WI6-3497

EUCLID AV

915 Dayton W W WI6-4354
920 Coolidge E C WI6-2776
924 Robinson W H WI6-1299
932 Center A H WI6-5473
944 Stevenson M W WI6-5439
957 Coles C E WI6-1070
978 Gudeman E WI6-3870

FAIRVIEW AV

260 Belknap P E WI6-5408
270 Mitchell M J Jr WI6-1711
275*Greeley S S Schl
Nurses Ofc WI6-1326
275*Greely Saml Sewell
School WI6-0300

342 Koch F J WI6-
347 Smith P D WI6-
350 Brown J H WI6-

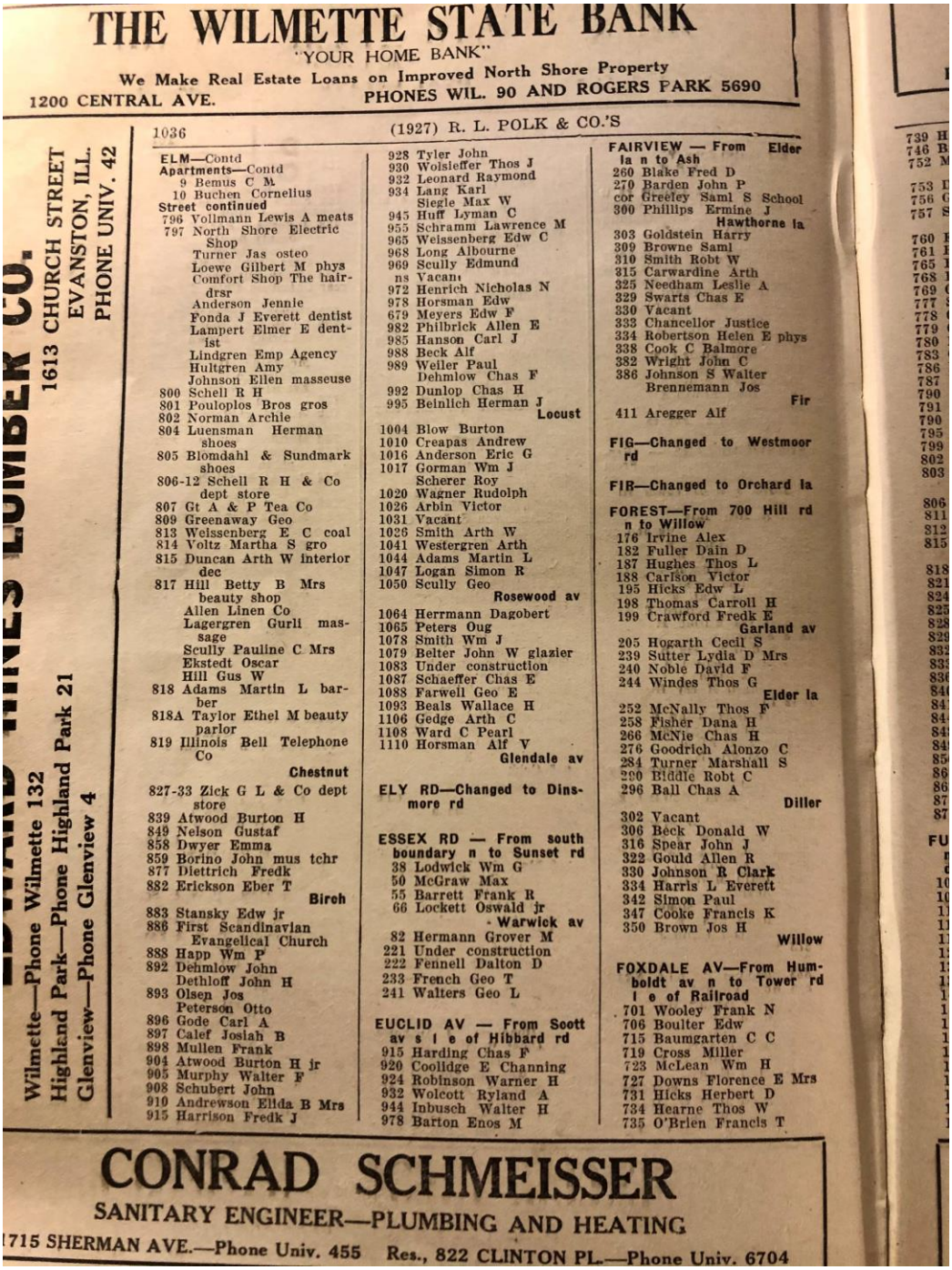
FOREST GLEN DR-

1072 Brueggeman A R WI6-
1229 Fraine J R WI6-
1233 O'Hara E P WI6-
1237 Anderson G H WI6-
1243 Shamberg J WI6-
1245 Dunham W J WI6-
1255 Thompson I N WI6-
1256 Jonas F C WI6-
1259 Hartshorne H G WI6-
1264 Franks M R WI6-
1270 Barnett A S WI6-
1271 Kenny J J WI6-
1277 Mueller H C WI6-
1280 Warrington C H WI6-
1282 Randle C W WI-
1285 Westrich M H WI-
1286 Allen C R WI-
1290 Pfeiffer F O WI-
1291 Bauer F G WI-
1292 Nieuwenhuyse J WI-
1301 Ingersoll R S WI-
1305 Metterhausen E WI-
1310 Sherman S S WI6-
1311 DeWitt E J WI6-
1323 Weinstock M E WI6-

FOREST GLEN DR

1244 Goldman E A WI6-
1250 Fischer B H WI6-
1257 Magner J J WI6-
1258 Popper F WI6-
1266 Tuthill J M WI6-
1272 Watson G O WI6-
1275 Kenny J E WI6-
1283 Pippel P O WI6-
1289 Davidson M M WI6-
1295 Joyce L J WI6-
1298 Vach T J WI6-
1314 Ughetti J B WI6-
1318 Zegers W WI6-

1927 phone book



THE WILMETTE STATE BANK
"YOUR HOME BANK"
We Make Real Estate Loans on Improved North Shore Property
1200 CENTRAL AVE. PHONES WIL. 90 AND ROGERS PARK 5690

LUMBER CO.
1613 CHURCH STREET
EVANSTON, ILL.
PHONE UNIV. 42
Wilmette—Phone Wilmette 132
Highland Park—Phone Highland Park 21
Glenview—Phone Glenview 4

ELM—Contd
Apartments—Contd
9 Bemus C M
10 Buchen Cornelius
Street continued
796 Vollmann Lewis A meats
797 North Shore Electric Shop
Turner Jas osteo
Loewe Gilbert M phys
Comfort Shop The hairdrsr
Anderson Jennie
Fonda J Everett dentist
Lampert Elmer E dentist
Lindgren Emp Agency
Hultgren Amy
Johnson Ellen masseuse
800 Schell R H
801 Pouloplos Bros gros
802 Norman Archie
804 Luensman Herman shoes
805 Blomdahl & Sundmark shoes
806-12 Schell R H & Co dept store
807 Gt A & P Tea Co
809 Greenaway Geo
813 Weissenberg E C coal
814 Voltz Martha S gro
815 Duncan Arth W interior dec
817 Hill Betty B Mrs beauty shop
Allen Linen Co
Lagergren Gurli massage
Scully Pauline C Mrs
Ekstedt Oscar
Hill Gus W
818 Adams Martin L barber
818A Taylor Ethel M beauty parlor
819 Illinois Bell Telephone Co

Chestnut

827-33 Zick G L & Co dept store
839 Atwood Burton H
849 Nelson Gustaf
858 Dwyer Emma
859 Borino John mus tchr
877 Dietrich Fredk
882 Erickson Eber T

Birch

883 Stansky Edw jr
886 First Scandinavian Evangelical Church
888 Happ Wm F
892 Dehmlow John
Dethloff John H
893 Olsen Jos
Peterson Otto
896 Gode Carl A
897 Calef Josiah B
898 Mullen Frank
904 Atwood Burton H jr
905 Murphy Walter F
908 Schubert John
910 Andrewson Elida B Mrs
915 Harrison Fredk J
928 Tyler John
930 Wolsieffer Thos J
932 Leonard Raymond
934 Lang Karl
Siegle Max W
945 Huff Lyman C
955 Schramm Lawrence M
965 Weissenberg Edw C
968 Long Albourne
969 Scully Edmund
ns Vacant
972 Henrich Nicholas N
978 Horsman Edw
979 Meyers Edw F
982 Philbrick Allen E
985 Hanson Carl J
988 Beck Alf
989 Weller Paul
Dehmlow Chas F
992 Dunlop Chas H
995 Beinlich Herman J

Locust

1004 Blow Burton
1010 Creapas Andrew
1016 Anderson Eric G
1017 Gorman Wm J
Scherer Roy
1020 Wagner Rudolph
1026 Arbin Victor
1031 Vacant
1026 Smith Arth W
1041 Westergren Arth
1044 Adams Martin L
1047 Logan Simon R
1050 Scully Geo

Rosewood av

1064 Herrmann Dagobert
1065 Peters Oug
1078 Smith Wm J
1079 Belter John W glazier
1083 Under construction
1087 Schaeffer Chas E
1088 Farwell Geo E
1093 Beals Wallace H
1106 Gedge Arth C
1108 Ward C Pearl
1110 Horsman Alf V

Glendale av

ELY RD—Changed to Dinsmore rd

ESSEX RD — From south boundary n to Sunset rd
38 Lodwick Wm G
50 McGraw Max
55 Barrett Frank R
66 Lockett Oswald jr

Warwick av

82 Hermann Grover M
221 Under construction
222 Fennell Dalton D
233 French Geo T
241 Walters Geo L

EUCLID AV — From Scott av s l e of Hibbard rd
915 Harding Chas F
920 Coolidge E Channing
924 Robinson Warner H
932 Wolcott Ryland A
944 Inbusch Walter H
978 Barton Enos M

FAIRVIEW — From Elder la n to Ash
260 Blake Fred D
270 Barden John P
cor Greeley Saml S School
300 Phillips Ermine J

Hawthorne la

303 Goldstein Harry
309 Browne Saml
310 Smith Robt W
315 Carwardine Arth
325 Needham Leslie A
329 Swarts Chas E
330 Vacant
333 Chancellor Justice
334 Robertson Helen E phys
338 Cook C Balmore
382 Wright John C
386 Johnson S Walter
Brennemann Jos

Fir

411 Aregger Alf

FIG—Changed to Westmoor rd

FIR—Changed to Orchard la

FOREST—From 700 Hill rd n to Willow
176 Irvine Alex
182 Fuller Dain D
187 Hughes Thos L
188 Carlson Victor
195 Hicks Edw L
198 Thomas Carroll H
199 Crawford Fredk E

Garland av

205 Hogarth Cecil S
239 Sutter Lydia D Mrs
240 Noble David F
244 Windes Thos G

Elder la

252 McNally Thos F
258 Fisher Dana H
266 McNie Chas H
276 Goodrich Alonzo C
284 Turner Marshall S
290 Biddle Robt C
296 Ball Chas A

Diller

302 Vacant
306 Beck Donald W
316 Spear John J
322 Gould Allen R
330 Johnson R Clark
334 Harris L Everett
342 Simon Paul
347 Cooke Francis K
350 Brown Jos H

Willow

FOXDALE AV—From Humboldt av n to Tower rd l e of Railroad
701 Wooley Frank N
706 Boulter Edw
715 Baumgarten C C
719 Cross Miller
723 McLean Wm H
727 Downs Florence E Mrs
731 Hicks Herbert D
734 Hearne Thos W
735 O'Brien Francis T

CONRAD SCHMEISSER
SANITARY ENGINEER—PLUMBING AND HEATING
1715 SHERMAN AVE.—Phone Univ. 455 Res., 822 CLINTON PL.—Phone Univ. 6704

1925 phone book



ridan . . . Winnetka-1308
. . . . . Winnetka-1516
. . . . . Winnetka-307
. . . . . Winnetka-2093
e Winnetka-1024
. . . . . Winnetka-664-J
. . . . . Winnetka-439
. . . . . Winnetka-555-M
incoln av. Winnetka-802
. . . . . Winnetka-1268
. . . . . Winnetka-1268
. . . . . Winnetka-898
alden Winnetka-305

. . . . . Winnetka-37
. . . . . Winnetka-320
. . . . . Winnetka-571-R
the
. . . . . Winnetka-805
. . . . . Winnetka-323
y Winnetka-1502
. . . . . Winnetka-2292
. . . . . Winnetka-979
. . . . . Winnetka-2322
. . . . . Winnetka-2116
. . . . . Winnetka-2488
av Winnetka-19
. . . . . Winnetka-2680
Willow rd . . Winnetka-56
. . . . . Winnetka-810
. . . . . Winnetka-811
. . . . . Winnetka-1156
l lane Winnetka-953
d rd Winnetka-2557
rd Winnetka-1283
ruce Winnetka-447
Walnut . . . Winnetka-264
lencoe Winnetka-1142

uty annex. Winnetka-2100
v Winnetka-1490
ury av Winnetka-1712
avGlencoe . Winnetka-1165
tley av Winnetka-469
. . . . . Winnetka-2014

Hartshorne H G r 426 Linden av Winnetka-2179
Hartshorne Wm r 1025 Oak Winnetka-2109
Hartwell Hazel M r 565 Lincoln av Winnetka-1352
Harvey W Dow r 88 Indian Hill rd Wilmette-3213
Haskell S C r 808 Prospect av Winnetka-2422
Haskins Geo E r 428 Cedar Winnetka-385
Haven Herbert B r 389 Ridge av Winnetka-1651
Haviland Fred R r 102 Church rd Winnetka-81
Haviland Realty Co 747 Elm Winnetka-577
Hay Wm Sherman r 645 Sheridan rd . . Winnetka-1610
Hayes Harold H r 1422 Edgewd lane Winnetka-1427
Hayes Lawrence J teaming 16 Prouty av . . Winnetka-32
r 869 Locust Winnetka-426
Hayes Wm C r 63 Warwick rd Kenilworth-831-M
Hazlehurst Saml r 772 Locust Winnetka-1697
Hearne Thos W r 734 Foxdale av Winnetka-438
Hearthstone Tea & Candy Shop
942 Linden av . Winnetka-1895
Heartt W D r 894 Burr av Winnetka-519-M
Hedman Herbert R r 115 Fuller lane . . . Winnetka-1908
Heffner S Thos r 790 Foxdale av Winnetka-1794
Hein H B r 850 Pine Winnetka-2484
Heineman Adele Mrs r 913 Greenwd av . . Winnetka-2450
Heinig B r 788 Walden rd Winnetka-896
Heinig Frank Mrs r 782 Center Winnetka-551-J
Heinsen Paul r 772 Lincoln av Winnetka-2361
Heinsen & Kroll Inc rl est 720 Elm Winnetka-254
rl est 720 Elm Winnnetka-1470
Hejda Chas J r 1139 Asbury av Winnetka-956
Helm Oscar C r 1169 Chatfld rd Winnetka-1004
Helmold Fritz r 1152 Asbury av Winnetka-2427
Henderson Olof M r 1082 Ash Winnetka-481
Henkel Fredk W r 653 Walden rd Winnetka-1486
Henkel Marie H Mrs r 879 Willow rd Winnetka-2131
Henning Arthur G r 458 Linden Winnetka-938
Henrich N N r 972 Elm Winnetka-1038
Henrichsen Christ r 891 Spruce Winnetka-502-M
Herbst Grace gift shop 576½ Lincoln av. Winnetka-1811
Herdic John F r 283 Ridge av . . . . . Winnetka-186[illegible]
Herdman F E contr eng 746 Elm Winnetka-69
Herman Grover M r 82 Essex rd Kenilworth-1635
Herrmann Alfred D r 756 Lincoln Winnetka-1999
Hertel Carl W r 196 Myrtle Winnetka-1519
Hewitt Clarence E r 153 Bertling lane . Winnetka-2569
Heyda C J r 1139 Asbury av Winnetka-956

WINNETKA MOTOR CO. WM. T. WEHRSTEDT Proprietor
The Place To Buy **Willys-Overland Motor Cars**
We offer the best in Repairing, Supplies and Storage for any make of car
AUTOMOBILE PAINTING TEL. WINNETKA 166

Winnetka Village of
Wm D McKenzie Pres 1185LaurelAv.Winnetka 143
Village Ofc Ash & Ridge Av.....Winnetka 860
Fire & Police Calls only Vil Hall....Winnetka 0
Patrol Box Gage & N W Tracks...Winnetka 654
Public Library Oak & Linden Av...Winnetka 298
Schultze W J Supt Pub Wks r 917 Ash.Winnetka 742
Theo Flynn Marshal & Collector 661 Hill Rd.Winnetka 223
W M Peterson Chf of Police r 681 Willow.Winnetka 741
Water & Light Ofc Ash &RidgeAv.Winnetka 54

Winnetka Weekly Talk 20 Prouty Annex.Winnetka 388
Winnetka Woman's Club 660 Oak.....Winnetka 494
Winship David A r 571 Fir.....Winnetka 1027
Winship J C r 839 Elm.....Winnetka 670-W
Winslow Chas S r 2125 Sherman Av..Evanston 2310
Winslow Mrs H L r 455 Linden.....Winnetka 261
Winston Jas H r 827 Linden Av.....Wilmette 1188
Winter Dani E r 944 Asbury Av.....Evanston 1327
Winter Edna B r 928 Elm.....Winnetka 1465
Winter Geo B Groc & Mkt 807 Davis...Evanston 1991
Winter Geo B r 1229 Chicago Av.....Evanston 1512
Winter L A Groc & Mkt 1948 W Railrd.Evanston 1054
Winter Milo K r 621 Sheridan Rd.....Evanston 5784
Winter R F r 1125 Wesley Av.....Evanston 3328-R
Winter Willard W r 2020 Sherman Av..Evanston 3656
Winterbotham Jos E r 899 Oak.....Winnetka 657-J
Winterbottom Albert r 1022ShermanAv.Evanston 4912
Winterrowd Ben R r 903 Michigan Av..Evanston 3535
Winters Owen B r 616 Hinman Av.....Evanston 5906
Winzel John r 1227 Hill.....Wilmette 778-M
Wire G L r 723 Forest Av.....Wilmette 684
Wire Mrs Wm C r 1514 Judson Av.....Evanston 5187
Wisconsin Lime & Cement Co 1804 Devon Av Chicago.Evanston 6150
Wisdom Edw r 82 Essex Rd.....Kenilworth 811-R
Wise John r 917, 16th.....Wilmette 2009
Wisher Mrs M L r 1511 Elmwd Av....Evanston 3377-M
Wissmann Emil W r 388 Monroe.....Glencoe 748
Withers Allen L r 844 Lincoln Av.....Winnetka 685
Withers Burleigh r 710 Ridge Av.....Evanston 2699
Witherspoon Leslie r 1154 Pine.....Winnetka 120
Withington Herbert r 915 Greenleaf Av.Wilmette 1741
Witkower M r 1509 Chicago Av.....Evanston 1580
Witkowsky Mrs Rosa r 922 Ash.....Winnetka 587
Witsiepe Ernest r 822 Sherman Av....Evanston 1476
Witt Mrs Anne K r 718, 12th.....Wilmette 984-R
Witt Chas J r 1000 Monroe.....Evanston 3420-M
Witt Christ r 2134 Asbury Av.....Evanston 326
Witt Edw R r 1119 Ayars Pl.....Evanston 3748
Witt Fred r Lake Av.....Glenview 17-R-1
Witt Henry F r 1430 Crain.....Evanston 493
Witt Jas r Emerson & Dewey.....Evanston 1013
Witt Mrs Louise r 1738 Darrow Av....Evanston 5912
Witt Walter r 2127 Wesley Av.....Evanston 3719
Wittbold Henry Florist CentralnrReese.Evanston 829
Wittbold H G Florist Nanzig Av nr Central Evanston.Wilmette 658
Wittstein Mrs P W E r 239 Ridge Av..Winnetka 633-M
Witty Peter r 1017 Ashland Av.....Evanston 5146
Wixson W A r 859 Vernon Av.....Glencoe 82
Wodrich Frank W r 715 Lincoln.....Evanston 2391
Wohlgemuth John F r 723, 10th.....Wilmette 992-M
Wojtkiewicz Xawery Florist School nr Milwaukee Av.Morton Grove 51-M-2
Wolcott Albert V r 1242 Asbury Av....Evanston 1858
Wolf Everett G r Second.....Shermrvle 212-R
Wolf Geo D r 526 Willow.....Winnetka 499
Wolf Harry J r 819 Greenwd Av.....Wilmette 822-J
Wolf Mrs H r 824 Linden Av.....Wilmette 1676
Wolf M Groc 604 Davis.....Evanston 924
Wolf M Groc 604 Davis.....Evanston 925
Wolf & Drosdoff Groc 713 Main.....Evanston 5231
Wolf & Drosdoff Groc & Mkt 713 Main.Evanston 5230
Wolfe Mrs Gertrude J r 1601ElmwoodAv.Wilmette 737-W
Wolfe John A Tailor 1126 Central Av.Wilmette 232
Wolfe John A r 528 Park Av.....Wilmette 2034
Wolff Alfred C Sht Metl & Furnace Wk 1124 Central Av.Wilmette 296
Wolff Alfred C r 1124 Greenleaf Av....Wilmette 158
Wolff Allan Ira r 519 Cedar.....Winnetka 362
Wolgast Wm r Main Twp.....Morton Grv 54-J-2
Wolter Ferdinand, Jr r 1423 Scott Av..Winnetka 190
Wolter Fred G r 263 Woodlawn Av.....Glencoe 707
Wolter John r Niles Twp.....Morton Grv 60-W-1
Woman's Club of Evanston Church & Chicago Av.Evanston 4280
*Woman's Club of Evanston Church & Chgo Av.Evanston 4263
Woman's Club of Wilmette 10th nr Greenleaf Av.Wilmette 527
Woman's Exchange Cafeteria 1627 Chicago Av.Evanston 4231
Woman's Exchange Food Sales Rm 516 Davis.Evanston 984
Woman's Exchange Ice Cr Dept 512 Davis.Evanston 988
Woman's Guild of Christ Church Oak & Linden.Winnetka 1128
Woman's Library Club Hazel nr Greenleaf Av.Glencoe 165
Wood Allen G r 750 Hinman Av.....Evanston 5102
Wood Clarence E r 641 Hinman Av....Evanston 2537
Wood Mrs Elizabeth r 1129 Chicago Av.Evanston 3891
Wood Mrs Ellen r 2114 Central.....Evanston 3558-J
Wood Ellery L r 1619 Ridge Av.....Evanston 4489
Wood E A r 651 Hinman Av.....Evanston 4521
Wood Frank F r 504 Lee.....Evanston 2070
Wood Geo S Plbg & Htg Vine&Railroad.Winnetka 892
Wood Jas r 1082 Spruce.....Winnetka 381
Wood Leon r 1124 Foster.....Evanston 3134-W
Wood Sami C r 1119 Washington.....Evanston 5223
Wood W E r 1245 Judson Av.....Evanston 1412
Woodard Orrin J r 623 Forest Av.....Wilmette 1430
Woodburn Roy M r 126 Main.....Evanston 1402
Woodbury Louis E r 510 Greenleaf Av.Wilmette 517
Woodcock Andrew J r 934 Sheridan Rd.Wilmette 703-W
Woodcock Constr Co Bldrs 513, 4th.....Wilmette 1304
Woodcock Fred r 196 Scott Av.....Winnetka 1087
Woodhead Dani r 1521 Hinman Av....Evanston 4475
Woodington J C r 932 Forest Av.....Evanston 2390
Woodland Le Roy r Abbottsford Rd.Kenilworth 1272
Woodland Ralph Henry r 1125 Davis...Evanston 6037
Woodman Andrew W r 1111HinmanAv.Evanston 975
Woodman J E r 580 Washington Av....Wilmette 1790
Woodman M J r 1123 Noyes.....Evanston 6059
Woodruff Chas E r 1035 Madison.....Evanston 2066
Woodruff Harvey T r 2754 Broadway Av.Evanston 2593

1917 Phone book

LPC - 82 Essex - Page 126

1920 Phone book

ENERGY
Good Coal for Heat or Power
for Stoves, Furnaces or Boilers
DISTRIBUTORS COAL CO.
OAK PARK EVANSTON CHICAGO

Strother John (Gertrude) chauffeur r 674 Prospect av
Strotz C N (Clara) r 365 Sheridan rd tel 36
Strotz Harold r 365 Sheridan rd
Strotz Katherine K Miss r 365 Sheridan rd
Strotz Sidney r 365 Sheridan rd
Stroud Fred carp r 558 Provident av
Struggles Ed retired r 879 Cherry
Struggles Lilly Miss r 879 Cherry
Struggles Wm G (Sarah A) broker r 787 Foxdale av tel 1453
Strum Gust (Bertha) chauffeur r 349 Sheridan rd tel 683
Stuart John (Ellen) Quaker Oats Co r 990 Sheridan rd tel 63
Stubbe Lewis (Minnie) carp r 854 Spruce tel 674-J
Stubbe Paul clk r 854 Spruce
Stubbe Wm lab r 854 Spruce
Stubner W (Katie) florist r 480 Provident av tel 618
Stults E E (Minnie) agt r 463 Willow tel 488
Suker Geo F Dr (Lillian N) r 1139 Oakley av tel 31
Sularlki John (Marie) chauffeur r 410 Linden
Sullivan Arthur C (Gertrude) r 653 Walden rd tel 1062
Sullivan A H (Sarah Elizabeth) elec engr r 902 Oak tel 1552
Sullivan M J (Mary) gardener r 882 Pine tel 1549
Sutter Lydia D Mrs r 239 Forest av tel 101
Svanderlik Chas (Clara) florist r 748 Center tel 283
Svendsen Peter (Hannah) carp r 595 Rosewood av
Svreck Francis Miss r 514 Birch
Swanson C (Anna) gardener r 892 Spruce tel 555-R
Swanson Henry (Anna) grinding r 824 Prospect av
Swanson Henry Jr r 824 Prospect av
Swatek Wm (Madge) whol merch r 619 Lincoln av tel 1245
Sweeney Mary Miss r 1274 North av
Sweet Chas S (Mary B) asst sec Pulman Co r 1312 Asbury av tel 472
Syme Arthur broker r 855 Willow
Syme J Q (Louise) broker r 855 Willow tel 123
Symon Bros (B & C) confectionery 464 Winnetka av tel 311

John C. Schuett Office, 1620 SHERMAN AVE. EVANSTON :-: ILLINOIS
DEALER IN IMPROVED OR UNIMPROVED FARMS
Sold or Exchanged in Illinois,, Wisconsin, Iowa, Nebraska, Michigan, and North and South Dakota
Tel. Evanston 49

WEIMESHKIRCH & SON
UNDERTAKERS AND EMBALMERS
LADY ASSISTANT Also Private Auto Ambulance OPEN DAY AND NIGHT
7066 N. CLARK STREET CHICAGO
Telephone Rogers Park 71 Telephone Evanston 1065

WINNETKA TIRE SHOP
P. H. and C. L. BRAUN, Props.
Vulcanizing and Repairing Tires
723 Oak Street, Phones: Winnetka 404-1565: Evanston 6009

CITY NATIONAL BANK
EVANSTON ILLINOIS
Capital $200,000.00 Surplus $200,000.00
Resources over Five Million Dollars
Member of Federal Reserve Bank

Symon B (Symon Bros) r 464 Winnetka av
Symon C (Symon Bros) r 464 Winnetka av

T

Taiser Elizabeth Mrs r 672 Railroad av tel 722
Taylor Arthur J r 319 Scott av tel 26
Taylor E B & Co (Bessie) hardware 546 Center tel 999. r Glencoe
Taylor E S (H H) r 314 Ridge av tel 336
Taylor Lillian E physician r 590 Lincoln av tel 818
Taylor Marie Miss bkpr r 319 Scott av
Taylor Roy chauffeur r 985 Sheridan rd
Taylor Thos Jr (Florence C) judge r 1011 Green Bay rd tel 94
Tearney M Miss r 1114 Merrill tel 536-J
Tebbetts & Garland Store The 16 N Michigan av Chicago tel 160-161
Tempel Wm r 138 Woodlawn av
Temple Wm F Johansen & Co r 82 Essex rd
Tempel W F (J) loans on real estate 138 Woodlawn av
TEMPEL WM F & CO builders 465 Winnetka av W Esentrot tel 768
Tenney Henry (Eleanor) lawyer r 180 Linden tel 473
Tenney H K (Eleanor F) lawyer Homes Ins bldg r 640 Pine tel 378
Terempler A Mrs r 752 Center
Tesar Rosie Miss maid r 382 Ridge av
Thackery Thos W (Georgina) mngr dep Marshall Field & Co r 594 Elm tel 1063
Thayer Mabel Miss r 1437 Prairie av tel 977
Thomas Elma Miss maid r Willow & Chestnut sts
Thomas Fredk B (Marion) real estate r 680 Walden rd tel 794
Thomas James (Mary) chauffeur r 627 Sheridan rd tel 1228

—Established in 1854—
Greeley-Howard-Norlin Co.
SURVEYORS AND ENGINEERS
Suite 517—30 N. LaSalle St. CHICAGO
WINNETKA TEL. 506 W TEL. MAIN 67

North Shore Talking Machine Co.
603 Davis Street Evanston, Illinois
Victrolas in every style—Edison Diamond Discs. Our Record Stock is Complete. Machines Sold on Easy Payments
Telephone Evanston 4523

CITY NATIONAL BANK
EVANSTON ILLINOIS
Capital $200,000.00 Surplus $200,000.00
Resources over Five Million Dollars
Member of Federal Reserve Bank

1970 Phone book

Builders Hardware

House Furnishing Goods
Tin and Granite Ware

Charles E. Arnold Co.

Phone 266 — 823 DAVIS ST., EVANSTON, ILL.

Hansel John Jr (Clare L) adv agt r 1162 Hamptondale rd tel 1106
Hansen Arthur D printer r 1143 Asbury av tel 351
Hansen, Carl r 878 Ash tel 513-M
Hansen G (Amanda) chauffeur r 878 Ash tel 513-M
Hansen Harry (Esther) tinner r 927 Oak
Hansen Harry (Ruth) editor r 260 Fairview av tel 521-W
HANSEN PAUL (Thora) painter and decorator interior decorating exterior painting paper hanging graining fresco and sign painting workmanship and material guaranteed 18 Prouty annex tel 65 res 861 Oak
Hansen V N (Helen) mnfr r 146 Woodland av tel 90
Hanson W L (Letitia) Gen Elec Co r 812 Foxdale av tel 1474
Happ W P (Matilda) genl blksmith r 826 Spruce tel 740
Harada R cook r 1154 Pine
Hardenbergh R W (Helen) r Private rd
Hardin John H (Anna) optical goods r Sheridan rd nr Mary tel 485
Harding Chas F Jr (Helene S) lawyer 137 S La Salle Chicago r 915 Euclid av tel 936
Harding V M (Mary) lawyer Chicago r 789 Burr av tel 523
Hare K R (Gertrude) elec engr r 1066 North av tel 771
Harman Joe Mrs r 735 Sheridan rd
Harmon H P (Charlotte) coal r 554 Arbor Vitae rd tel 1379
Harris Arthur J r 1055 Gage tel 1329
Harris Clarence W (Doris) mnfr r 738 Lincoln av
Harris James W (Bertha A) mnfr r 738 Lincoln av tel 1008
Harris Jas W Jr r 1055 Chatfield rd tel 1409
Harrison Arthur chauffeur r 765 Sheridan rd
Harrold E S (Jennie J) dental supplies r 979 Elm tel 547-J
Harshaw Myron T (Ruth) salesman r 1096 Oak tel 795
Harsing John (Martha) planing mill r 808 Oak
Harting Samuel (Mary) retired r 1219 Scott av tel 543-J
Hartnett J J Mrs r 800 Rosewood av tel 668-M
Hartnett John J Jr r 800 Rosewood av



A SERVICE—worthy of those you love—and yet made inexpensive by unusual facilities, is that rendered by the WESTERN UNDERTAKING COMPANY Wm. H. Scott (formerly with the late J. L. Hebblethwaite) is manager of our two North Shore stores.
:: 1022 Davis St., Evanston, Tel. Ev. 98 :: 1124 Central Avenue, Wilmette, Tel. Wil. 280

JOHN WEILAND
FLORIST
1614 SHERMAN AVE. EVANSTON, ILL. PHONE EVANSTON 2128
1161 WILMETTE AVE. WILMETTE, ILL. PHONE WILMETTE 2128

A. R. EDDINGTON
Sells Homes, Lots, Insurance and Loans in WILMETTE and NORTH SHORE TOWNS
"BUY A HOME"
1157 Wilmette Ave. Phone Wilmette 640

THE EVANSTON HOME BAKERY
WHOLESALE and RETAIL
TELEPHONE EVANSTON 2882, 1724 Sherman Ave.
TELEPHONE EVANSTON 3778, 526 Dempster
TELEPHONE EVANSTON 3882, 717 MAIN

North Shore Bootery
HOME OF
THE EDWIN CLAPP SHOES
Phone: Evanston 6757 — North Shore Hotel Bldg.
529 DAVIS ST., EVANSTON, ILL.

Evanston Laundry Co.
EVANSTON AND WILMETTE
Telephones 422, 423 and 112 — Wilmette, Tel 1800
Not to Disappoint. We Launder, With the BEST OF CARE, the Finest Linen Men and Ladies' Wear.

Haskell Ethel W r 615 Cherry
Haskins G E (Grace) agt r 428 Cedar tel 385
Hawkins Andrew gardener r 765 Sheridan rd
Hawley Edw Wm (Estella D) vice-pres Gen Explosive Powder Co r 734 Foxdale av tel 994
Hayer Hilda Miss r 768 Foxdale av
Hay Wm Sherman (Alma) lawyer Chicago r 645 Sheridan rd
Hayes H H (Janey) r 1422 Prairie av tel 1427
Hayes Irma Miss r 869 Linden av
Hayes Lawrence J (Ella) gen contr 16 Prouty annex Winnetka r 869 Linden av tel 426
Hazlehurst Samuel Jr (Gertrude(Board Trade r 772 Linden av tel 693-J
Heath John Mrs r 458 Ridge av tel 302
Hed Freda Miss maid r 765 Sheridan rd
Hedwig Therun Mrs r 1163 Asbury av
Heindselman C Mrs r 916 Oak
Heinig Bernhard (Katherine) mnfr r 788 Walden rd tel 896
Heinig Frank (Alma) merch tailor r 782 Center tel 551-J
Heinig V (Minnie) lab r 807 Rosewood av
Heinselman Stella Miss stenog r 916 Oak
Held Wally Miss maid r 860 Lincoln av
Heller Marion Miss student r 559 Provident av
Heller Russell M (Edith S) mngr r 559 Provident av tel 502-W
Henderson O M (Caroline) painter r 418 Provident av tel 1430
Henneman Wm H r 757 Foxdale av tel 481
Henning A G (Louise) elec engr r 941 Oak tel 599-J
Henrich N N (Gertrude) printer r 557 Elder lane tel 1038
Henrich Peter (Christina) printer r 379 Rosewood av
Henrichsen Christ r 891 Spruce tel 502-M
Herdman F E (Mary) Eclipse Constr Co r 554 Oak tel 721
Herdman Frank V engr r 554 Oak
Herman G M mnfr r 82 Essex rd tel 2283 Wilmette
Herr H retired r 936 Spruce
Herr Matilda Miss r 936 Spruce

Contractors' Supplies — Cutlery and Sporting Goods
Phone 662

I. L. MILTON
HARDWARE, FURNACES AND SHEET METAL WORK
911 Chicago Avenue — EVANSTON, ILL.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 11-17 1925

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 1½ Story

and ~~Basement~~ frame garage

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

PROPERTY DESCRIPTION — Lot S10' of lot 11 & lot 2, Block 1

Subdivision Hubbard Simplex.

STREET and NUMBER 82 Cooper.

DIMENSIONS of BUILDING — Front 26'-0" feet. Depth 26'-0" feet. Height 13'-0" feet

NUMBER of ROOMS

KIND of MATERIAL frame.

OWNER Grover M. Hermann Address Winnetka

TOTAL COST 1150.00

ARCHITECT owner Address

BUILDER Union Insulating Co Address 608 S. Dearborn St.

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 11-20 1925.

Permit Number 2708.

Fee 1065.

SIGNED Union Insul. Co. per Geo Anderson

ADDRESS 608 S Dearborn St

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR STREET OCCUPATION PERMIT

Date MAY 13, 1940

To the Superintendent of Public Works:

I, A. N. SMITH, in accordance with Section 430 of the Municipal Code of the Village of Winnetka of 1932, hereby make application for a permit to occupy the public street for the purpose of STORING MATERIALS to the extent of 20 FT., adjacent the premises at 82 ESSEX, for a period of not to exceed THREE days. I hereby agree, if such permit issued, to completely remove all material and equipment from the street and to place the parkway and improvements in the street in as neat and serviceable condition as prior to the occupancy thereof, upon the expiration of the above mentioned period, or at as much earlier time as shall be feasible.

I tender herewith a deposit of $ WAIVED, to ensure the restoration of said street, parkway, and improvements to as neat and serviceable condition as prior to the occupancy thereof.

Approved [illegible]

Permit # 30

Issued 5/13/40

Receipt # —

Signed A. N. Smith

Address 1006 Central Ave
Wilmette Del.

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR A STREET EXCAVATION PERMIT

Date 3-30-54

To the Superintendent of Public Works:

Clifford Moran hereby makes application in accordance with Section 174 and 175 of the Municiple Code of the Village of Winnetka dated 1932 for permission to make an excavation in Essex Rd (Street) for the purpose of Sewer Repair at 8r Essex Rd at (ADDRESS) _____

Actual work will be done by Clifford Moran.

The undersigned hereby also agrees to conduct the work strictly in accordance will all ordinances, rules and regulations of the Village of Winnetka.

Surety Bond is tendered herewith as required by Section 176 of said code in the amount of $ 2000 00.

Signed Clifford Moran

Address 410 Central Ave.
N.Pk. Ill.

Fee paid $ waived

Replacement
(Deposit) Charge paid $ 25 00

Work Order # #2951

Receipt # _____

Bond Approved by _____

Permit # #698

Application Approved by _____

REMARKS Clean-out installed in parkway with metal cover for future access to sewer service.

VILLAGE of WINNETKA

Office of
THE SUPERINTENDENT OF PUBLIC WORKS

BUILDING PERMIT

Permit Number 8992 ~~8973~~

Fees $20.00

Valuation $7,000.

Winnetka, Illinois October 1, 1971

Permission is hereby granted to Mr/Mrs. Charles W. Brubaker
(Owner)

to Erection of single family residence.
(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	28	202	008		

Commonly referred to as 32 Essex Rd.
(Street Address)

This permit is granted upon the express condition that said Mr. & Mrs. Charles W. Brubaker
(Owner)
agrees to faithfully comply with the rules and regulations established, or which may hereafter be established, covering the construction, he ing, lighting, ventilation, drainage and water service of buildings; that said building shall be located and built in strict accordance w description, plans and plats submitted to and approved by the Superintendent of Public Works and shall conform in all respects to the Zon 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 Max L. Hitman per kf
SUPERINTENDENT OF PUBLIC WORKS

Rev. Sept. 68

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, October 1, 1971

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Remodel kitchen.
(work to be performed)

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

PROPERTY DESCRIPTION— _____

REAL ESTATE INDEX NUMBER			
05	28	202	008
Vol.		ITEM	

STREET and NUMBER 82 Essex Rd.

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

NUMBER of ROOMS _____

EST. CONST. COST $7,000.00 KIND of MATERIAL _____

			PHONE NO.
OWNER	Mr/Mrs. Charles W. Brubaker	Address 82 Essex Rd.	446-2624
ARCHITECT		Address	
BUILDER	Gathercoal Constr.	Address 1517 Maple, Wilmette	251-0225
CARPENTER	same	Address	
MASON		Address	
SEWER BUILDER		Address	
PLUMBER	F. J. Kerrigan Bondart	Address 545 Ridge Rd., Wilm.	251-2695
ELECTRICIAN	Glenn Bennett	Address ~~211 Happ Rd. Wilmette~~	~~446-8920~~

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.

Mr/Mrs. Charles W. Brubaker

Permit Issued October 29 1971 by PG

SIGNED By: Carl P. Brubaker

Building Permit Number 8992

ADDRESS 82 Essex Rd.

Occupancy Permit Number _____

Winnetka, Ill. 60093

C. B. No. 35905

PHONE NO. _____

Rev. Sept. 52

Memo

From
WAYNE BRENNAN
Building Officer

Re:
MRS. ELIZABETH BRUBAKER
82 ESSEX RD. 446-2624

RE: ROBERT STROM, NEIGHBOR IMMEDIATE SOUTH WHO RECENTLY CONSTRUCTED NEW DETACHED GARAGE IS GOING TO REPLACE AND WIDEN HIS DRIVEWAY. SHE IS CONCERNED ABOUT DRAINAGE OF DRIVE ONTO HER PROPERTY AND TOWARD HER HOUSE. SHE RECOMMENDED A LEVEL DRIVEWAY WITH A SWAIL IN THE CENTER PITCHED TO THE CURB/STREET. ESPECIALLY CONCERNED ABOUT LARGE AREA IN FRONT OF GARAGE DOORS.

CALLED FRANCIS STANTON 446-9060 ARCHITECT FOR GARAGE WHO WILL TALK TO MRS. BRUBAKER AND MR. STROM

9-30-85 WB

THE VILLAGE OF WINNETKA, ILLINOIS

ADDRESS 82 ESSEX

OTHER SURVEYS 155

HISTORIC NAME

COMMON NAME William Bruckner House

LOCAL CRITERIA 4, 5 & 6, 10

TARGET AREA

DATE 10/24/89

SURVEYOR SB

(Building Outline Map)



Roll # 8 Photographer SB
Frame # 4 Date 10/30/89
Building facing E

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

1. Classification: Building V Site _____ Structure _____ Object _____
   Other (describe) _____
2. Original Use: RESID 3. Current Use: RESID
4. Status: Occupied V 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 V
   Addition _____ Building Sided? _____ Material _____
   Building Moved (Date): _____ Orig. Location: _____
   Describe Alterations, with dates: 2ND Floor Front added
   By Barry Byrne

ARCHITECTURAL INFORMATION

9. Architectural Style: Prairie
10. Noteworthy Features: Windows
    Massing
11. Architect: Walter Burley Griffin 12. Builder: _____
    Source of Information: _____
13. Date of Construction: _____ Source: _____
14. Comments on Significance: Unusual / example of house
    designed by Griffin ? enlarged by Byrne
    Handsome design Possible entry listing

PHYSICAL FEATURES

15. Overall Shape or Plan: IRREG

16. Stories: 2 Approx. Dimensions(see Sanborns):

17. Foundation (Material and Color):

18. Walls (Material and Color): Cream Stucco

19. Roof: Type hip Material Asphalt Original? N
Pitch steep w/ wide overhead Color Red

20. Dormers? No., Location, Material: dormers w/ casements on N+S side of house

21. Chimneys? No., Location, Material: Cement chimney in center

22. Ornamental Trim (Material and Color): wall plain except for stucco piers between windows

23. Entrance(s) (Location and Description): Simple door on S. side of house

24. Porches: projecting sun porch w/ Ribbon of windows at front

25. Window Treatment: casement w/ mullions in an ornamental pattern

26. Other: Roof Unusual Shape

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: faces St

BACKGROUND DATA

31. Current Owner:_____ Address: 82 Essex Phone:_____

32. Occupant:_____ 33. Original Owner:_____

34. Historical Information on Ownership:_____

35. Permit Information: Sewer application was made 10/3/11 permit #1036 for Mr. C. A. Jacobs. Connection was made 10-2-29 A 1½ story frame garage was constructed 11/20/25 permit #2708 for Owner Frances Heimann

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_____

VILLAGE OF WINNETKA
APPLICATION FOR BUILDING PERMIT

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

Application is made for a permit to REPLACE ROOF ON ENTIRE RESIDENCE
(Work to be performed.....Type of building – residential, commercial, garage, etc.)

For MRS BLUBAUGH (Name of owner) At 82 ESSEX (Address of building) Phone 847 446-2624

Application for: New Construction ___ Addition ___ Remodeling ___ Plumbing ___ Electric ___ Demo ___ Other REROOF (Specify)

Estimated Cost of Construction $ _____ (Include materials & labor)

Signature _____ Printed Name TIM REINLICH Phone 847 374 1833 Date 5/19/11

CONTRACTOR INFORMATION

Lic	Bond			(street, city, zip code)	
		Architect	Address		Phone
	___	Gen Contractor	Address		Phone
	___	Carpenter	Address		Phone
	___	Plumber	Address		Phone
	___	Electrician	Address		Phone
	___	HVAC	Address		Phone
	___	Concrete	Address		Phone
	___	Sewer	Address		Phone
	X	Other CREVERT SONS INC	Address	PO BOX 6 GLENCOE, IL	Phone 847 374-1833
	___	Other	Address		Phone

FOR OFFICE USE ONLY ***PERMIT FEES***

Building Permit	$	Tree Rem./Repl./Fencing	$
Plan Review	$	Roofing	$ 165.-
Plumbing	$	Street Replacement	$
Electrical	$	Water Use	$
HVAC	$	Other	$
Sewer	$	**TOTAL FEES**	$ 165.-
Water Service/Meter	$		
Electric Service	$		
Impermeable Surface	$		
ROW Occ./Opening	$		

CHK 14[illegible] 65.00
R: 0000492744 19-May-11 11:01 AM

Approved this 19 **Day of** May **20** 11

Permit # R11-00032 **Expires** 5/16/12

RETURNED: _____ **AMOUNT: $** _____ **BALANCE: $** _____

TRANSFER: _____

Original: Community Development
Yellow: Finance Department

revised 03/18/2010

Excl. Agents	Address of House	Size of Lot	Rooms	Baths	Porches	Price
	82 Essex Winnetka	96x175	8-4	4½		38,500

2nd hse S of Winnetka Ave;

Continuance of Listing Confirmed 8/11/48

Situated between
How house may be seen
Garage 3 c insulated Living quarters
State exactly how we came to have this listing grown
Fronts ft. alley at
When available to be arranged
How heated
Date 7/9/48 Listed by EH

Owner Mrs. Herman
Address
Ph: Res. Ofc.
Whom to notify regarding prospective purchaser might buy smaller w&O Tony
Address
Ph: Res. Ofc.
Tenant
Lease expires
Abstract or Guaranty policy
Taxes 502
Special Assessments
Terms
1st Mortgage Rate Maturity
Prepayment privileges
2nd Mortgage Rate Maturity
Prepayment privileges
Restrictions
Insurance { Fire / Tornado
Zoning Use Height Area
Construction cement col. semi Frank Lloyd Wright Architect
Heating HW oil or gas 350 Hot water Lighting Hardwood Floors
Remarks

Item: J.A.P. ✓ G.B. ✓ J.B.A. ✓ L.B.C. ✓ E.H. ✓ J.L.W. ✓

Sold 10/48 BB

Review

Sign Privileges

Basement full bath maids quarters Stories
1st floor LDK bedrm & bath, lib.
2nd floor 3 bedrms
3rd floor

Directions:

Address: 82 Essex Road E-2292
City: WINNETKA
Constr: Stucco on cement
Style: Prairie School of Architecture
Roof: Asphalt Shingle
Built: 1911-Griffin Faces: E

Lot Size 90 x 170 (owner)

Rms.	Bed.	Baths	Heat Gas HW
9	4+	3½+	Cost

Year — Taxes '68 $1609.98
Porches Summer Porch *
Garage 3-car
Att.
Elect: 220-110V

$ 65,000 6-13-69 Sold Lake Bay
Contract:

Basmt: Divided - laundry- storage - auxiliary bath.
1st "L" shaped living rm. w/corner fpl., dining rm., solarium, den, pantry, kitchen w/dishwasher, bedrm., bath, powder rm., porch.
2nd 2 huge bedrooms, 1 medium bedroom, 2 baths.
3rd Stair to floored storage.

LR
DR
K
DEN
FR
BR's

Check:
School: Grade Joseph Sears JHS: Sears HS: New Trier East
Transp: RR. N.W. - 4 blks. Bus: Green Bay Rd.- 4 blks. Other:
Mortgage: Existing Available:
City water, WSW, Sanitary Sewer, Storm Sewer, SEPTIC TANK
Special Assessments $_____ for _____

Remarks and any special conditions: One of the North Shore's architecturally notable houses designed by Walter Burley Griffin and Barry Byrne and referred to as the "Solid Rock House." Beautiful lot and location near schools, shopping, transportation and beach.
*Screens and awnings for porch.

Possession: 9/2/69 or sooner by agree.
Reason for Sale: O.O.S.
Title Torrens and C.T. & T.

Owner: Jens & Amy Wood Nyholm Bus. Phone: Res. Phone:

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

Evanston-North Shore MULTIPLE LISTING CORPORATION

For office use only 052869

Realtor Office: McGUIRE & ORR, INC., Winnetka Phone: 446-5010
Sales Person: John E. Townsend Home Phone: 446-7397



Sold 3-26-71 Nash 75M

Directions: 2nd house South of Winnetka Ave. (Park in drive on North side of house)

Fvanston-North Shore MULTIPLE LISTING CORPORATION

Address: 82 Essex Road			Lot Size			$ 79,500
City: Winnetka	C-6583		90 x 170			
Constr: Stucco on poured concrete		Rms.	Bed.	Baths	Heat Gas HW	
Style: Prairie School of Architecture		10	4+	3½+	Cost $450.	
Roof: Asphalt Shingle		Year — Taxes	Porches		Garage 3 car + ~~Ext.~~ Det.	FILE COPY
Built: 1911-Griffin 1917/Byrne	Faces: East	1969 $1833.80	Large Screened		Elect: 220V-110V	Contract:

Basmt:	Yes. Laundry. Storage. Bath. Newer furnace, incinerator.	
1st	"L" shaped living rm w/corner fpl, dining rm, family rm, pan. den, pwd rm, bedrm, bath, screened porch, kitchen, breakfast room.	("L") 13 x 9 LR 27'8 x 12'8 DR 12'6 x 11'4 K 12 x 12 DEN 14'6 x 12'6 FR 18 x 13 BR's
2nd	3 bedrooms, 2 Vitrolite baths. Clothes chute.	1st: 13 x 12 2nd: 23 x 18 22 x 15 13 x 10'6
3rd	Stairway to floored attic.	Brkfst: 12'6 x 8

Check:

School: Grade: Sears JHS: Sears HS: New Trier East

Transp: RR. C&NW-4 blks. Bus: on Green Bay Road Other:

Mortgage: Existing Available:

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

Special Assessments $_____ for_____

Remarks and any special conditions: Architecturally renowned as the "solid rock house" designed by Walter Burley Griffin & Barry Byrne. Natural woodwork, original brass fixtures, beautiful floors, leaded windows. Not included: antique hanging fixture in living room. NO SHOWINGS 12-12:30 (naptime).

Possession: 30-60 days

Reason for Sale: O.O.S.

Title Torrens

Titleholder: Swartz, Robert O. and Lori Phone: 446-9043

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

For office use only 030871

Realtor Office: QUINLAN and TYSON, INC.-Winn. Phone: 446-4500

Sales Person: Ginny Furst Home Phone: 256-2567 or 256-4565

WINNETKA ARCHITECTURAL SURVEY No. E-12

Street address 82 Essex Road

Current owner	C W Bubaker	years 1970	1981
Original owner	Frank Pallma (?)	years	
Other owners	and/or William F. Tempel (?)	years	
		years	1968
	Est. Schwartz	years 1968	1970

Construction date 1911 Additions or major alterations 1919

Barry Byrne ~~Architect~~

Architect Walter Burley Griffin

Builder

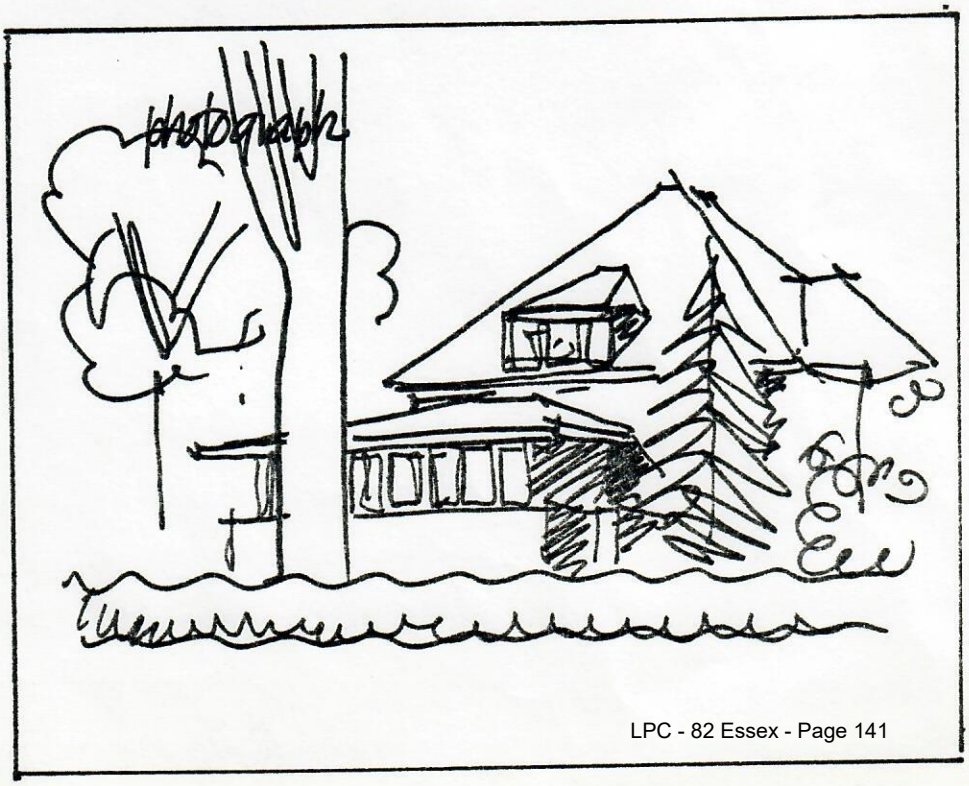
Predominant style Prairie School

Information on other photographs, articles, data, etc.

See "The Prairie School" by H. Allen Brooks

Ill. Historic Structures ~~Survey - Map No. 30~~

Northwestern Univ. has original working drawings



Address 82 Essex Road

Architectural information & physical features =

Number of stories 2½ Exterior wall materials stucco on ~~concrete~~

Foundation material concrete Roof material ~~asphalt shingles~~

Entrance at side Roof type hipped

Windows continuous bands Garage 3 car freestanding

Other

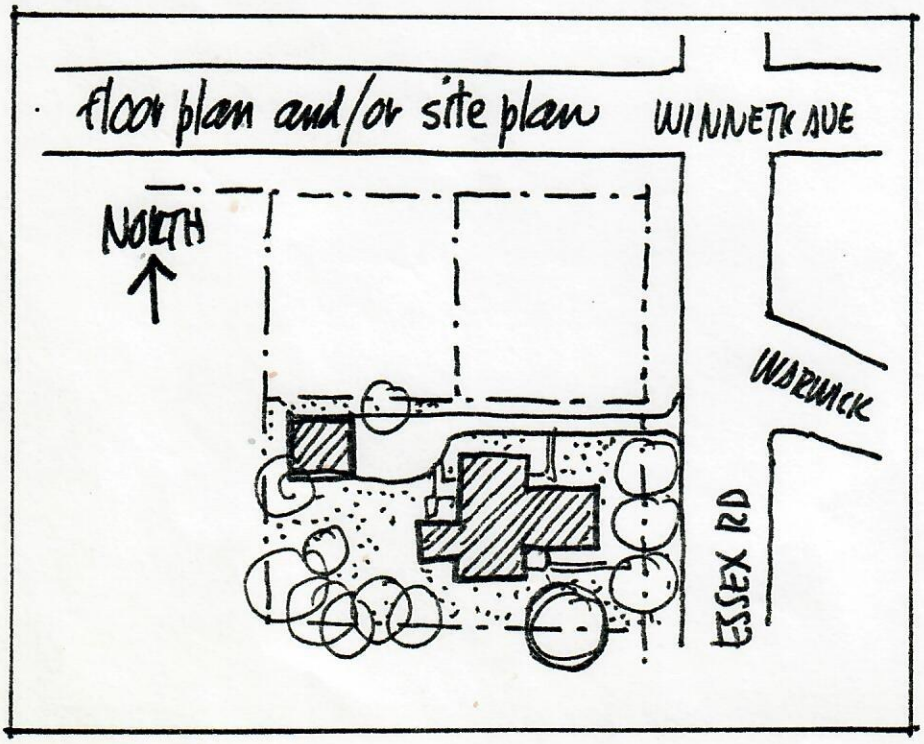
General comments Known as the "Solid Rock House" because of unusual concrete construction.

Was originally a flat roof, one floor house.

In 1919, second floor & partial 3rd floor were added with new hipped roof.

The neighborhood, s. of Newton East HS., has other "Prairie School" houses.

floor plan and/or site plan



Survey by C.U. Bucklew

Date Nov 10, 1981

Survey revised by Robt. Rempert Nov 11, 1981

Date

Date

WINNETKA ARCHITECTURAL SURVEY

NO. _____

DATE 27 Oct 82

Street Address 82 Essex Road

Current Owner	C. William Brubaker	Years	1970	to 1982
Original Owner	Frank Pallma or Wm. Tempel	Years	____	to ____
Other Owners	Nyholm (?)	Years	-	to 1968
	Robert Schwartz	Years	1968	to 1970
	_____	Years	____	to ____

Construction Date 1911

Dates of Additions or Major Alterations 1919

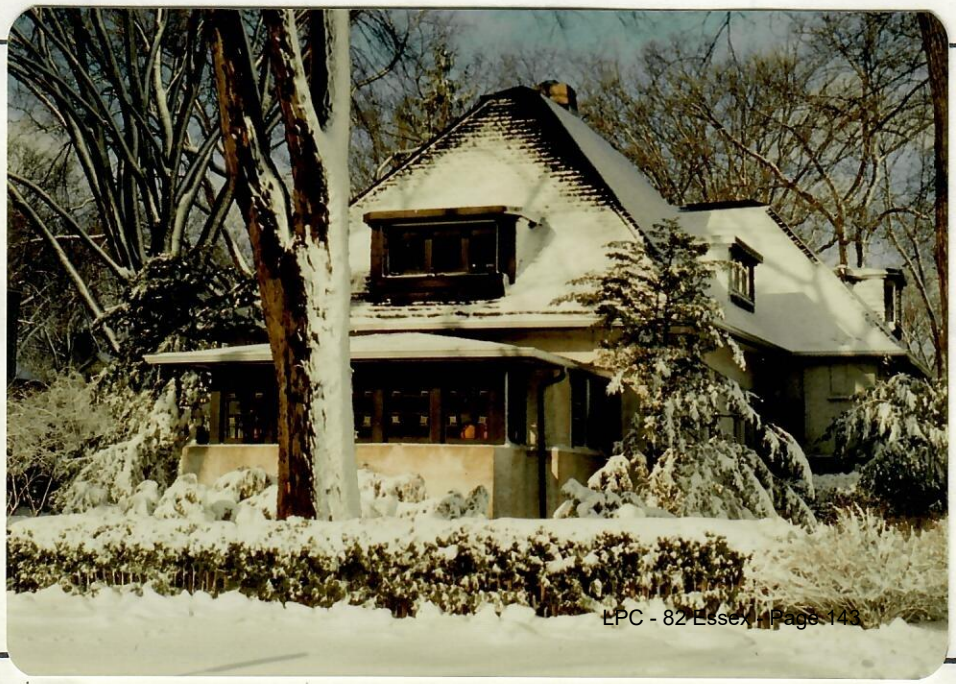
DESCRIBE 2nd floor added (Barry Byrne, architect) and front porch added

Architect / ~~Builder~~ Walter Burley Griffin

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

Provide other information if available

- see book by H. Allen Brooks "The Prairie School"
- see book by Mark L. Peisch "The Chicago School of Architecture"
- Northwestern Univ. has working drawings



ARCHITECTURAL INFORMATION & PHYSICAL FEATURES

Number of stories 2½

Exterior Wall Materials stucco on concrete

Foundation material concrete

Roof Material asphalt shingles

Entrance (Front/Side) side

Roof Type hipped

Windows (Type) leaded glass, in continuous strips

Garage 3 car freestanding

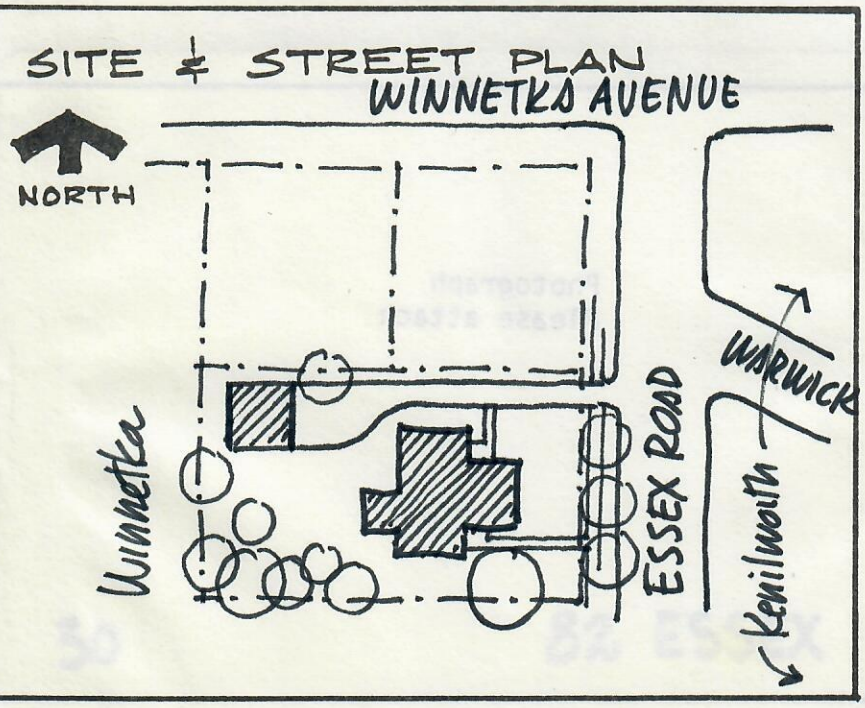
Other Features:

ADDRESS:

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

Known as the "Solid Rock House" because of unusual concrete construction. Was originally a flat roof, one floor house (with full basement.) In 1919, second floor and partial third floor were added with new hipped roof. The neighborhood, S. of New Trier East, has other "Prairie School" houses.

SITE & STREET PLAN



Survey By:
C. Wm. Bucheker

Date: Oct 27, 1982

Survey Revised by:

Date:

Date:

ADDRESS 82 Essex

OTHER SURVEYS 155

HISTORIC NAME

COMMON NAME William Burbank House

LOCAL CRITERIA 4, 5, 6, 10

TARGET AREA III

DATE 10/25/89

SURVEYOR SB

(Building Outline Map)



Roll # 8 Photographer SB
Frame # 4 Date 10/30/89
Building facing E

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

1. Classification: Building V Site ____ Structure ____ Object ____
   Other (describe) ____
2. Original Use: RESID 3. Current Use: RESID
4. Status: Occupied V 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 V
   Addition ____ Building Sided? ____ Material ____
   Building Moved (Date): ____ Orig. Location: ____
   Describe Alterations, with dates: 2ND Floor front added
   By Barry Byrne

ARCHITECTURAL INFORMATION

9. Architectural Style: Prairie
10. Noteworthy Features: WINDOWS
    Massing
11. Architect: WALTER BURLEY GRIFFIN 12. Builder: ____
    Source of Information: ____
13. Date of Construction: ____ Source: ____
14. Comments on Significance: Unusual example of house
    designed by Griffin + enlarged by Byrne
    Handsome design. Possib indiv. listing

PHYSICAL FEATURES

15. Overall Shape or Plan: irreg

16. Stories: 2 Approx. Dimensions(see Sanborns):

17. Foundation (Material and Color):

18. Walls (Material and Color): cream stucco

19. Roof: Type hip Material Asphalt Original? N
Pitch steep Color Red

20. Dormers? No., Location, Material: wide overhang N+S dormers w/ casements on E+W. SIDE of house

21. Chimneys? No., Location, Material: cement chimney in center

22. Ornamental Trim (Material and Color): wall plain except for stucco piers between windows

23. Entrance(s) (Location and Description): Single door on S. SIDE of house

24. Porches: projecting sun porch w/ ribbon of casement w/ mullions in an ornamental pattern across front

25. Window Treatment:



26. Other: Roof Unusual Shape .30

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: faces St

BACKGROUND DATA

Current Owner:_____ Address: 82 Essex Phone:_____

32. Occupant:_____ 33. Original Owner:_____

34. Historical Information on Ownership:_____

35. Permit Information: Sewer application was made 10/3/11 per #1036 for Mr. C.A. Jacobs. Connection was made 10-2-29 # A 1½ story frame garage was constructed 11/20/25 per #2708 for Owner Grover Heimann

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_____

WALTER BURLEY GRIFFIN SOCIETY OF AMERICA
1152 CENTER DRIVE - ST. LOUIS, MO 63117

HOME
PUBLICATIONS
NEWS
ABOUT US
MEMBERSHIP
GRIFFINS' BIOGRAPHIES
EVENTS
FEATURES
LINKS

Newsletters

The Walter Burley Griffin Society Of America has been publishing its newsletters since it's inception in 1999. Here are some of the newsletters (in PDF format).

- 2018: **Spring Newsletter / Fall Newsletter**
- 2017: **Spring Newsletter / Fall Newsletter**
- 2016: **Spring Newsletter / Fall Newsletter**
- 2015: **Spring Newsletter / Fall Newsletter**
- 2014: **Spring Newsletter / Fall Newsletter**
- 2013: **Spring Newsletter / Fall Newsletter**
- 2012: **Spring Newsletter / Fall Newsletter**
- 2011: **Spring Newsletter / Fall Newsletter**
- 2010: **Spring Newsletter / Fall Newsletter**
- 2009: **Spring Newsletter / Fall Newsletter**

News

GRIFFIN'S SOLID ROCK HOUSE THREATENED

The fate of Griffin's ground-breaking house for William F. Tempel, "Solid Rock," hangs precariously in the balance as of March 2020. It is currently for sale for the price of the lot on which it stands, in a locality, Winnetka, with virtually no local landmark protection. Its becoming victim of a "teardown" would be a catastrophe. As one of Griffin's most important buildings, it deserves to be recognized, preserved, and restored. With its additions—by Prairie School architect Barry Byrne and executed for the original client—it remains an outstanding example of early modern American architecture. But more than that, it is a seminal work in Griffin's development. Of poured-in-place, reinforced concrete, it is Griffin's first building to use his patented window hardware. Its binary plan, with public and private spaces separated by a circulation corridor, became the prototype for much of Griffin's subsequent architecture. Griffin's terrace atop Solid Rock's flat roof preceded the similar work of Le Corbusier and the architects of the International Style by a decade.

The demolition more than a dozen years ago of the Marsh house, built the year before Solid Rock around the corner on Winnetka Road, was a tragic loss to the Griffin canon and to Chicagoland's architecture. But Solid Rock is so much more important in the history of American architecture. We'd appreciate your thoughts and suggestions.

COOLEY HOUSE FOUNDATION!

By Paul Kruty

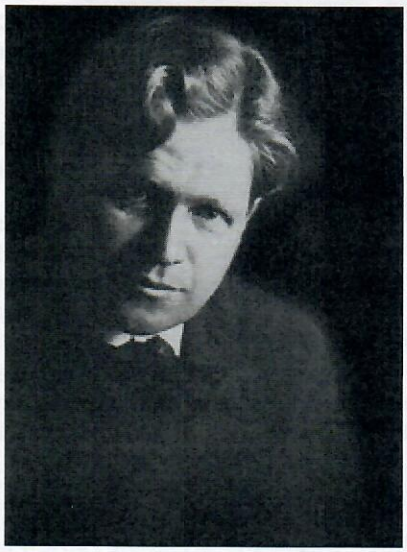
The Gilbert Cooley house in Monroe, Louisiana, in now in safe hands. One of Griffin's most important houses, it is also the only building in the United States to reflect the Griffins' Australian developments. Designed in 1908 but not constructed until 1925 under the direction of a young architect from Australia who had worked for the Griffins, the Cooley survives in remarkably original—if precarious—condition.

Now, thanks to a consortium of amazingly dedicated individuals and groups, the Cooley house is undergoing a complete renovation and restoration, with the ultimate goal of opening it to the public as a house museum and extension of Monroe's Masur Museum of Art.

This incredible development, which began in earnest less than a year ago, is worth recounting in some detail. Following its adaptive reuse as a law office, among several

WALTER BURLEY GRIFFIN SOCIETY OF AMERICA
1152 CENTER DRIVE - ST. LOUIS, MO 63117

Biographies



Walter Burley Griffin

Photo courtesy of State Library of New South Wales, Sydney, Australia

Walter Burley Griffin
By Paul Kruty
University of Illinois at Urbana-Champaign
pkruty@illinois.edu

Walter Burley Griffin (1876-1937) was born on 24 November 1876 in the Chicago suburb of Maywood, Illinois, the eldest of the four children of George Walter Griffin, an insurance agent, and Estelle Melvina Burley. Griffin, whose family moved to nearby Oak Park and to Elmhurst during his childhood, attended Oak Park High School. In 1899 he received a bachelor's degree from the University of Illinois in the architecture program instituted by Nathan Clifford Ricker that stressed a scientific and rational approach to the subject, with less emphasis on design and the historic styles. Returning to Chicago, for the next two years Griffin served as a draftsman in the offices of Dwight H. Perkins, Robert C. Spencer, Jr., and H. Webster Tomlinson, three among the handful of progressive Chicago architects who have come to be known as the Prairie School. Like Frank Lloyd Wright before him, Griffin came under the intoxicating spell of Louis H. Sullivan, whose call for a modern American architecture that was free from historic allusion was being answered by the architects for whom Griffin worked, and whose oration, "The Young Man in Architecture," delivered in June 1900, as Griffin recalled, completely changed the young architect's life.

In July 1901, Griffin passed the new Illinois licensing examination he was obliged to take before entering private practice, and began working for Frank Lloyd Wright in Wright's famous Oak Park studio. Although not an actual partner, Griffin soon had a greater role in all phases of Wright's practice than his associates. He was also project supervisor for some of Wright's most important buildings, including the Ward Willits house (1902) and the Larkin Administration Building (1904). Wright permitted Griffin to maintain a small independent practice, which included the campus plan for the State Normal school at Charleston, IL (1901), and the William Emery house, built in Elmhurst, IL, in 1903. In 1904, Griffin began to supply landscape plans for Wright's buildings, and for five months in 1905 he took charge of the entire office while Wright was in Japan.

Early in 1906, Griffin established his own practice. During the next seven years he produced more than one hundred projects, ranging from suburban estates to low-cost housing units. Beginning in 1909 these included an increasing number of landscape plans and schemes for subdivisions. His early buildings, including the houses for his brother Ralph (Edwardsville, IL, 1909), for Harry Peters (Chicago, 1906), and for Frederick Carter (Evanston, IL, 1910), are distinguished from the Prairie houses of Wright by their heavier massing, their greater emphasis on symmetry and verticality, their interlocking, multi-level interior spaces, their termination in gabled rather than hipped roofs, and their use of diamond forms. Griffin's double house for Mary Bovee (Evanston, 1907) in its abstracted rectilinear massing anticipated by two years Wright's famous house for Mrs. Walter Gale (Oak Park, 1909).

During 1910, when the Architectural Record still characterized Griffin's work as "strongly influenced by the success of Mr. Frank Lloyd Wright," his



Stinson Memorial Library, Anna, IL

Photo by Mati Maldre

designs underwent a remarkable transformation. Bereft of overhanging eaves, buildings like the "Solid Rock" house for William Tempel (Winnetka, IL, 1911), were massive, flat-roofed and cubic, surmounted with roof gardens. Beginning in 1912, Griffin often added an expressive veneer of thick, rough-hewn coursed limestone in such buildings as the Joshua Melson house (Mason City, IA, 1912) and the Stinson Memorial Library (Anna, IL, 1912), two of his masterpieces.

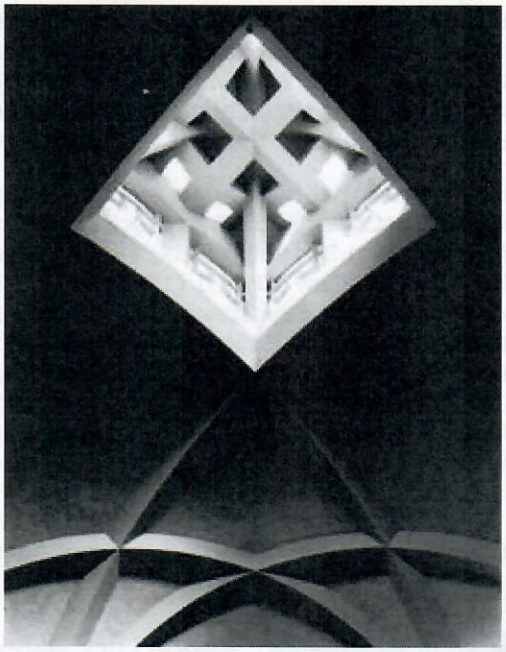
Also in 1910, Griffin produced his first extant urban planning design. (Nothing survives of his reputed plan for an enlargement of Shanghai, China, of ca. 1905-06). Griffin, although mainly concerned with sub-division plans for suburban developments, including the Trier Center Neighborhood (Winnetka, 1912) where he planned to live himself, produced several campus plans as well, including the University of New Mexico (1913) and the Wisconsin State Normal School at Milwaukee (1914), and such complete new towns as Idalia, FL (1911) and Mossmain, MT (1915), all four of which remained projects.

On 29 June 1911, Griffin married the architect Marion Lucy Mahony, whom he had known for many years in Wright's office and who was then working for the Chicago architect, Herman V. von Holst. Mahony, a fiery, theatrical figure, was the perfect match for the obsessive if serene and even-tempered Griffin. Mahony, who was one of the century's most talented renderers, became Griffin's de facto business partner as well.

Shortly before the Griffins' marriage, the Australian government announced an international competition for the design of a capital city of 75,000 residents for the newly federated nation. Barely completed in time for the deadline in early 1912, Griffin's plan for Canberra was presented in the stunning renderings by Mahony. On 28 May 1912, Griffin's design was selected as the winner from among 137 entries. The young architect was suddenly thrust into the limelight, both in the professional and popular press. After a period of negotiation, the government offered to bring the winner to Australia for three months to inspect the Canberra site. An ecstatic Griffin embarked on 19 July 1913, leaving Mahony in charge of the Chicago practice. Griffin's letters home reveal how quickly he was enthralled by the Australian landscape.

Griffin's emerging prominence persuaded the University of Illinois to offer its famous alumnus the vacated position of head of the Department of Architecture. After a period of discussion, the actual offer was cabled to Melbourne in late September at the very moment that Griffin was negotiating with the Australian government for a three-year contract to oversee the actual construction of the new city. At the Canberra site Griffin had found that work already had begun which compromised his plan and he was anxious to rectify the situation. Tempting as the Illinois offer was, Griffin rejected it in order to remain overseas. He was soon embarked on a long, hard, and ultimately futile fight to save his capital plan. Griffin also received commissions for town plans, subdivisions, and one of his masterpieces, Newman College, the Catholic residential college of the University of Melbourne.

After years of professional abuse, Griffin resigned as Federal Capital Director in February 1921. For several reasons, including the closing of his Chicago office in 1917 after mismanagement by F. Barry Byrne, Griffin decided to remain in Australia, maintaining offices both in Melbourne, where the prospect of the commission for the Capitol Theater and office building loomed large, and in Sydney,



Refractory Dome at Newman College of the University of Melbourne

Photo by Mati Maldre

where he had just acquired a substantial parcel of land which he intended to develop as Castlecrag, a planned community. His major works during years of financial hardship in the 1930s were an extraordinary group of garbage incinerators for local councils. He briefly returned to America in 1925 and again in 1932.

In September 1935, Griffin's design was accepted for a new library for Lucknow University in northwest India. In October, he agreed to travel to the site. Griffin was as exhilarated by the Subcontinent as he had been twenty years earlier by the Antipodes. He persuaded Marion to join him in May 1936. Commissions began to pour in, as the Griffins seemed to be reborn--Walter producing some of the most original designs of his career and Marion providing yet another set of ravishing renderings.

In February 1937, Griffin became ill after a banquet given by his benefactor, the Raja of Mahmudabad, and died of peritonitis several days later, on 11 February. His wife closed the office in India, leaving the Australian practice in the hands of Griffin's partner, Eric Nicholls, and returned to Chicago to write her memoirs.

Griffin stands as the third great member, after Sullivan and Wright, of the Chicago movement to create a decorated modern architecture for the twentieth century. His buildings, landscapes, and town plans record a lifetime's dedication to this goal.

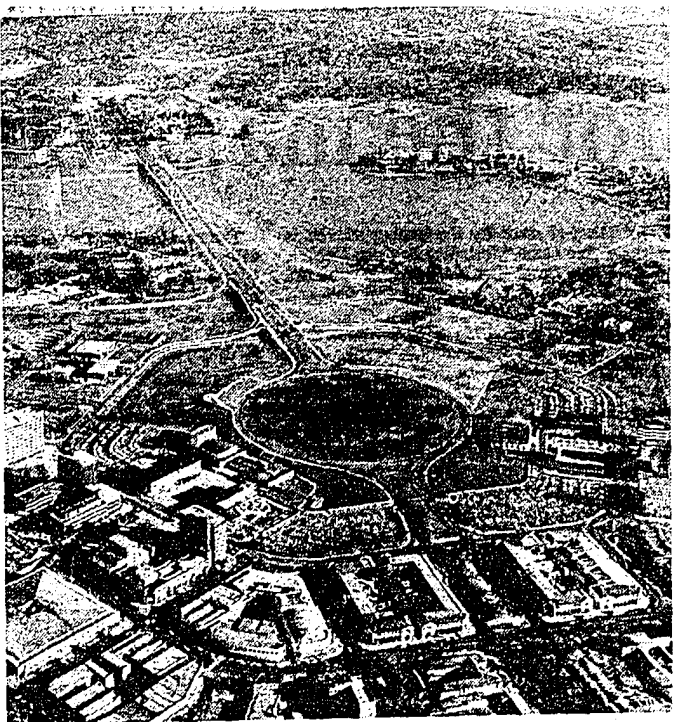
Bibliography

The majority of the surviving drawings for Griffin's buildings, many of them executed by his wife Marion Mahony Griffin, are located in three American collections: the Avery Library at Columbia University, New York; the Block Gallery at Northwestern University, Evanston, IL; and the Art Institute of Chicago. Part of the holdings of the Block Gallery are reproduced in David T. Van Zanten's *Walter Burley Griffin, Selected Drawings* (1970).

The most important contemporary accounts of Griffin's American work are William G. Purcell's "Walter Burley Griffin, Progressive," *Western Architect* 18 (September 1912): 93-95, and *Western Architect* 19 (August 1913): 66-80 and 16 plates, which offered an entire issue devoted to Griffin. Others articles of note include "Some Houses by Walter Burley Griffin," *Architectural Record* 28 (October 1910): 307-10; and Robert C. Spencer, Jr.'s "The Suburban House," *House Beautiful* 14 (October 1908): 111-12.

Biographies of Griffin include James Birrell's *Walter Burley Griffin* (1964) and Donald Leslie Johnson's *The Architecture of Walter Burley Griffin* (1977), which have been complemented with the posthumous publication of Peter Harrison's *Walter Burley Griffin, Landscape Architect* ([1977], 1995). The major exhibition of his work held in Sydney, Australia, produced a far-ranging catalog of essays by leading Griffin scholars, edited by Anne Watson, called *Beyond Architecture: Marion Mahony and Walter Burley Griffin—America, Australia, India* (1998). Griffin's surviving American buildings are fully documented in photographs in Mati Maldre and Paul Kruty's *Walter Burley Griffin in America* (1995). The complete catalog of the Australian work appears in Jeff Turnbull and Peter Navaretti's *The Griffins in Australia and India* (1998). See also, James Weirick, Anna Rubbo, and Conrad Hamann's *Walter Burley Griffin, A Re-View* (1988), the catalog to an exhibition held at Monash University in Australia; and Meredith Walker, Adrienne Kabos, and James Weirick's *Building for Nature: Walter Burley Griffin and Castlecrag* (1994). The most complete account of the India adventure appears in Paul Kruty and Paul E. Sprague's *Two American Architects in India: Walter B. Griffin and Marion M. Griffin*, 1935-1937 (1998).

Architecture: In towering tribute to Canberra's creator
Gapp, Paul
Chicago Tribune (1963-1996); Sep 7, 1975; ProQuest Historical Newspapers: Chicago Tribune
pg. E4



A view of Canberra, Griffin's masterwork.

Architecture

In towering tribute to Canberra's creator

By Paul Gapp

WALTER BURLEY GRIFFIN, the relatively obscure Chicago architect who designed Australia's capital city of Canberra, soon will receive a final posthumous honor for that accomplishment.

It will be a memorial on the summit of Mount Ainslie, which commands a spectacular view of Canberra—a lushly landscaped, strikingly handsome city of 185,000 which has developed slowly under rigid land use controls.

Griffin's plan for Canberra was chosen as the best of many submitted in a 1912 international competition and brought him a prize of $8,750.

It thus seems particularly appropriate that the Australian government now is holding another contest, this one for design of the Griffin memorial. Open to United States and Australian architects, sculptors, and other artisans, it offers a first prize of $2,500 and lesser awards to runners-up.

One would hope that at least a few entries will be made by Chicagoans, particularly architects who have a bit of recession-induced time on their hands.

When the memorial is built in 1976, it will be a double salute: to the centennial of Griffin's year of birth and to the U. S. Bicentennial.

Griffin's name is unfamiliar to most persons, even in our architecturally attuned city, but is far from unknown among authorities on Chicago's "prairie" school of design made famous by Frank Lloyd Wright.

After graduating from the University of Illinois in 1899, Griffin went to work for Wright. He designed many houses, of which the greatest concentration is probably a group of 12 in Chicago's Beverly Hills neighborhood.

His Canberra plan was drafted only three years after Daniel Burnham and Edward H. Bennett completed their famous Chicago master plan.

Burnham was influenced by the conceptions of Pierre L'Enfant, whose Washington, D. C., plan he had helped modernize a few years earlier, and it is clear that Griffin was in turn influenced by Burnham.

The scheme for Canberra was one of axiality, balance, great vistas, and the sensitive use of water [a large, man-made lake bisecting the city was named for Griffin when it finally was created in 1968].

Australia appointed Griffin as director of design and construction for Canberra, a post he held from 1913 to 1920. Those were frustrating and troubled years for the great designer. Burocratic slowness and officials who insisted on changing the plan pushed Griffin to despair.

The Chicagoan finally resigned and took up private architectural practice in Melbourne and later in Sydney. He died in 1937 after a fall from a scaffold in Lucknow, India, where he had designed a library. His circumstantial self-exile from the U. S. was almost unbroken except for the entry he made in the Tribune Tower design competition of 1922.

Some chroniclers have been rather harsh on Australian officials for their alleged mistreatment of Griffin and disregard of some of his romantic, idealized forms.

L'Enfant and Burnham fared no better, however, and the Canberra plan could not have possibly survived intact when one considers the advent of heavy auto traffic and the incredibly slow growth of the capital city. Moreover, major elements of Griffin's scheme have been realized over the years.

What kind of Griffin memorial do the Australians want on their mountaintop lookout point? Happily, they have left matters wide open except for a few unavoidable site constraints and a modest construction budget of $100,000.

A prospectus for entrants [available at the Australian Consulate] states simply: "The memorial may be based on the use of traditional or advanced scientific or technological knowledge or may be an artwork, landscape, built form, or other work of high aesthetic quality."

It is a noble thing that the Australians are doing, and I hope they are inundated by first-rate entries.

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

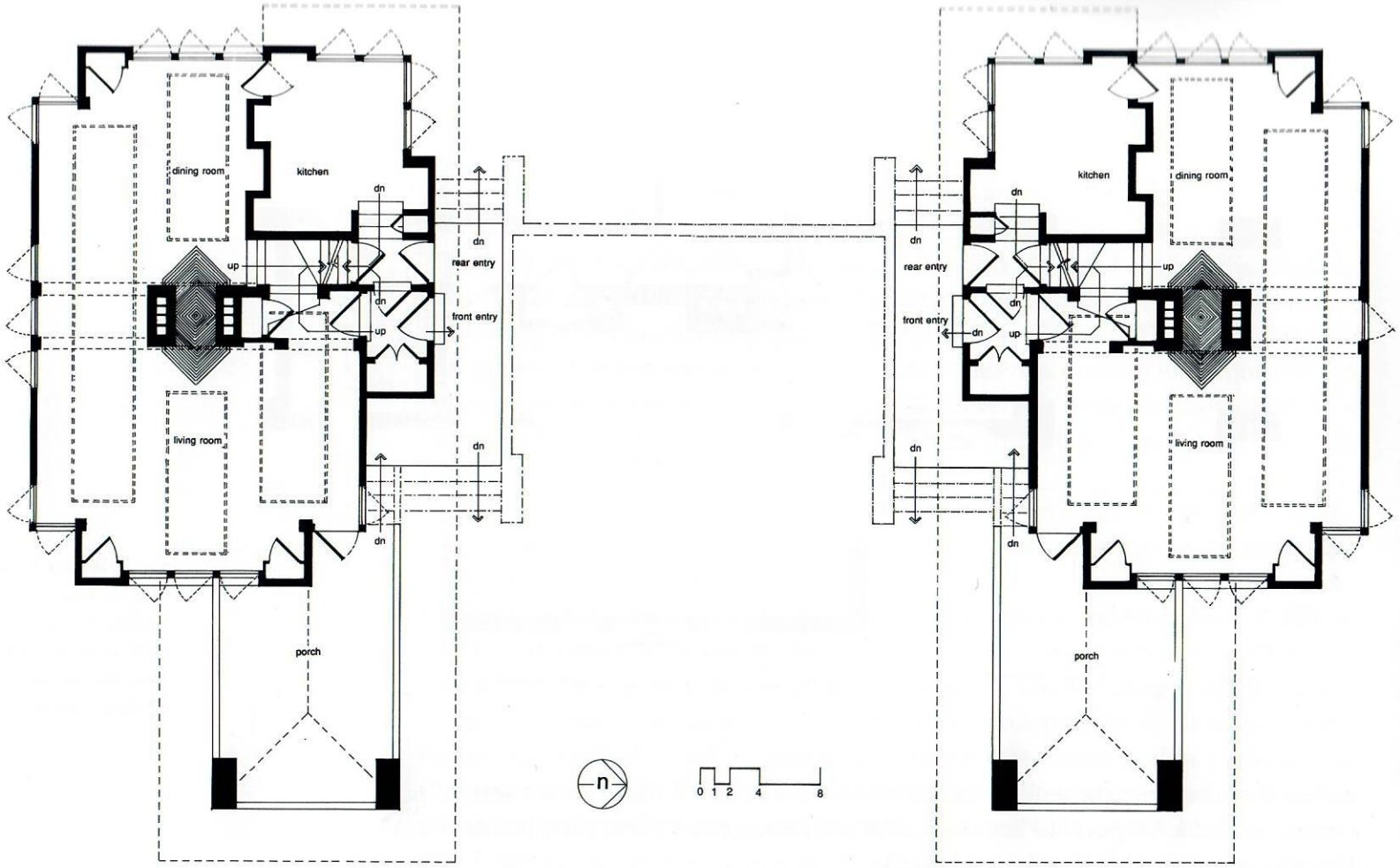


Fig. 9. Walter Burley Griffin, two houses for Dr. William S. Orth, Winnetka, Illinois, 1908; first-floor plans. Drawn by Mark Freudenwald from field measurements; revised by Wm. Michael Lawrence.

buildings are picturesquely disposed, their plans composed of asymmetrical, interlocking spaces; yet the composition as a whole is centered along a main axis set between them (fig. 9).

Beginning with the Bovee two-flat (1907, cat. 8), Griffin began to show a preference for severe, undecorated masses. His fascination with the geometry of pure form ultimately led him to pursue abstraction to its radical ends before Wright did, and resulted in a remarkable evolution that occurred in Griffin's work in 1910.[24] The possibilities he saw in the use of hollow tile, concrete block, and even reinforced concrete construction were combined with a stylistic change in his work to produce massive, cubic buildings that were flat-roofed and bereft of Wright's overhanging eaves.[25] A series of extraordinary designs flowed from his imagination, all cast in what may be called his second Prairie style. Griffin presented half a dozen such works to William F. Tempel and his

LPC - 82 Essex - Page 153

associates until one was finally built—a house that, in the absence of a client, was appropriately called "Solid Rock" (fig. 10). The single-story bungalow, made entirely of reinforced concrete, was surmounted with a luxurious roof garden that was to be partially protected by an open, concrete "waffle" slab.[26] Unfortunately, Tempel could not sell the radical dwelling. It was finally rented to another real-estate man, Edward Springer, who lived in it for only two years. Tempel himself moved into Solid Rock in 1918, after commissioning Griffin's successor, Barry Byrne, to remodel it substantially (cat. 35). The enormous hipped roof added by Byrne, which at least emphatically keeps out the rain while nearly doubling the square footage, seems a final, unfortunate critique of this extraordinary building.

In his determination to build Solid Rock, Tempel was acting less as an investor than as a patron of what in 1912 he knowingly called "this new adventure in architecture carried forward by Messrs. Sullivan, Wright, Maher, Griffin." Indeed, Tempel was remarkably perceptive when he noted that the Chicago architects "with great courage and ability are endeavoring to give form to something, which, unhampered by old world traditions and types, shall best represent the ideals of the American people."[27] As Griffin well knew, clients like Tempel were an essential component for his continued success, and he did his best to accommodate them without compromising his architectural vision.

The remarkable stylistic development in Griffin's work that produced his second Prairie style occurred shortly after Frank Lloyd Wright had left the Chicago scene, abandoning his Oak Park family and practice for an extended European stay and subsequent resettlement in southwestern Wisconsin. Ironically, while Wright's animosity

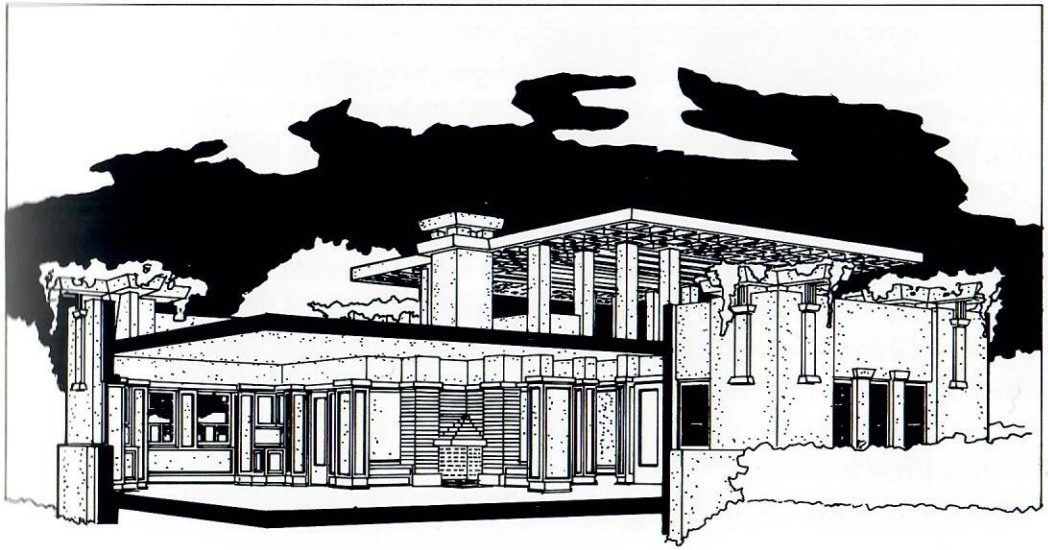
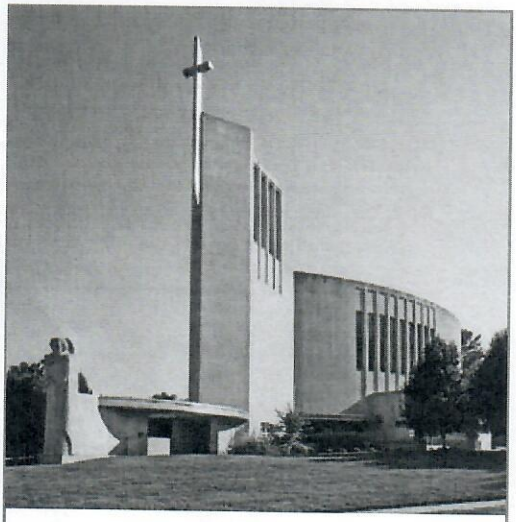


Fig. 10. Walter Burley Griffin, "Solid Rock" House for William F. Tempel, Winnetka, Illinois, 1911; perspective drawing. Drawn by Marion M. Griffin; redrawn by Wm. Michael Lawrence.

LPC - 82 Essex - Page 154

Barry Byrne

Barry Byrne, in full **Francis Barry Byrne**, (born December 19, 1883, Chicago, Illinois, U.S. —died December 17, 1967, Evanston, Illinois), American architect who emerged from the Prairie school of architecture influenced by Frank Lloyd Wright to develop a number of highly individual styles, especially in his designs for Roman Catholic ecclesiastical buildings. One of his finest works, the reinforced-concrete Church of Christ the King, Cork, Ireland (from 1928), is said to be the first European Catholic church designed by an American architect.



Byrne, Barry: Church of St. Francis Xavier
Church of St. Francis Xavier, Kansas City, Mo.; designed by Barry Byrne.

Trained in Wright's studio in Oak Park, Illinois (1901–07), Byrne worked with Wright's former associates Walter Burley Griffin and Marion Mahony in Chicago (1907–10, 1914–17), practiced alone in Chicago and then (1930–45) in New York City, and later established an office in the Chicago suburb of Evanston. His square-cut but elegant residence for John Valentine (Muncie, Indiana, 1917) was likened to the best contemporary work of the Viennese avant-garde architect Josef Hoffmann.

From the early 1920s Byrne concentrated on churches and religious schools. Immaculata High School, Chicago (1921–22; addition, also by Byrne, 1957), is related to the work of the German architect Hans Poelzig. His elevations for St. Patrick's Church, Racine, Wisconsin (1923–25), and the Church of Christ the King, Tulsa, Oklahoma (1926–28), are deceptively simple neo-Gothic. His church in Cork has natural lighting provided by narrow slits instead of the conventional large windows. Byrne's major works after World War II include the Church of St. Francis Xavier, Kansas City, Missouri (1948–51), and St. Benedict's Abbey, Atchison, Kansas (1951–55).

This article was most recently revised and updated by Amy Tikkanen, Corrections Manager.

CHARGES REALTY MAN AND LAWYER ALTERED NOTES
Chicago Daily Tribune (1872-1922); Aug 14, 1920; ProQuest Historical Newspapers: Chicago Tribune
pg. 9

CHARGES REALTY MAN AND LAWYER ALTERED NOTES

William F. Tempel of Winnetka, head of William F. Tempel & Co., real estate brokers at 105 South Dearborn street, and his attorney, John Edward Crawford of Evanston, were arraigned in the South Clark street court yesterday on a charge of forgery, brought by Fred O. Bauchwetz, a real estate dealer at 3205 North Cicero avenue. The case was continued by Judge Holmes on motion of Francis J. Sullivan, counsel for the defendants.

Bauchwetz, who lives at 4346 Cornelia street, charges Tempel and Crawford changed or caused to be changed two promissory notes to demand notes. One of the notes was for $3,500 and the other for $3,800. He says Tempel holds a grudge against time. Both deny the charge, and Tempel charges Bauchwetz owes him $12,000 in loans for building purposes.

According to Attorney Sullivan, Bauchwetz obtained loans from time to time to erect houses. He sold his equity in the houses later and turned over the long term payment notes of the new purchasers to Tempel.

"Altogether Bauchwetz has made about $30,000 profit in these deals," said Sullivan. "He obtained the loans and then overdrew his accounts on orders to the builders and material men."

LPC - 82 Essex -- Page 156

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

Obituary 6 -- No Title
Chicago Tribune (1963-1996); May 5, 1979; ProQuest Historical Newspapers: Chicago Tribune
pg. A10

Grover Hermann, Chicago industrialist, dead at 88

GROVER M. HERMANN, 88, longtime Chicago philanthropist and the industrialist who founded the former Chicago-based American-Marietta Co., died Friday in Pebble Beach, Cal.

Born in Callicoon, N.Y., Mr. Hermann began his business career in 1913 with an investment of $5,000, which he used to start the American Asphalt Paint Co. in Chicago.

He soon expanded the company into the American-Marietta Co., which became a multimillion-dollar construction products firm. He served for many years as its president and chairman of the board until the company was merged with the Martin Co. in 1961. The resulting Martin Marietta Corp. develops missiles, aerospace systems, cement, and construction products.

MR. HERMANN served as chairman of the board and later as honorary chairman of the board of the new company until 1966, when he retired. At the time of his death, he was a director of the Gorman Corp. in Chicago and president of the Grover Hermann Foundation.

Mr. Hermann was the largest individual donor to the Illinois Institute of Technology, giving the school more than $2.5 million.

He is survived by his wife, Sarah; a son, Robert; a daughter, Shirley; a brother; five grandchildren; and three great-grandchildren.

Services will be private.

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

N. U. Gets 2.5 Million for New Library: <span ...
Chicago Tribune (1963-1996); Mar 14, 1965; ProQuest Historical Newspapers: Chicago Tribune
pg. A8

N. U. Gets 2.5 Million for New Library

Grover Hermann Makes Gift in Son's Memory

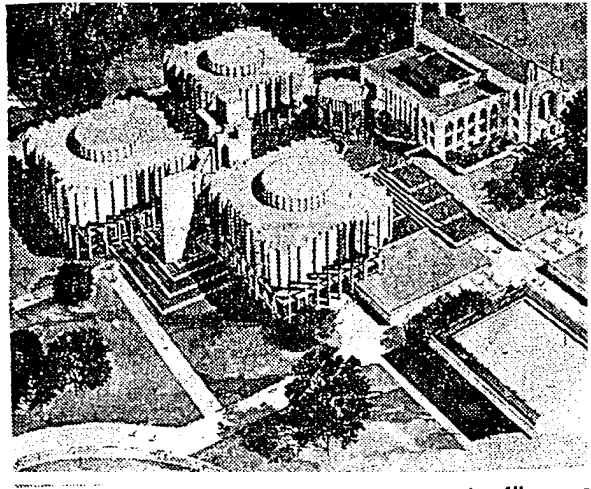
A 2.5-million-dollar gift for the construction of one of three towers for a new 10-million-dollar library has been given to Northwestern university by Grover M. Hermann, Chicago industrialist, it was announced vesterday.

The donation, one of the largest individual gifts given to the university in its 114-year history, was accepted by J. Roscoe Miller, university president.

Hermann, chairman of Martin-Marietta corporation, presented the gift in memory of his son, Grover M. Hermann Jr., who attended the university before entering military service in June, 1942.

Killed in Action

He was killed in action on Jan. 26, 1945, in Germany while serving as a captain in the 8th armored division. Another son, Robert, and a daughter, Shirley, also are joining in the memorial to their brother.



Aerial perspective of Northwestern university library on which construction will begin this fall. Money donated by Grover M. Hermann will be used to build one of the three towers.

Hermann's gift is the first major contribution toward the new library, which will more than triple the capacity of the university's present Deering library. Deering will be used for special collections after the new facility is completed.

The new library will be built just east of the Deering building on Northwestern's new lake-fill campus.

Will Have Three Towers

Construction will begin late this year and is expected to be completed in 1967.

Each of the library's three separate towers will be four stories high. They will contain a total collection of more than two million volumes.

University officials previously announced that they had collected 2 million dollars for the new library and had decided to proceed with construction because of the pressing need for a modern facility, even tho the full amount had not been collected.

Hermann began his business career with an investment of $5,000 in 1913 with which he founded the American Asphalt Paint company. He later expanded this company into the Chicago-based American Marietta company, a 368-million-dollar firm which he consolidated with the billion-dollar Martin company in 1961.

Work on Missiles

Martin-Marietta activities include the development of the Titan and Pershing missiles, aerospace systems, nuclear products, cement, construction materials, chemical products, and electro-conductive inks.



Grover M. Hermann

Hermann is a director of the American National Bank and Trust Company of Chicago, a director of Consolidated Freightways, Inc., of San Francisco, and a director of Stainless Steel Products, Inc., Burbank, Cal.

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

Jens Nyholm; headed Northwestern library as it doubled book collection
Chicago Tribune (1963-1996); Feb 19, 1983; ProQuest Historical Newspapers: Chicago Tribune
pg. N14


Jens Nyholm in 1955

Jens Nyholm; headed Northwestern library as it doubled book collection

NORTHWESTERN University on Friday announced the death of Jens Nyholm, who had headed the university's library for more than two decades.

Mr. Nyholm, 82, headed the library, one of the largest research libraries in the country, for 24 years. He retired in 1968.

Mr. Nyholm died Jan. 27 in Santa Barbara, Calif., where he had lived since retirement, according to a statement released by the university. Services were held last week in Santa Barbara.

Under Mr. Nyholm's leadership, the university library nearly doubled its book collection to 1.2 million volumes, including the Twentieth Century Collection, an assemblage of political and artistic material in which he took special interest.

DURING HIS career, Mr. Nyholm published numerous articles in English and Danish as well as two books of poetry.

A native of Denmark, he moved to the United States in 1927. Before coming to Northwestern, he served on the staff of the Library of Congress in Washington, and formerly was assistant librarian at the University of California at Berkeley.

Mr. Nyholm served on the editorial boards of Libri, International Library Review, College and Research Libraries and Scandinavian Studies. He also served as the Danish specialist with the Society for the Advancement of Scandinavian Study.

Following his retirement, Mr. Nyholm served as bibliographical consultant at the library of the University of California, Santa Barbara. He was also president of the Friends of the University Library.

Survivors include a brother and several nieces and nephews.

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

C. WILLIAM BRUBAKER, 75

By **Blair Kamin, Tribune architecture critic**
CHICAGO TRIBUNE
MAY 29, 2002

C. William Brubaker, 75, of Winnetka, who had a national impact on school design and who played a major role in shaping the muscular First National Bank of Chicago skyscraper, died Saturday, May 25, in Evanston.

The cause of death was Parkinson's disease, said Ralph Johnson, a principal at the Chicago-based architectural firm of Perkins & Will, where Mr. Brubaker began as a student intern in 1948 and became chairman of the board before retiring in 1998.

Known as Bill, Mr. Brubaker was a master sketcher who, in the days before architects drew their ideas on computers, would captivate teachers, students and board of education members with a few colored pencils and a pad of paper.

"We'd end up with a whole room of tracing paper that we would place up on the wall," said Chicago architect Wilmont "Vic" Vickrey, who worked with Mr. Brubaker. "Bill was constantly generating new ideas."

Among those ideas: Turning schools into community centers and using natural light to evenly illuminate classrooms.

"Bill was a humanistic architect," Johnson said. "The clients, to Bill, were not only the school board, but the kids and the teachers."

Mr. Brubaker helped design more than 200 schools, including the Whitney Young Magnet School in Chicago and New Trier West High School in Northfield. But his influence extended beyond those projects because he lectured and published widely, shaping the views of architects as they designed schools to accommodate the Baby Boom.

Mr. Brubaker also set his sights on urban design issues, serving with groups like the Metropolitan Planning Council.

Perhaps his best-known project is the slope-sided First National Bank of Chicago of 1969, designed by Perkins & Will in collaboration with C.F. Murphy Associates and now known as 1 Bank One Plaza.

The skyscraper and its sunken plaza occupy the block bounded by Dearborn, Madison, Monroe and Clark

Support Quality Journalism
Subscribe for only 99¢ START NOW ›

Born in South Bend, Ind., Mr. Brubaker received a bachelor of architecture degree in 1950 from the University of Texas. A teacher at the school had worked at Perkins & Will, which established itself as a leader in innovative education design in 1940 with the Crow Island Elementary School in Winnetka.

Mr. Brubaker began as an intern and was mentored by the firm's founders, Larry Perkins and Phil Will. As his fortunes rose, so did the firm's. During his tenure, it grew from a 25-person office in Chicago to one with more than 500 employees in eight offices nationwide.

Mr. Brubaker was the firm's president from 1968 to 1974, senior vice president from 1979 to 1984, and president and chairman in 1985 and 1986. He continued to serve as principal in charge of education projects from 1986 until he retired. His efforts culminated in 1999 when the American Institute of Architects named Perkins & Will its national firm of the year.

Survivors include his wife, Elizabeth; sons Rogers and Robert; a daughter, Elizabeth; and two grandsons. A memorial service will be held at 4 p.m. Sunday at Kenilworth Union Church, 211 Kenilworth Ave., Kenilworth.

Copyright © 2021, Chicago Tribune

Support Quality Journalism
Subscribe for only 99¢ START NOW ›

Obituary 3 -- No Title
Chicago Tribune (1963-1996); Jun 2, 1978; ProQuest Historical Newspapers: Chicago Tribune
pg. D7

Obituaries

Harold B. Hollek

Services for Harold B. Hollek, 52, of 9534 N. Lockwood Av., Skokie, will be at 11 a.m. Friday in the chapel at 9200 N. Skokie Blvd., Skokie. Mr. Hollek, who died Wednesday in Northwestern Memorial Hospital, was a compositor at The Chicago Tribune for the last 20 years. Survivors include his wife, Shirley; a daughter, Barbara; a son, Lee; and two brothers.

Dr. W. Maurice Winston

Services for Dr. W. Maurice Winston, 80, of 15135 Fifth Av., Phoenix, will be at 1 p.m. Saturday in the New Covenant Baptist Church, at 15213 Fifth Av., in the suburb. Dr. Winston was a practicing physician in the south suburbs with offices in Harvey and Robbins, for more than 50 years. He died Tuesday in Ingalls Memorial Hospital, Harvey. Survivors are his wife, Martha; a daughter, Willa J.; a son, Ronald; two grandchildren; and a sister.

Dorothy Estelle Wolfram

Services for Dorothy Estelle Wolfram, 74, a retired dress designer, will be held Saturday in the Faster Largo Memorial Chapel, Largo, Fla. Miss Wolfram, who lived in Largo, died there Wednesday. A native of Racine, Wis., she designed dresses for garment centers in Chicago, St. Louis, Kansas City, Mo., and Dallas. She also traveled extensively throughout the world. She was a founder and former president of the Garfield Park Dome Dwellers Art Group, and a life member of the Art Institute of Chicago, where her paintings have been exhibited. She also was active in Hull House work until moving to Largo 12 years ago. Miss Wolfram is survived by a brother, Raymond.

M. Hilliard Pitzele

Services for M. Hilliard Pitzele, 66, of 4250 N. Marine Dr., a salesman and former owner of several gift shops, will be at 10 a.m. Friday in the chapel at 5206 N. Broadway. Mr. Pitzele died Wednesday in Billings Hospital. He had been employed for 13 years as a salesman with the Anglo-American Warehouse, Inc., 39th Street and Packers Avenue. Before that he owned and operated several gift shops here. During the 1940s, Mr. Pitzele was employed in the county clerk's office under Richard J. Daley. Surviving are Mr. Pitzele's wife, Eleanor; a son, Lewis; and a brother.

Mrs. Jens Nyholm

Services were held in California for Mrs. Amy Wood Nyholm, 71, who was the manuscript librarian at the Newberry Library, 60 W. Walton St., from 1949 to 1969. Mrs. Nyholm died May 16 in Santa Barbara, Cal., where she and her husband lived in recent years. Mrs. Nyholm was considered an expert curator of manuscripts and organized the Newberry's extensive manuscript collection, which includes the works of many prominent 20th Century writers. In addition to her husband, Jens, who was the Northwestern University librarian from 1944 to 1968, Mrs. Nyholm is survived by a sister.

The Rev. C. Edward Stengel

Mass for the Rev. C. Edward Stengel, 82, a former mathematics teacher at St. Rita High School, will be at 10 a.m. Saturday in the St. Rita Monastery, 6310 S. Claremont Av. Father Stengel, who died Wednesday in St. Monica's Seminary, Oconomowoc, Wis., taught at St. Rita High from 1941 to 1944, from 1953 to 1956, and from 1965 to 1968. He also had been a teacher, prior, and procurator at a number of other Roman Catholic educational institutions. He is survived by a brother, the Very Rev. Raymond Stengel; and a sister, Helen Burkhart.

Miss Helen Peterson

A memorial service for Miss Helen Peterson, of 2606 Bennett Av., Evanston, retired manager of a showroom in the Merchandise Mart, will be at 11 a.m. Monday in the First Baptist Church, 607 Lake St., Evanston. Miss Peterson died Sunday in Evanston Hospital. Surviving are two sisters and a niece with whom she lived.

Rev. John W. Bieri

The Rev. John W. Bieri, 75, a former teacher and administrator at the Loyola University Medical School and St. Ignatius College Prep, died Thursday in a hospital in Pontiac, Mich. Father Bieri, a native of Peoria, joined the Jesuit order in 1920 and was ordained a priest in 1933. His academic field was philosophy and physics. He served as regent of the law school and school of commerce and director of the evening programs at the University of Detroit from 1938 to 1944. From 1944 to 1951 he was rector and president of St. Ignatius College Prep in Chicago. He became student counselor at the Loyola Medical School here in 1951, taught medical ethics and later became professor emeritus of philosophy. He also was superior of the Jesuit community at Loyola University from 1959 to 1965 and served as a Loyola trustee from 1955 to 1971, when he retired. Mass will be at 10 a.m. Monday in the Madonna della Strada chapel on Loyola's lakeshore campus. There are no immediate survivors.

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

NewsBank inc.

OBITUARIES

Winnetka Talk (IL) - May 30, 2002

- Section: news
- Page: 018
- Readability: 7-9 grade level (Lexile: 1060)

C. William Brubaker

Memorial services for C. William Brubaker, will be held at 4 p.m. on June 2 at Kenilworth Union Church, 211 Kenilworth Ave., Kenilworth. Mr. Brubaker, 75, of Winnetka, died May 25 in Evanston. He was born Sept. 28, 1926 in South Bend, Ind.

Mr. Brubaker studied architecture at the University of Texas before joining the architectural practice of Perkins & Will in Chicago in 1950, where he worked until his retirement in 1998, rising from student intern to president and chairman of the board. Perkins & Will was named the 1999 firm of the year by the American Institute of Architects. In the design partnership of Perkins & Will and C.F. Murphy Associates, Mr. Brubaker was credited for the sloping 850-foot facade of the First National Bank of Chicago in 1969.

Mr. Brubaker developed a distinctive sketching style that became his trademark. He was closely involved in the design of more than 200 schools, and was influential in bringing architectural ideas to educators through his many publications. He shared his thoughts about school planning and design, and about architecture and urban planning, with a wide variety of educational, civic and professional audiences.

Mr. Brubaker is survived by his wife, Elizabeth; three children, Rogers, Robert and Elizabeth Brubaker; and two grandchildren, Benjamin and Daniel.

Frederic de Peyster

A memorial service for Dr. Frederic A. de Peyster, 87, of Lake Forest and previously of Winnetka, who died April 1, will be held at 11 a.m. on June 8 at Christ Church, 784 Sheridan Road, Winnetka.

Memorials to the Frederic A. de Peyster, M.D. Memorial Fund, Rush-Presbyterian-St. Luke's Medical Center, Office Philanthropy, 1700 W. Van Buren, Suite 250, Chicago IL 60612-3244.

R. Taylor Drake

A memorial service for R. Taylor Drake of Tempe, Ariz., will be held at 2 p.m. on Saturday, June 1, at the Kenilworth Union Church, 211 Kenilworth Ave., Kenilworth. Burial will be in Warren. Mr. Drake, 92, formerly of Kenilworth, lived in Tempe since 1984.

At the University of Illinois, Mr. Drake served on the yearbook staff, was a member of Delta Sigma Phi, and was elected to Scabbard and Blade, a military honor society. Following graduation with a business degree, he began work for John S. Swift Company. He married Peggy in 1942 and served as captain in the Army Office of Strategic Services. In 1956, the couple with their four children moved to Kenilworth.

Mr. Drake was a strong supporter of the creation and development of the Green Bay Trail. He served Troop 13 as committee chairman and merit badge counselor. He served Explorer Post 2 in a variety of public relation/publicity positions. He was an assistant scoutmaster at Boy Scouts of America National Jamboree in 1964. He recruited, organized, trained and led 13 expeditions to Philmont Scout Reservation in Cimarron, N.M. Mr. Drake earned his Wood Badge beads in 1974; was elected a Vigil Member of Order of the Arrow and was awarded the District Award of Merit and Silver Beaver. He supported girl scout troop and council activities and served on the staff at Girl Scout National Roundups held in Button Bay, Vt. and Farragut, Idaho. In Tempe, he served as the state program coordinator for the Sons of the American Revolution Eagle Scout Scholarship Program.

His photos with storylines were published in the Chicago's American, Chicago Tribune, Chicago Sun Times, Hollister Papers, Pioneer Press; Flame Magazine and New Mexico Magazine.

He was preceded in death by his wife, Peggy, in 1998.

Survivors include two daughters, Sally and Martha; two sons, Daniel and David; five grandchildren, Kristen, Gregory, Justin, Kiera and Jonathan; and one great-grandchild, Colin.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

RECEIVED
DEC 31 2020
BY:

Permit No. DR2020-1305

Property Information

Site Address: 82 Essex

Parcel Identification Number(s) (PIN): 05-28-202-008-0000

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

Current Property Owner Information

Legal Name: Desai

Primary Contact: Kevin Desai

Address: [redacted]

City, State, Zip: Chicago, IL 60622

Phone No. [redacted]

Email: [redacted]

Applicant Information

Legal Name: BrightLeaf Homes

Primary Contact: Jack Brigham

Address: 15 Spinning Wheel Rd. #124

City, State, Zip: Hinsdale, IL 60521

Phone No. [redacted]

Email: [redacted]

Date owner acquired property: 8 September 2020

Applicant's relationship to current property owner: General Contractor

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

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

Legal Name: BrightLeaf Homes

Address: 15 Spinning Wheel Rd. #124

City, State, ZIP: Hinsdale, IL 60521

Phone No. 630-474-5323

Email: info@mybrightleafhome.com

RECEIVED
DEC 31 2020
BY:

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 demolition and to the responsibility of maintaining the subject site and adjacent public and private properties in a good, safe and clean condition.

Applicant Signature: [redacted] Date: 12/01/2020

Printed Name: BrightLeaf Homes

Owner Signature: [redacted] Date: 1 December 2020

Printed Name: ~~Kevin P Desai~~

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 be secured (doors and windows in working order, closed and locked).

Applicant Signature: [redacted] Date: 12/01/2020

Printed Name: BrightLeaf Homes

Owner Signature: [redacted] Date: 1 December 2020

Printed Name: Kevin P Desai

RECEIVED
DEC 31 2020
BY:

Demo and Construction Schedule

Title	Date
LINK ITEM Demo or Construction Mobilization	7/7/2021
Internal Pre-Con to Con Handoff Meeting	7/1/2021
Issue Approved Plans to Trades	7/1/2021
Create Field Guide	7/8/2021
Demolish House	7/9/2021
Install Dissipation/Drywell	7/13/2021
Stakeout Foundation	7/12/2021
Dissipation System Inspection	7/14/2021
Excavate	7/15/2021
Footing Prep	7/16/2021
Footing Inspection	7/19/2021
Pour Footings	7/19/2021
Foundation Prep	7/21/2021
Foundation Inspection	7/22/2021
Pour Foundation	7/22/2021
Foundation Confirmation Survey	7/23/2021
Strip and Water Protect Foundation	7/27/2021
Backfill Inspection	7/28/2021
QI Check Foundation	7/28/2021
Backfill	7/29/2021
Financing Draw 1	8/6/2021
QI Double Check - Foundation	7/29/2021
Install Sewer Service	8/3/2021
Underground Plumbing	7/30/2021
QI Check Underground Plumbing	8/2/2021
Underground Plumbing Inspection	8/2/2021
Install Water Service	8/5/2021
Install Storm Water Management Laterals	8/6/2021

Title	Date
Patch Street	8/6/2021
Prep Basement Slab	8/6/2021
Prep Garage Slab and Deck Piers	8/6/2021
Basement Slab Inspection	8/9/2021
Garage Slab and Deck Pier Inspection	8/9/2021
Pour Basement Slab	8/9/2021
Pour Garage Slab and Deck Piers	8/9/2021
LINK ITEM Lumber Drop	8/10/2021
Frame Knee Wall & Floor System	8/12/2021
Frame 1st Floor Exterior & Interior Walls	8/16/2021
Frame 2nd Floor System	8/17/2021
Frame 2nd Floor Exterior & Interior Walls	8/19/2021
Install Overhead Electric Service	8/19/2021
Electrical Service Inspection	8/20/2021
Frame Roof	8/23/2021
Deliver Shower Niches To Site	8/24/2021
Financing Draw 2	9/1/2021
Frame Basement Walls	8/24/2021
Framing Weather Delay	8/30/2021
Frame Front and Rear Decks	9/1/2021
Install Windows and Exterior Doors	9/3/2021
QI Check Framing	9/3/2021
Framing Backout	9/6/2021
Frame Garage	9/7/2021
Plumbing Rough In	9/9/2021
Install Fireplace	9/8/2021
Shingle Garage/Porch Roofs	9/8/2021
Shingle Roofs	9/9/2021
HVAC Rough In	9/13/2021

Title	Date
Design Walk-Through	9/13/2021
Electrical Rough In	9/15/2021
Framing/Electrical Walk-Through	9/13/2021
Solar PV Rough In	9/14/2021
Fire Sprinkler Rough In	9/16/2021
Low Volt Rough In	9/15/2021
Electrical / HVAC / Plumbing Inspections	9/16/2021
Financing Draw 3	9/24/2021
QI Check Electrical / HVAC / Plumbing Rough	9/16/2021
QI Double Check - Pre Insulation	9/16/2021
Framing Inspection	9/17/2021
Air Sealing	9/20/2021
Wall Insulation	9/21/2021
Install Overhead Garage Door	9/22/2021
Insulation Inspection	9/22/2021
QI Check Insulation	9/22/2021
LINK ITEM Stock Drywall	9/23/2021
Hang Drywall	9/29/2021
Order Vanities	9/24/2021
Attic Insulation	9/27/2021
Deliver Siding	9/28/2021
Finish Drywall	########
Measure and Order Solid Surface Pieces	9/30/2021
Siding	########
Final Grade Stakes	########
Prime/Paint Ceilings and Closets	########
Cut in Service & Public Walk	########
Financing Draw 4	########
Install Hardwood	########
Prep Driveway, Service & Public Walk	########
Install Floor Tile	########

Title	Date
Driveway & Walks Pre-Pour Inspection	10/18/2021
Hardwood Stain Color Verification	10/19/2021
Install Stair Trim and Railings	10/20/2021
Pour Driveway, Service & Public Walk	10/19/2021
Fine Grading	10/21/2021
Install Solar Panels	10/20/2021
Install Cabinets	10/22/2021
Install Wall Tile	10/29/2021
QI Check Tile & Grout	10/22/2021
QI Grading Pre Sod	10/22/2021
Trim Install Meeting	10/22/2021
Install Trim	10/29/2021
Landscaping	10/27/2021
Measure for Countertops	10/25/2021
QI Post-Grading	10/28/2021

Title	Date
Install Carpet	
Install Radon Fan	
Plumbing Trim	
Solar PV Trim	
Deliver Appliances	
Fire Sprinkler Trim	
HVAC Trim	
Install Backsplash Tile	12/2/2021
Production Clean	12/1/2021
Install Custom Closet Shelving	12/2/2021
Install Standard Closet Shelving	12/2/2021
QI Check Paint	12/2/2021
QI Check Finishes & Punchout	12/3/2021
Final Performance Testing	12/6/2021
Lag Day for Scheduling Punchout Trades	12/6/2021

Measure for Carpet	10/29/2021
Measure for Shower Door & Mirrors	10/29/2021
QI Check Interior Trim	10/29/2021
Sand, Stain, 2 Coats Poly on Hardwood	11/4/2021
Final Boundary / Topo Survey	11/5/2021
Install Fireplace Trim	11/5/2021
Install Shoe & Specialty Trim	11/8/2021
Install Fireplace Tile	11/9/2021
Install Countertops	11/9/2021
Paint	11/22/2021
Financing Draw 5	11/18/2021
Install Shower Door & Mirrors	11/15/2021
Electric Trim	11/23/2021
Finish Exterior Decks and Stairs	11/24/2021
Install Door/Cabinet Hardware & Trim Accessories	11/24/2021

Final Punchout	12/8/2021
Final Paint	########
Create Home Owners Manual	########
Final Coat Hardwood	########
QI Check Final Paint	########
Electrical/HVAC/Plumbing Final Inspections	########
Final Clean	########
Final Inspections	########
Client Orientation and Walk Through	########
Final Certificate of Occupancy Issued	########
QI Double Check - Final Quality Walk	########
Final Professional Photos	########
Financing Draw 6	1/5/2022
Execution of Any Orientation or Director Iter	########
Touch Up Clean	########
LINK ITEM Move-In	########
Project Debrief	1/11/2022
Warranty - 30 Day Walkthrough	1/31/2022
Warranty - 30 Day Service Work	2/21/2022
Warranty - 6 Month Walkthrough	7/1/2022
Warranty - 6 Month Service Work	7/25/2022
Warranty - 12 Month Walkthrough	1/9/2023
Warranty - 12 Month Service Work	1/30/2023

ATTACHMENT G

From: Ann Klaassen
To: Ann Klaassen
Subject: FW: 82 Essex Road_Winnetka - imperative to undertake an HAIS
Date: Friday, February 26, 2021 10:37:06 AM
Attachments: winnetka_82 essex road - griffin_byrne_iannelli.pdf

---

From: James Weirick
Sent: Sunday, 31 January 2021 7:24 PM
To: planning@winnetka.org
Cc: cmarx@winnetka.org
Subject: 82 Essex Road_Winnetka - imperative to undertake an HAIS

Landmark Preservation Commission
Village of Winnetka
510 Green Bay Road
Winnetka, IL 600093
USA

Attention: Mr Christopher Marx AICP, Associate Planner

Dear Commission Members,

82 Essex Road, Winnetka - Demolition Permit (Case No. 21-04-LPC)

With reference to Item 7 on the Agenda of the forthcoming meeting of the Landmark Preservation Commission on Monday, 1 February 2021 (82 Essex Road– Demolition Permit), I respectfully urge the Commission to determine that an Historic Architectural Impact Study (HAIS) be conducted on the subject property, the William F. Tempel House (known as the 'Solid Rock House') comprising:

- First Floor – path-breaking 20th century reinforced concrete house designed in 1910-1911 by the eminent Prairie School architects in the Sullivan tradition, Walter Burley Griffin (1876-1937) and Marion Mahony Griffin (1871-1961), the project dates from the same period as the Griffins' winning entry in the Australian Federal Capital Competition, which included proposals for reinforced concrete construction at civic scale;
- Second Floor – 'Secessionist'-style addition designed in 1919 by fellow Prairie School architect (and former Griffin partner) Francis Barry Byrne (1883-1967) in association with artist, sculptor and interior designer Alfonso Iannelli (1888-1965);
- Landscape and neighborhood setting of Lot 2 of Tempel's Resubdivision of part of Section 28, Township 42, North Range 13, Cook County, Illinois (New Trier Township).

I commend the Property Research undertaken to date by Dr Meagan McChesney and Dr Mary Trieschmann of the Winnetka Historical Society that forms part of the Package supporting LPC Agenda Item 7, but further to their assessment that 'the local architectural significance of 82 Essex Road can hardly be overstated' I wish to emphasise the **international architectural significance** of the 'Solid Rock House' can hardly be overstated.

The Griffin design, represented by photographs and a superb rendering by Marion Mahony Griffin in the attached pdf, is a work of twentieth century architecture of worldwide renown.

The Marion Griffin rendering of the 'Solid Rock House' was undoubtedly part of Griffin Exhibitions held to acclaim in Sydney, Australia (at the Builders Exchange in October 1913) and Paris, France (at the Musée des Arts Décoratifs in June & July 1914). International scholarly recognition of the 'Solid Rock House' is evidenced by coverage in many publications outside the United States, including:

- Donald Leslie Johnson, *The Architecture of Walter Burley Griffin,* Macmillan, South Melbourne, 1977, p.46 (Melbourne, Australia)
- Donald Leslie Johnson, *Australian Architecture, 1901-1951: sources of modernism*, Sydney University Press, 1980, p.68 (Sydney, Australia)
- James Weirick, 'The Griffins and Modernism,' *Transition*, no.24, Autumn 1988, pp.11-12 (Melbourne, Australia)
- Anne Watson (ed.), *Beyond Architecture – Walter Burley Griffin and Marion Mahony Griffin, America, Australia, India,* Powerhouse Publishing, Sydney, 1998, pp.28, 30, 71 (Sydney, Australia)
- Frederico Bucci, 'Prairie School,' *Rassegna*, no.74, 1999, p.54 (Bologna, Italy)
- Dustin Griffin (ed.), *The Writings of Walter Burley Griffin*, Cambridge University Press, Cambridge, pp.252-255 (Cambridge, England)

These and other writings recognise the significance of the 'Solid Rock House' but they are frequently marred by inaccuracies and misinterpretations. A thoroughly-researched Historic Architectural Impact Study setting the record straight is an urgent necessity under the circumstances currently before the Landmark Preservation Commission.

Original documentation of the Griffins' 'Solid Rock House' in presentation drawings, photographs, brochures and text is held in the following archives:

- Mary & Leigh Block Gallery, Northwestern University, Evanston, Illinois
- Avery Architectural & Fine Arts Library, Columbia University, New York
- Burnham & Ryerson Library, Art Institute of Chicago
- New-York Historical Society, New York
- E.M. Nicholls Collection, National Library of Australia, Canberra, Australia

The 1919 addition and remodelling by Francis Barry Byrne and Alfonso Iannelli is significant in its own right as a fresh and original interpretation of international Secessionist principles. The exterior form is somewhat 'European *Heimat*-style' in its pyramidal expression. Contemporary documentation of the interior mural, finishes, furniture and drapes demonstrate an elegant, attenuated integration of space, form and decorative detail very much in the manner of the Viennese Secession. Realtor's photographs at the time of the recent sale show that key aspects of this work were still present when the property went on the market.

The Byrne/Iannelli changes are discussed and illustrated in the following monographs:

- David Jameson, *Alfonso Iannelli: modern by design*, Top Five Books, Oak Park, Illinois, 2013, pp.116-117.
- Vincent L. Michael, *The Architecture of Barry Byrne: taking the Prairie School to Europe*, University of Illinois Press, Urbana, 2013, pp.31-34.

The client for the 'Solid Rock House', William F. Tempel (1864-1937) was a prominent Real Estate developer in Winnetka, who re-subdivided the part of New Trier Township where the 'Solid Rock House' was built, and was involved with Walter Burley Griffin in the design and development of the New Trier Neighborhood planned community a few blocks away, centred on Bertling Lane. In my view, to fully appreciate the significance of the 'Solid Rock House', it is necessary to evaluate its landscape and neighborhood setting in addition to its architectural values.

A Historic Architectural Impact Study is needed to address all of the above as part of the usual requirements for such a study:

- Description of the property and its significant features
- Detailed chronology
- Biographical profiles of the designers
- Analysis of its architectural and landscape expression, and

contribution to the architectural character of the community
- Influence on subsequent work of its designers
- Comparative study of other buildings of its type
- Original development and platting of the subdivision
- Building permits and record of historical changes
- Measured drawings of 'as built' condition (n.b. as built the plan is a 'mirror-image' to the one shown in Marion Mahony Griffin's perspective)
- Chain of Ownership
- Biographical profiles of the original client and subsequent homeowners over the years – the latter include a number of eminent Chicagoans, the most recent being architect C. William (Bill) Brubaker (1926-2002) long-term Partner (and at times President) of the distinguished Chicago architectural practice Perkins & Will, who purchased the property in 1971
- Comprehensive photographic record
- Bibliography of primary and secondary sources

In addition, it is imperative that a full analysis of the path-breaking system of reinforced concrete construction of the 'Solid Rock House' be undertaken to place the technical achievement of the Griffin design in relation to the development of reinforced concrete construction in Chicago and around the world.

I trust that the Landmark Preservation Commission will determine that an Historic Architectural Impact Study (HAIS) be undertaken for the William F. Tempel House ('Solid Rock House'), 82 Essex Road, Winnetka on the basis of its architectural and historical significance.

I would be grateful if this submission could be read in association with the attached pdf illustrating key aspects of this remarkable work of 20th century architecture – a work of landmark significance recognised worldwide for its outstanding contribution to advanced architectural ideals in the spirit of Louis Sullivan.

Sincerely,

Emeritus Professor James Weirick
School of Built Environment
Faculty of Arts, Design & Architecture
University of New South Wales
Sydney, NSW 2052
AUSTRALIA

[redacted]

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 26, 2021
SUBJECT: 82 ESSEX ROAD - DEMOLITION PERMIT (CASE NO. 21-04-LPC)

INTRODUCTION	
Meeting Date	February 1, 2021
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.
Property Address	82 Essex Road (See Attachment A – Aerial Map)
Property Owner	Kevin Desai
Application Submitted by	Jack Brigham of Brightleaf Homes – General Contractor
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	None
PROPERTY DESCRIPTION	
Size	0.35 acres
Location	West Side of Essex Road between Winnetka Avenue and Warwick Road
Improvements	Single-family residence with detached garage
Zoning	R-4 Single Family Residential
Surrounding Zoning	R-4 Single Family Residential to the north, west, and south, and Village of Kenilworth municipality to the east
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Report
Constructed	1911
Additional Construction Activity	1925 - Build 1 ½ story frame garage
Illinois Historic Structure Survey Listing	
Winnetka Historical Society (WHS)	The WHS research indicates that the property has both historical and architectural significance. See attached report from the WHS provided in Attachment C for details.

Source: Landmark Preservation Commission, Village of Winnetka

Meeting – 1 February 2021, Agenda Item 7, Case No.21-04-LPC – 2 Essex Road

Packet, https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/_02012021-247

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	No

COMMISSION REVIEW

The Commission may consider one of the following two motions (1) Historical Architectural Impact Study Required or (2) Demolition Without Delay.

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 **[Commission would note which criteria is met]**:

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation;
3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

Demolition Without Delay

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

Exterior Photos – December, 2020









LPC - 82 Essex - Page 8

PROPERTY RESEARCH COVERSHEET

Address: 82 Essex

Construction Details:
Original construction date: 1911
Construction type: Concrete and stucco
Style: Prairie

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
William F. Tempel (possible renters: Frank Pallma*, Edward Wisdom and/or Edward Springer**)	1911 – 1920	Architectural Survey; 1917 phone book; 1920 phone book; Walter Burley Griffin Society news article***; *Chicago Tribune* article; *Walter Burley Griffin in America* by Maldre and Kruty	Owner of William F. Tempel & Co., a Chicago-based real estate firm. He commissioned Griffin to design the house as an investment to be sold. He was arrested for forgery in 1920.
Mr. and Mrs. Grover M. Hermann	1920 – 1948	Architectural Survey; real estate listing slip; 1920 phone book****; 1925 phone book*****; 1927 phone book; *Chicago Tribune* article; *Chicago Tribune* obituary	Grover M. Hermann was the founder of the American-Marietta Company. He donated funds for a new library at Northwestern University and was the largest individual donor to the Illinois Institute of Technology.
Jens and Amy Wood Nyholm	1949 – 1969	Real estate listing slip; 1954 phone book; *Chicago Tribune* obituaries	Jens Nyholm was an author and the head of the Northwestern Library; Amy Wood Nyholm was a curator and manuscript librarian at the Newberry Library.
Robert O. and Lori Swartz (Schwartz?)	1969 – 1971	Architectural Survey; real estate listing slip	
C. William and Elizabeth Brubaker	1971 – at least 2016	Architectural Survey; Cook County Assessor; *Winnetka Talk* obituary; *Chicago Tribune* obituary	C. William Brubaker was a renowned architect with Perkins & Will in Chicago.

*NOTE: The 1981 and 1982 Architectural Surveys list Frank Pallma as the possible original owner or resident. However, Frank Pallma is not listed in the 1912 Winnetka phone book. The property may have been listed in Kenilworth or Wilmette at that time, however, so Pallma and 82 Essex may not have been in this Winnetka-only phone book.
**NOTE: The 1917 North Shore phone book lists Edward Wisdom at 82 Essex Rd, Kenilworth. The property lies 1 block north of the present-day Winnetka/Kenilworth line. There is no listing for 82 Essex Rd., Winnetka. The text by Maldre and Kruty states that Tempel rented the property to Edward Springer for two years after first attempting to sell it. The text states that Tempel then moved into the house in 1918.
***Several sources, including this article, state that Griffin designed the house for William F. Tempel, insinuating that he was perhaps the original owner.
****NOTE: The 1920 North Shore phone book lists G M Herman at 82 Essex, Wilmette. This same phone book lists William F. Temple at 82 Essex St.
*****NOTE: The 1925 North Shore phone book lists Grover M. Herman at 82 Essex, Kenilworth. The property lies 1 block north of the present-day Winnetka/Kenilworth line. There is no listing for 82 Essex Rd., Winnetka. By 1927, Grover M. Herman is listed at 82 Essex in the Winnetka-only section of the North Shore phone book.

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Walter Burley Griffin	1911; single-story family home	1975 *Chicago Tribune* article; Walter Burley Griffin Society's biography
Barry Byrne	1919; 2nd floor added, front porch added	Britannica biography

RESEARCH SOURCES USED: WHS property files, historic phone books, Chicago Tribune, Winnetka Talk, Walter Burley Griffin Society website, Britannica online, Cook County Assessor, *Walter Burley Griffin in America* by Maldre and Kruty

Findings:

Our research indicates that the property at 82 Essex maintains both historical and architectural significance. Widely known as the "Solid Rock House," 82 Essex was designed by renowned Prairie School architect Walter Burley Griffin. Early in his career, Griffin worked at Frank Lloyd Wright's famous Oak Park studio. Griffin later married Winnetkan Marion Mahony Griffin, another architect from Wright's studio, in 1911, whom he worked in partnership with until his death in 1937. While Griffin is perhaps best known for designing Canberra, the capital city of Australia, he designed many historic buildings in Winnetka and across the U.S., including the Orth House at 42 Abbotsford, which is listed on the National Register of Historic Places.

82 Essex is considered "a seminal work in Griffin's development" as an architect, and is "one of Griffin's most important buildings."[1] The property's original owner, William F. Tempel, owned

[1] Walter Burley Griffin Society, "Griffin's Solid Rock House Threatened," accessed 1/18/2020, http://www.wbgriffinsociety.org/news.html.

a real estate business and commissioned several designs from Griffin in the early 20th century. 82 Essex was one of the first of Griffin's designs commissioned by Tempel to be built and is certainly one of the most unique. The house is made almost entirely of reinforced concrete (hence the name "Solid Rock"), and originally had a one-of-a-kind rooftop garden. After failing to sell the house and moving into it himself, Tempel commissioned Griffin's associate Barry Byrne (who had taken over Griffin's studio while Griffin was in Australia working on the Canberra project) to add a second floor and porch to the unique structure. Like Griffin, Byrne also trained in Frank Lloyd Wright's Oak Park studio and designed several notable buildings in Chicago and beyond, including Church of Christ the King in Cork, Ireland and Church of St. Francis Xavier in Kansas City, Missouri.

The local architectural significance of 82 Essex can hardly be overstated. It is one of the few remaining Griffin-designed houses in Winnetka and one of the most important local examples of the Prairie School style.

In addition to its architectural significance, the property at 82 Essex maintains local historical significance. Several notable Winnetkans have lived in the "Solid Rock House," including Grover M. Hermann, who purchased the property from Tempel and was the founder of the American-Marietta Company. Hermann was also a well-known philanthropist who donated funds for a new library at Northwestern University and was the largest individual donor to the Illinois Institute of Technology at the time of his death.

82 Essex was also home to notable librarians Jens and Amy Wood Nyholm. Jens Nyholm was a poet and head of the Northwestern Library for over two decades. Amy Wood Nyholm was a longtime curator and manuscript librarian at the Newberry Library. Additionally, well-known Chicago architect C. William Brubaker and his wife Elizabeth lived in the house for many years. Brubaker was best known for designing schools and for his role in designing the First National Bank of Chicago.

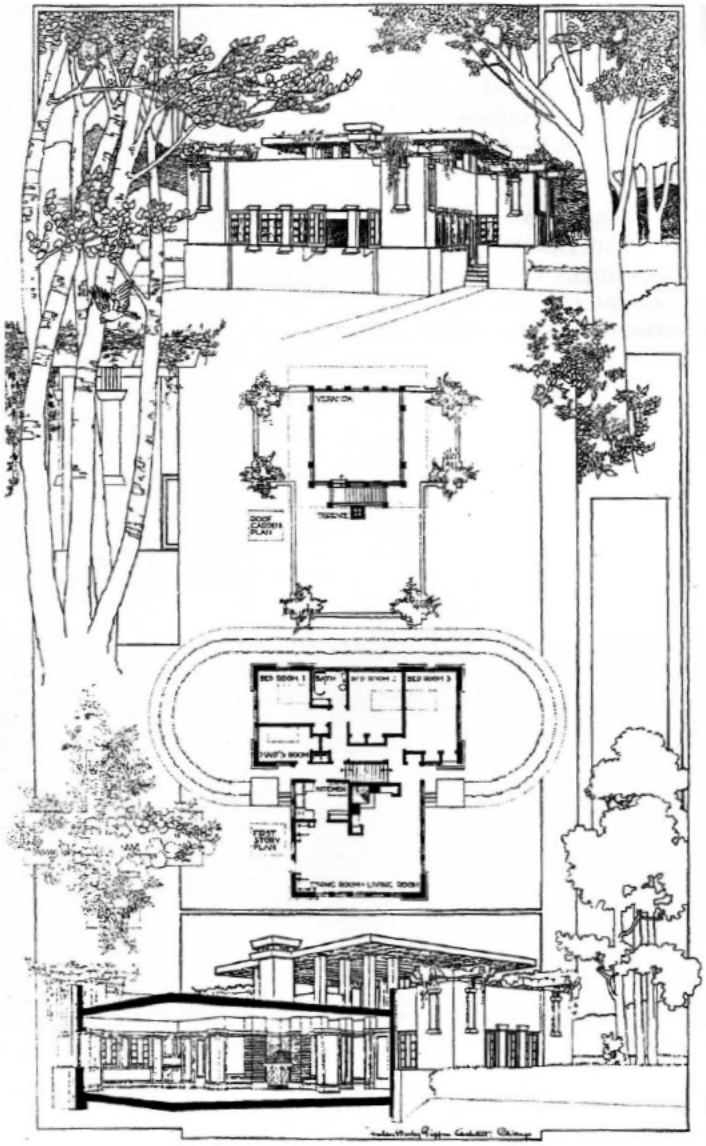
Date of Research: 1/18/2021

Submitted by:
Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

The "Solid Rock" houses reveal Griffin's personal vision of a modern architecture in its purest form: rectilinear buildings of concrete or hollow tile, defined by massive pylons, articulated with thin pilasters (ultimately derived from Louis Sullivan's epochal Wainwright building), and joined to a natural setting that surrounds and occasionally envelops the architecture.

The first of the two houses was erected on speculation in 1911 by William F. Tempel. Built facing east, it was the architect's first flat-roofed building and what was probably the first such house erected in the Western world (see Fig. 2). Constructed of reinforced concrete, it was immediately dubbed "Solid Rock," a name sanctioned by the architect. As revealed on Marion's exquisite rendering [Fig. 16], Walter divided the "t" plan into two parts—living and sleeping quarters—separated by a circulation corridor containing stairs to the roof garden and to the partial basement. The house caused a minor sensation in Chicago architectural circles. Walter later recalled, "a procession of people visited the building work, individuals frequently returning week after week to watch its various states of progress." Tempel himself moved into Solid Rock I in 1917, after commissioning Barry Byrne to remodel and enlarge the building—including the enormous high-pitched, hipped roof that is the most striking feature today of this altered building.



Block Museum, Northwestern University.

FIGURE 16: Marion Mahony Griffin. Rendering of Solid Rock I by Walter Burley Griffin.

Paul Kruty, *Walter Burley Griffin – Architectural Models of Projects & Demolished Buildings*, School of Architecture, University of Illinois, Champaign, 2003, p.20







William F. Tempel House – 'Solid Rock House' – 82 Essex Road, Winnetka, Illinois, 1910-1911

Sources: Nicholls Collection, National Library of Australia; https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/



William F. Tempel House – ‘Solid Rock House’ – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Source: https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/



William F. Tempel House – ‘Solid Rock House’ – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Source: https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/



William F. Tempel House – ‘Solid Rock House’ – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Source: https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/



William F. Tempel House – 'Solid Rock House' – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Source: https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/



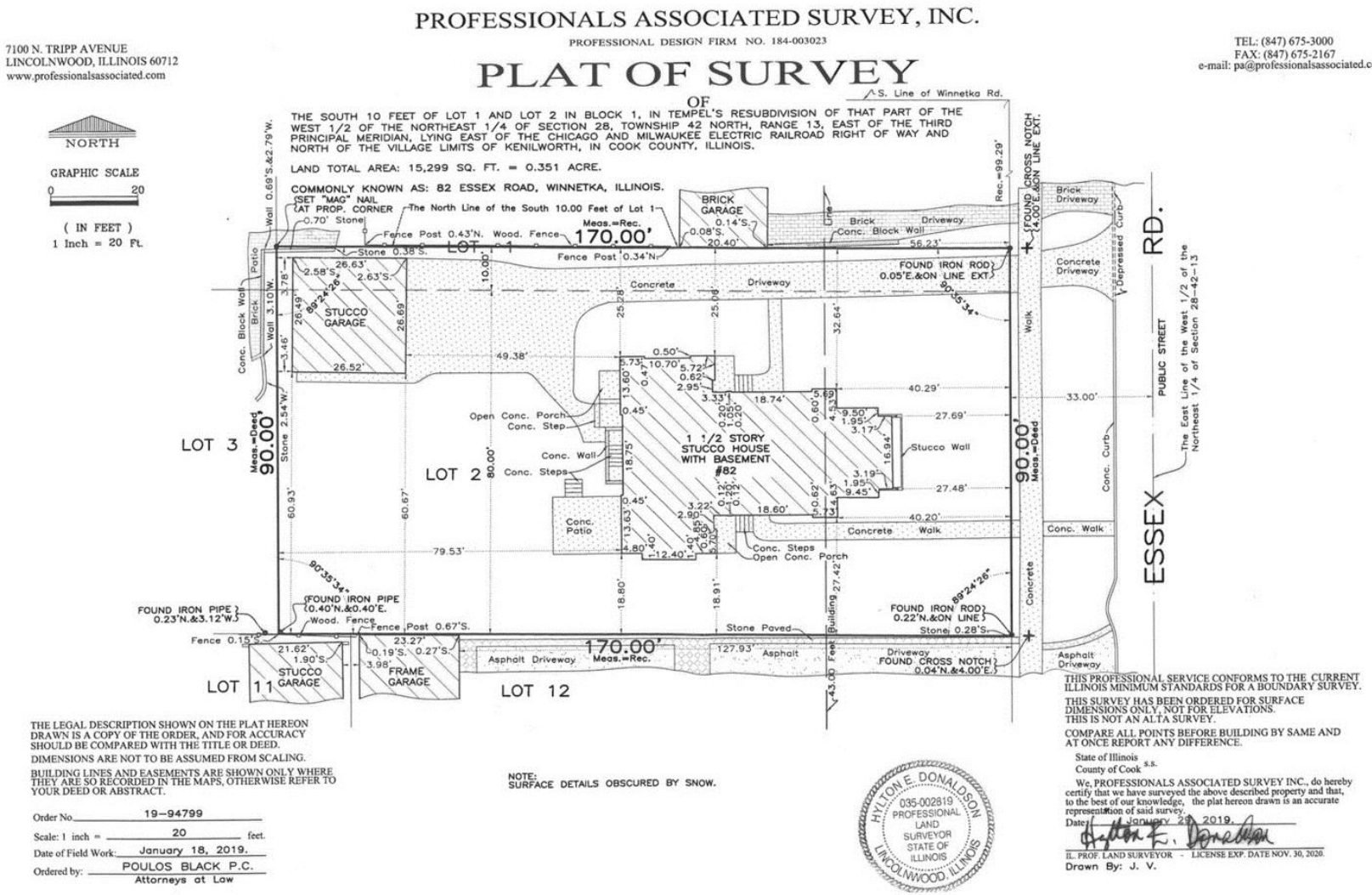






William F. Tempel House – ‘Solid Rock House’ – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Drone shots by VHT Studios - Source: https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/



William F. Tempel House – 'Solid Rock House' – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Source: https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/







First Level



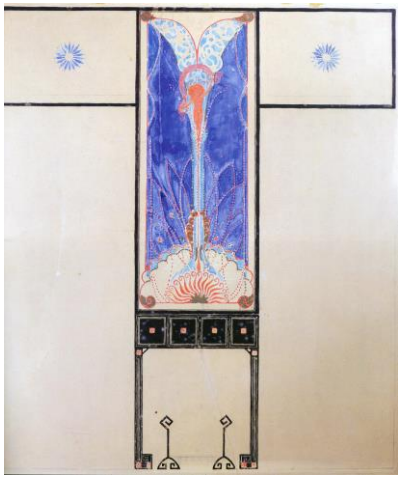
Second Level



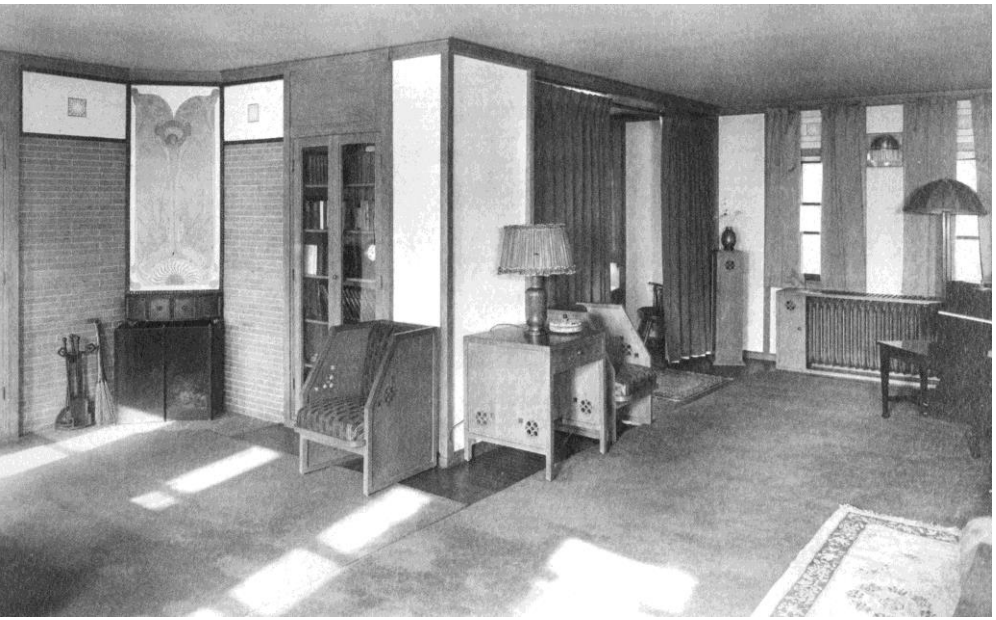
William F. Tempel House – 'Solid Rock House' – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Source: https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/; Drone shot by VHT Studios

Byrne Addition & Remodelling, 1919 –
surviving interior elements by Alfonso Iannelli, fireplace mantle









William F. Tempel House – 'Solid Rock House' – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Sources: Jameson (2013), pp.116-117; https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/

Byrne Addition & Remodelling, 1919 –
surviving interior elements by Alfonso Iannelli, light fixture







William F. Tempel House – 'Solid Rock House' – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Sources: Jameson (2013), p.116; https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/

From: Ben Rowland
To: Christopher Marx
Cc: Jeremy Neisewander
Subject: Opposed to demolition of Solid Rock House
Date: Wednesday, February 3, 2021 11:28:23 AM

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

Hi Chris,

I'm the owner of 42 Abbottsford Rd, one of the twin Orth houses in Winnetka, listed on the national register of historic places. I've recently learned that 82 Essex Road, the Solid Rock House, also designed by Griffin, is being considered for demolition.

I'm writing to strongly oppose this. No one should purchase such a historic home if they have no intention of living in it and renovating it (if not restoring it). The character of our neighborhood depends on maintaining such unique and extraordinary examples of architecture. Winnetka has already lost other Griffin homes. This must not be another.

Can you please let me know the status of this?

Sincerely,
Ben Rowland
[redacted]

From: Christopher Marx
To: [redacted]
Subject: RE: Preservation
Date: Wednesday, February 10, 2021 2:10:00 PM

Ms. Estes,

Thank you for your communication. I assume you are writing in regards the upcoming public hearing for 82 Essex in Winnetka? I will add your correspondence to the public communications for that case and share it with the Landmark Preservation Commission in advance of their March 1 meeting.

-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

-----Original Message-----
From: Christina Estes [redacted]
Sent: Wednesday, February 10, 2021 12:55 PM
To: Communications <Communications@winnetka.org>
Subject: Preservation

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 Sirs:
I am a twenty year volunteer at the Darwin Martin House in Buffalo New York and I want to tell you that the restoration of this complex has been a very real catalyst for the emergence of Buffalo from years of neglect and put downs. We were made the joke of the country. Expressions like “Armpit of the East” became the norm around here. Now, Buffalo has become a destination for many tourists. We used to demolish buildings too. One was the Larkin building which was also designed by Frank Lloyd Wright and which would be another destination for people if it was still here. Our city is written up in travel magazines with high praise these days and people come from all over the world to see these buildings and others that have also been saved. It has built up our economy, jobs, pride and spirit. I sincerely hope you will think twice about any plans to demolish historical buildings.

Your Truly
Christina Estes

ORGANIC ARCHITECTURE AND DESIGN ARCHIVES, INC.

P.O. BOX 2026 ▪ OAK PARK, ILLINOIS 60303 ▪ OADARCHIVES.COM ▪ SUBSCRIPTIONS@OADARCHIVES.COM

31 January 2021

To Whom It May Concern,

Our organization was extremely disturbed to learn of the continued demolition application for the John S. Van Bergen-designed Rummler House at 1015 Starr and the filing of a new demolition application for the very important Walter Burley Griffin-designed William F. Temple House (aka "Solid Rock") at 82 Essex in Winnetka, IL. Both houses represent rare examples of Prairie School designs that, if lost, would diminish the unique cultural heritage for Winnetka and the rest of the Chicago area.

The possible loss of the "Solid Rock" house would be especially egregious for several reasons. It is the one Chicago area house that foreshadows the Griffins' future designs for homes in the Castlecrag development in Sydney, New South Wales, Australia. It is also a rare example of a house that not only involved the iconic architects Walter Burley Griffin and Marion Mahony Griffin, but was also further developed in 1917 by noted Prairie School architect Francis Barry Byrne and artists Alfonso and Margaret Iannelli—all three important modernists in their own right.

The Organic Architecture + Design Archives supports any actions that can be taken by the Winnetka Landmarks Commission to mitigate these terrible and irreplaceable losses.

We also urge the new owners to reconsider tearing down these extremely unique works of architectural history and design and consider their preservation and stewardship instead.

Once these houses are gone, they are gone forever and we would all collectively be the poorer for it.

[redacted]

President
OA+D Archives, Inc.
[redacted]

Organic Architecture and Design Archives, Inc. is recognized by the Internal Revenue Service as a 501 (C) (3) organization

From: Eleanor Grumman
To: Planning
Subject: Demolition of 82 Essex, Winnetka, IL
Date: Sunday, January 31, 2021 10:03:30 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 Planning Committee:

I am writing to oppose the demolition of 82 Essex in Winnetka, Illinois. The home has significant architectural history in that it was designed by Walter Burley Griffin 110 years ago. Walter Burley Griffin and his wife, Marion Mahoney Griffin, worked for Frank Lloyd Wright and made significant contributions to the Prairie School Architectural movement on the North Shore, the Midwest and Australia. The home remains in very good condition and there is no reason it cannot be renovated instead of demolished. To continue demolishing historic homes in Winnetka will eventually strip it of its beauty and charm that has attracted people to the village for the last century. Please do not allow the demolition of 82 Essex.

Respectfully,
Eleanor Grumman
[redacted]
Kenilworth, Illinois 60043

From: john kenny
To: Planning
Subject: Melson House Threat of Demolition
Date: Sunday, January 31, 2021 10:34:46 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 Madam/Sir
Planning Department Winnetka
I am an Australian architect, I am dismayed that this house by Walter Burley Griffin and his wife Marian Griffin nee Mahony is facing demolition.
The Griffins practiced and produced buildings in USA , Australia and India. Please could other options be explored. This is a building deserving heritage protection.

Yours sincerely,
John Kenny Architect (retired)
[redacted] Melbourne
Australia
[redacted]

Barbara Gordon and John H. Waters
Frank Lloyd Wright Building Conservancy
53 W. Jackson Blvd., Suite 1120
Chicago, IL 60604

Winnetka Landmarks Preservation Commission
Sent via email planning@winnetka.org

29 January 2021

Dear Commission Members:

We are writing in support of the preservation of two important Prairie period buildings in Winnetka that are threatened with demolition:

- 82 Essex, "Solid Rock," designed by Walter Burley Griffin in 1911
- 1015 Starr Rd, the Rummler House, designed by John Van Bergen in 1925

Griffin and Van Bergen were both prominent members of the group of early twentieth-century Midwest architects who came to be known as the Prairie School. Both were important members of Frank Lloyd Wright's Oak Park studio, but each was significant in his own right.

Solid Rock is considered a turning point in Griffin's career, its design presaging Griffin's future work. In 1911, the year of Solid Rock's design, Griffin submitted the winning entry to an international competition for the design for Canberra, the new federal capital of Australia. Griffin moved to Australia and much of his highly regarded work there can be traced to the design of Solid Rock.

The Rummler House of 1925, shows Van Bergen was able to continue ideas of the Prairie School well after most of his colleagues were focusing on other styles. The design bears a kinship with Griffin's earlier work, while also including such signature Van Bergen elements such as its stone base.

Though the Frank Lloyd Wright Building Conservancy formally limits its advocacy efforts to the preservation of Wright-designed buildings, as staff members we recognize the importance of these houses to the Prairie School legacy. This legacy is closely allied Wright's work, which has been recognized with World Heritage designation. The demolition of either house would be great loss for Winnetka, as well as the larger architectural community.

Thank you for your attention to this matter.

Sincerely,

[redacted]
Barbara Gordon, Executive Director

[redacted]
John H. Waters, AIA, LEED AP, Preservation Programs Manager

To: Winnetka Landmark Preservation Commission

c/o Christopher Enck [redacted]

RE: Demolition request for 82 Essex, "Solid Rock"

January 31, 2021

Dear Commission Members:

I am writing in opposition to the demolition request for 82 Essex.

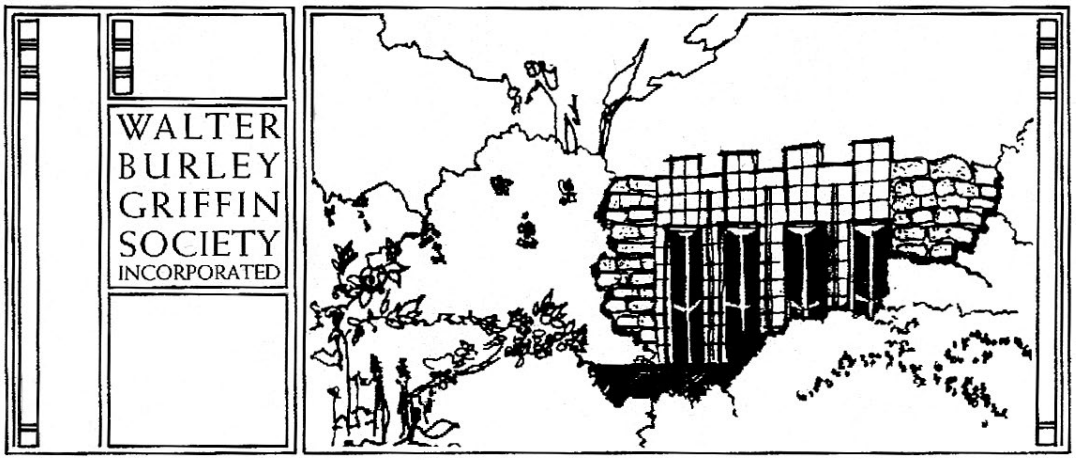
I encourage the Commission to prepare a Historical and Architectural Impact Study to fully document the history and significance of this building. This is the only way in which the building may be properly assessed.

It is a key work by Walter Burley Griffin and a crucial part of the story behind the development of this part of Winnetka. Set in one of Chicago's most progressive communities, it provided a model for new suburban living. Griffin envisioned this early reinforced concrete house and its open interior plan to be modernist.

Indeed, this was a form well recognized by Griffin's client for this house, William F. Temple. He wrote in 1912 about Griffin and a "small coterie of brilliant architects in Chicago." He stressed in the *Cook County Real Estate Board Quarterly* that this approach, "unhampered by old world traditions and types, shall best represent the ideals of the American people." Temple called this work "a new adventure in architecture."

The full history of this building is yet to be discovered. I encourage you to take steps to document it and also find a way to preserve it as a masterwork by Walter Burley Griffin.

Kathleen Cummings
Architectural Historian
Board Member, Walter Burley Griffin Society of America



140 Edinburgh Road
Castlecrag NSW 2068
Australia
31 January 2021

The Landmarks Preservation Commission of Winnetka, Illinois

In care of Christopher Enck
[redacted]

RE: **Demolition of "Solid Rock," William F. Tempel house, 82 Essex Road, Winnetka, Illinois**

Members of the Committee:

The Walter Burley Griffin Society writes to express the surprise and dismay of the Society members in Australia, to learn that this internationally renowned and very significant house, "Solid Rock", designed in 1911 by Walter Burley Griffin and Marion Mahony Griffin, is threatened with demolition.

The house's radical design and reinforced concrete construction is a pivotal US example that parallels similar early twentieth century experiments by other architects in other parts of the world, to experiment and develop a modernist design ethos.

It is disappointing that 'Solid Rock' is endangered in the very city of Chicago where the Griffins' presence and achievements deserve to be widely acknowledged, respected and protected. The house's addition by F. Barry Byrne, in association with Alfonso Iannelli, is a further factor in the importance of the building.

This building, together with others designed by the Griffins in Rock Crest / Rock Glen in Mason City, Iowa, foreshadow their work in Australia, especially the stone and 'Knitlock' concrete-tile homes in the bush and harbourside suburb of Castlecrag in Sydney.

As our society prepares to celebrate the one hundred and fiftieth anniversary of the birth of Marion Mahony Griffin (born 14 February 1871) in a fortnight, and, as well, the centenary of Castlecrag, designed by Walter Burley Griffin and Marion Mahony Griffin,

in November this year, it would be a cruel irony if the demolition of ‘Sold Rock’ was to be permitted to go ahead.

We call for the preparation of a Historical Architectural Impact Study for the building, and respectfully urge your Committee to work towards the preservation of this internationally significant house.

Yours sincerely,



Kerry McKillop
Secretary
Walter Burley Griffin Society Inc
www.griffinsociety.org
info@griffinsociety.org

LANDMARKS ILLINOIS

People Saving Places For People

EXECUTIVE COMMITTEE

Sandra Rand
Chairman

Gary W. Anderson, AIA
Vice Chairman

Bonnie C. McDonald
President & CEO

Kathleen A. Swien
General Counsel

Frieda Ireland, CPA
Treasurer

Lee Brown, FAICP
Secretary

Peter Babaian
Erika Block
Tracy Dillard
Jean A. Follett
Joshua Freedland
Tim Frens, CPA
Mary Ottoson
Ziad Salameh
Cherryl Thomas
Will Tippens
Allison Toonen-Talamo
Jack Tribbia
Alex Wolking

BOARD OF DIRECTORS

Anthony Borich
Bob Eschbach
Jackie Taylor Holsten
Mike Jackson
Katie Kim
Chris Lee
Erica C. Meyer
Brad Moeller, AIA, LEED
Emilio Padilla
Jeffrey Pezza
Terri Salas
Steve Schneider
Martin C. Tangora*
Blair Todt
Christy Webber

**Life Director*

CHAIRMAN EMERITUS
Richard A. Miller

30 N. Michigan Ave.
Suite 2020
Chicago, IL 60602
www.Landmarks.org

January 29, 2021

Mr. Jack Coladarci, Acting Chair and Council Representative
Winnetka Landmark Preservation Commission
Winnetka Village Hall
510 Green Bay Rd.
Winnetka, IL 60093

Dear Chairman Coladarci,

It has been brought to our attention that the Commission on Monday, February 1 will evaluate several significant properties that are planned for demolition. It is distressing to see not only the number of demolition requests on the agenda, but also the high caliber of design and history these homes represent in Winnetka.

The "Solid Rock" house at 82 Essex (1911/1919 addition) was designed by the internationally known architect Walter Burley Griffin, who worked for Frank Lloyd Wright, and was expanded by prominent architect Barry Byrne. The home has been published in various periodicals and most recently in the 2013 book *The Architecture of Barry Byrne* (University of Illinois Press) by Vince Michael. In 2002, Landmarks Illinois (LI) included another noted Griffin-designed home, the Marsh House at 358 Winnetka Avenue, on its Chicagoland Watch List. It was demolished in 2003. At that time, we urged Winnetka's village board to reevaluate the historic preservation ordinance and seek legislative ways to prevent further degradation of its architectural heritage.

Now almost twenty years later, the same threats to Winnetka's built legacy continue, with no legislative changes or local incentives created to encourage rehabilitation and protection of properties that would be revered elsewhere. I have heard past members of the Landmark Preservation Commission refer to their role as the "Demolition Commission," with few tools at their disposal other than a research/documentation and short demolition delay process that builders can easily wait out.

We support the Commission requesting an HAIS for 82 Essex and accepting the HAIS prepared for the John Van Bergen-designed home at 1015 Starr Rd, which should in turn prompt a vote in support of a 60-day demolition delay. It is anticipated, however, that despite these actions both of these irreplaceable historic homes designed by famous architects will ultimately be demolished. We again urge the Village Board to work with the Landmark Preservation Commission and village staff to develop stronger legislation and economic and/or zoning incentives to prevent demolitions and encourage rehabilitation of Winnetka's high quality and distinctive historic homes.

Sincerely,

[redacted]

Lisa DiChiera
Director of Advocacy

From: David Schoon
To: Christopher Marx
Cc: Ann Klaassen
Subject: FW: 82 Essex
Date: Sunday, January 31, 2021 8:07:41 AM

David Schoon, Director
Village of Winnetka Community Development
847-716-3526

From: Lisa Temkin [redacted]
Sent: Saturday, January 30, 2021 5:36 PM
To: Planning <Planning@winnetka.org>
Subject: 82 Essex

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.

To the planning department,

I'm writing in regards to the Walter Burley Griffin house at 82 Essex, Winnetka. I was just made aware that the new owner of 82 Essex has applied for a demolition permit and the property will be reviewed at Monday's Historic Preservation Commission meeting. I'm sure you have some information on Griffin, but just to reiterate, Walter Burley Griffin is known worldwide. He was one of the architects that contributed to Chicago's development in the early part of the 20th century. The large body of work has been recognized in Chicago, the U.S. and Australia, where Walter and his wife, Marion Mahoney Griffin, moved. Marion worked in Wright's Oak Park Studio.

The Kenilworth Historical Society had quite an in-depth exhibit in 2018 which you can see here . You can read about the impact that Walter and Marion had from the link. In addition, the Walter Burley Griffin Society continues to be an active entity and you can see from the geographically diverse board that WBG has impacted young architects all over the country. See this link for information about the WBG society.

The house at 82 Essex remains in excellent condition and is a spacious family house that could easily attract a buyer. A new owner could renovate or make changes to the house, keeping the layout and integrity. It might be possible to apply for the property tax assessment freeze, which I hope you've explained to the new owner.

My overall concern is the fabric of such a wonderful community is being dismantled. The architectural diversity, adjacency to Lake Michigan, the mature trees and ravines are some of what attract people to move to the North Shore and specifically Winnetka. I'd urge you to consider what will be lost if the systematic demolition of these structures continues. You might contact the Urban Land Institute or Landmarks Illinois for suggestions on repurposing these important houses where

appropriate and/or strengthening your preservation ordinance. There can be a balance between new development while maintaining the most important structures in Winnetka.

I'd like to have this letter read at Monday's meeting and entered into the public record.

Respectfully yours,

Lisa Temkin, M.S.
[redacted]
[redacted]

Landmarks Commission of Winnetka

29 January 2021

RE: Demolition of "Solid Rock," William F. Tempel house, 82 Essex Road.
Preparation of a Historical Architectural Impact Study

Members of the Committee:

I am writing in strong support of challenging the destruction of "Solid Rock," the house at 82 Essex Road, a work of international significance by one of America's great architects and planners, and the need to prepare a Historical Architectural Impact Study for the building.

Designed late in 1910 and built the following year, Solid Rock was a turning point in the life of Walter Burley Griffin (1876-1937), the beginning of a period in his career that produced work as significant and original as that of his two revolutionary predecessors, Louis Sullivan and Frank Lloyd Wright. It was designed at a time when Griffin was beginning his personal and professional partnership with Marion Lucy Mahony (1871-1961), one of America's most significant female architects, whose incredible presentation drawing of Solid Rock is among the iconic images of America's earliest modern architectural movement, the Prairie School. Griffin established an independent practice in Chicago in 1906, following five years in which, as a licensed architect with a professional degree from the University of Illinois, he had assisted Frank Lloyd Wright as a junior partner in all but name.

One of Griffin's principal clients was William F. Tempel (1864-1937), a developer of family property in Winnetka. Tempel built Griffin houses at 38 and 42 Abbottsford, 62 Warwick, 358 Winnetka, and 82 Essex in Winnetka and at 645 Abbottsford in Kenilworth. He was a partner with the Griffins in Trier Center Neighborhood, a planned community north of Winnetka avenue that was to include 35 Griffin houses. This work was not carried out as proposed because of Walter and Marion's move to Australia following their winning the international competition to design Canberra, the capital city for the recently federated Australia. Tempel himself pronounced this event to be "perhaps the greatest international competition in the history of the world for city planning and architecture."

Solid Rock was commissioned late in 1910 to be built on a lot owned by the Tempel family. When its original client, Frank Pallma, withdrew in summer 1911, Tempel decided to go ahead with construction on speculation, renting it to another real-estate developer, Edward Springer. Griffin formed a corporation, the Solid Rock Construction Company, to build the house, which he hoped would be the first of many like it. The precocious building, made of poured-in-place reinforced concrete, was covered with a flat roof providing usable outdoor space. These two facts—the material and its form—were to become hallmark features of the International Style a dozen years later, as pronounced by its proponent, Le Corbusier. Solid Rock's open plan of living- and dining rooms surrounding a central fireplace is derived from a plan-type developed by Griffin at the outset of his career and often used by Wright beginning in 1907. The plan's bedroom wing, separated from the more public spaces by a circulation corridor, was the model for the "two-zoned" house employed by Griffin as a planning tool for the rest of his career. In

short, Solid Rock is the prototype for many of the most important creative architectural solutions invented by Griffin. Mahony worked hand-in-hand with Griffin on the detailing and execution of this important building, including the window decorations, which are her work. When Tempel eventually gave up the idea of building a separate Griffin house for his family, he asked Barry Byrne to enlarge Solid Rock and moved into it. It has remained relatively unchanged during the century that has followed.

The Byrne connection argues for another strong reason to preserve the building. F. Barry Byrne (1883-1968) served as the Griffins' American partner between 1914 and 1917, overseeing their work, including Tempel's development of Trier Center Neighborhood. This was the era in Byrne's career that produced the Kenna apartments in Chicago, the Franke house in Fairfield, Iowa, the Melson tomb in Mason City, Iowa, and the chemistry building at the University of New Mexico in Albuquerque, a series of masterpieces done in association with the important sculptor and interior designer, Alfonso Iannelli. It was logical and fitting that Tempel would turn to Byrne and Iannelli to enlarge Solid Rock.

Winnetka once hosted a great number of nationally significant Prairie School houses, many of which have been removed over the years. In 1991, one of Robert C. Spencer Jr.'s most important houses, the lakeside mansion of the brewer A. C. Magnus, whose estate at 655 Sheridan Road was landscaped by Jens Jensen, was demolished. The last Griffin building to be destroyed anywhere, torn down in 2001, was the James Marsh house at 358 Winnetka Road, whose backyard shared a lot line with Solid Rock. Barry Byrne's speculative house for William Tempel at 127 Bertling Lane in Trier Center was removed a few years later. At the present moment John Van Bergen's wonderful Rummler house—a building as stunning as any in Winnetka—is being slated for demolition.

The on-line photographs provided by the real-estate firm that sold Solid Rock reveal it to be in excellent condition, with the Byrne-Iannelli remodeling largely intact. Why would anyone want to destroy it? That it is also a work of international significance raises its destruction to the level of cultural vandalism. I hope something can be done to remedy this.

Sincerely yours,

Paul Kruty, Ph.D.
Professor Emeritus of Architectural History
University of Illinois at Urbana-Champaign

Author of *Walter Burley Griffin in America, Frank Lloyd Wright and Midway Gardens,* and *Marion Mahony and Millikin Place*.

From: Christopher Enck
To: Christopher Marx
Subject: Fwd: Solid Rock House
Date: Sunday, January 31, 2021 9:49:32 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,

I received the email below and I'm not sure if you got it or if it was sent to the wrong Chris?

Thanks,
Chris

Begin forwarded message:

From: "Peter B. Griffin" [redacted]
Date: January 31, 2021 at 12:03:28 PM CST
To: "cjenck@gmail.com" <cjenck@gmail.com>
Subject: Solid Rock House

Dear Chris:

For more than twenty years, the Walter Burley Griffin Society of America has sought to promote the work of Walter Burley Griffin and Marion Mahony Griffin through annual meetings, tours, publications, and a newsletter, and to preserve the legacy and buildings of the Griffins through grants, advice, and encouragement. The Griffin Society strongly supports the protection and conservation of all of the American works of the Griffins.

As one of the pivotal buildings in the Griffin canon, the William F. Tempel house, "Solid Rock," is an especially important case. The Society stands ready to do anything possible to save this important design from destruction. We urge you to prepare a detailed Historic Architectural Impact Study and to look into all possible options for avoiding the irreparable damage that will be done to the architectural inheritance of America by its loss.

Sincerely,

Peter Burley Griffin
President

Sent from Mail for Windows 10

From: Peter Navaretti
To: Planning
Subject: Solid Rock House is of World Architectural Heritage Significance.
Date: Saturday, January 30, 2021 10:00:52 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 Sir,

Solid Rock House, 82 Essex, Winnetka.

Solid Rock House was designed by one of America's important 20th Century Architects, Walter Burley Griffin.

Solid Rock House was an early design for a 'fire-proof domestic construction' inspired by Frank Lloyd Wright's design for a 'fire-proof' house, which was devised in response to the tragic Chicago Fire, which destroyed most of the city.

Solid Rock House, in its original single-storey, flat roof form, was constructed of reinforced concrete, eliminating the use of a timber frame and other flammable materials.

Solid Rock House is a hallmark design in the oeuvre of Walter Burley Griffin's architectural designs in Illinois and Iowa, and his later designs in the Australian States of Victoria, New South Wales, Queensland and South Australia, and also in India.

There must be some way that the property, and perhaps a neighbouring property, can be re-developed, without the demolition of Solid Rock House.

Solid Rock House must be saved from demolition. Its loss would be a great loss to Architectural Heritage world-wide.

I hope that Winnetka realises the significance of this house in the history of Domestic Design in America and world-wide.

Solid Rock House is of World Architectural Heritage Significance.

Regards,

Peter Y. Navaretti
Architectural Historian,
Melbourne, Victoria, Australia.
[redacted]
31 Jan. 2021.
[40 years researcher of Walter Burley Griffin's Architecture in Australia]

From: Anna Rubbo
To: Planning
Subject: RE : House by WB Griffin at 82 Essex , Winnetka
Date: Tuesday, February 16, 2021 1:04:33 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.

Christopher Enck
Landmarks Preservation of Winnetka
Illinois

It has come to my attention there has been an application to demolish the 1911 Solid Rock house by Walter Burley Griffin.

As a Griffin, and primarily a Marion Mahony Griffin scholar , I am shocked to learn that this 1911 seminal work by Griffin, to which Marion Mahony also contributed , could be demolished. The importance of this building, and its place in the history of innovative Chicago houses, should not be underestimated, as evidenced in the writing of many scholars including US scholars H. Allen Brooks, Mark Peisch, Paul Kruty , David Van Zanten and Australians including James Birrell, James Wierick, Anne Watson and myself.

As an Australian now living in the US, it would seem that the Griffins role as architectural pioneers are less appreciated by the American public than in Australia. This is unfortunate. While there is abundant scholarship, to my knowledge the 2016 'In her own right: MMG' exhibition which I wrote for Elmhurst Historical Museum - and shown also in Winnetka (see https://patch.com/illinois/elmhurst/her-own-right-marion-mahony-griffin) - was the first US Griffin exhibition.

While there have been struggles to maintain the integrity of Griffin houses in Australia, demolition has been avoided. This appreciation has no doubt been increased also by public education. For example, there was a major exhibition and accompanying publication in Sydney in 1998 (Beyond Architecture: MM and WBG : America, Australia, India). Currently there are many events marking MMG's 150th birthday (see https://www.nca.gov.au/marion), and the 100th anniversary of the Griffins' utopian suburb, Castlecrag. The film and exhibition Paradise on Earth at the Museum of Sydney (https://sydneylivingmuseums.com.au/exhibitions/paradise-earth) carefully documents the Griffin houses in Castlecrag, through interviews with owners.

If demolition of 82 Essex is to take place, then I would hope that documentation of the quality achieved in the film cited could be achieved.

Sincerely,

Anna Rubbo LFAIA
B.Arch (U-Melbourne) | D. Arch (U-Michigan)
Senior Scholar, Center for Sustainable Urban Development
The Earth Institute, Columbia University, New York, NY 10115.

From:	David Schoon
To:	Christopher Marx
Cc:	Ann Klaassen
Subject:	FW: Please preserve the "Solid Rock" house.
Date:	Wednesday, February 3, 2021 1:46:16 PM

David Schoon, Director
Village of Winnetka Community Development
847-716-3526

From: Josie Clark <JClark@winnetka.org>
Sent: Wednesday, February 3, 2021 1:39 PM
To: David Schoon <DSchoon@winnetka.org>
Subject: FW: Please preserve the "Solid Rock" house.

Hi David,

FYI from the Communications inbox:

From: Robert Chatten [redacted]
Sent: Wednesday, February 3, 2021 12:09 PM
To: Communications <Communications@winnetka.org>
Subject: Please preserve the "Solid Rock" house.

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.

Hello:

I just learned that a demolition permit has been applied for, for the "Solid Rock" house. I first learned about this house in a book about the Prairie school of architecture. I know that not everything can be saved, but I hope this one can be saved. Please do what you can, if you would, please. I think that there is growing and renewed interest in architecture.

I wish you luck in your endeavors.

Sincerely,

Robert Chatten

Hopewell, Mercer County, New Jersey

Winnetka Community Development Department
Attention: Mr. Christopher Marx, AICP
By Email: cmarx@winnetka.org
February 4, 2021

RE: Proposed Demolition of 82 Essex Road
aka "Solid Rock," or "William F. Tempel House"

Dear Mr. Marx:

My wife and I own Walter Burley Griffin's 1906 Harry V. Peters House in Chicago. We are also dedicated preservationists, having restored several historic properties, and serving as long-time Board members of the Frank Lloyd Wright Building Conservancy and the Walter Burley Griffin Society of America, respectively. We understand that the Landmark Preservation Committee ("LPC") met February 1, 2021 to review a demolition application relating the above-captioned home. We strongly support preparation of an Historical Architectural Impact Study, and the denial of any demolition permit or action pending completion and full evaluation of an HAIS.

The Winnetka Historical Society January 18, 2021 Property Research Report findings indicate the historical and architectural significance of "Solid Rock," as a work of international significance by Walter Burley Griffin, one of America's great architects and planners. It noted that Griffin worked for Frank Lloyd Wright at his studio in Oak Park prior to establishing an independent practice in Chicago with his spouse, Marion Mahony Griffin, one of the first female architects licensed in the U.S., who also worked in Wright's studio. They conducted a practice throughout the U.S., Australia and India, with perhaps their crowning achievement being selection as designer of Australia's capital city, Canberra, in 1912.

As you know, Solid Rock is one of several important Griffin works in Winnetka. It was commissioned by William F. Tempel, a developer who served as a partner with the Griffins in Trier Center Neighborhood, a planned community intended to include 35 Griffin houses, but not completed due to the Griffins' move to Australia.

Solid Rock's unique design features include use of poured-in-place reinforced concrete, and a flat roof providing usable outdoor space. It uses an open plan, with connected living and dining rooms surrounding a central fireplace, a format earlier developed by Griffin and later to serve as a template for countless houses throughout in the U.S. Mahony participated in the design and execution of the house, and notably the window decorations. Barry Byrne, another important Chicago-based architect, and Griffin's partner between 1914 and 1917, was engaged to enlarge Solid Rock, with renowned sculptor and interior designer, Alfonso Iannelli.

An HAIS will undoubtedly provide substantially greater details and highlights illustrating the importance of Solid Rock and the need to protect it from loss through demolition. We urge LPC to take any and all action to preserve this significant Winnetka property.

[redacted]

Ronald P. Duplack

4731 N. Knox, Chicago, Illinois 60630

[redacted]

[redacted]

Tannys L. Langdon

[redacted]

From: Tim Samuelson
To: Christopher Marx; Planning
Cc: Lisa DiChiera; Kruty, Paul S
Subject: Solid Rock House - 82 Essex Road
Date: Saturday, January 30, 2021 4:30:29 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.

January 27, 2021

Dear Mr. Marx and Winnetka Planners:

After over fifty years experience in architectural history and historic preservation, I've learned to choose my interventions in demolition issues very carefully. But when a property of premier importance is threatened, I feel strongly compelled to speak up.

Such is the case with the William F. Tempel House at 82 Essex Road – often familiarly known as the "Solid Rock House". At this late point-in-time, I should let the building's many mentions in respected books and periodicals on architectural history speak for its importance, rather than attempting to describe the complexities of its significance in this brief e-mail advocating careful review of its proposed demolition.

In many ways, the house could be considered to be two landmarks in one. The first floor is one of the most important works by internationally respected architect Walter Burley Griffin – a 1911 flat-roofed composition of startling modernism boldly rendered in cast concrete . The second floor is a 1919 alteration by Griffin's former associate Francis Barry Byrne – himself a highly respected creative architect. Byrne respectfully left the Griffin design largely alone, making the top addition a distinctive entity within a high roof that led Byrne to refer to it as his "Haystack House".

The Griffin and Byrne portions work seamlessly together, while at the same time keep their own distinctive identities. Griffin's solid-looking flat-roofed design becomes the base for Byrne's high-pitched "haystack". As a whole, it represents the liberation of Griffin and Byrne from strong influences remaining from their former employment with Frank Lloyd Wright, and their entering new career chapters in the realms of international modernism.

I have taken many architects and architectural historians to see the house for decades. Sited so beautifully, I never imagined the day when someone would propose demolish it. I'm aware that preventing demolitions for new construction in Winnetka has been challenging.

But this one is truly worth the efforts to find a way to preserve it.

Sincerely

Tim Samuelson

(Cultural Historian Emeritus for the City of Chicago; former Curator of Architecture and Design for the Chicago Historical Society; and longtime historian and preservation specialist for the Commission on Chicago Landmarks.)

From: Joyce
To: Planning
Cc: Dr. M.J. Jiaras; Dena Vasilatos
Subject: 82 Essex Demolition
Date: Wednesday, January 27, 2021 12:36:24 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.

Hello,

We received the notice about the demolition of 82 Essex. I'm a close, adjacent backyard neighbor at 366 Winnetka Ave.

While I love historic, older homes (ours is circa 1922 which we have renovated multiple times), the home at 82 Essex has seen a better day. It has been an eyesore for years and poorly maintained. The garage looks like it is about to collapse.

I am supportive of the demolition and think a newer home would benefit the neighborhood.

Best,
Joyce

From: Joyce
To: Christopher Marx
Cc: Planning; Dr. M.J. Jiaras; Dena.vasilatos@gmail.com
Subject: Re: 82 Essex Demolition
Date: Wednesday, January 27, 2021 12:45:10 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.

Thanks Chris.

I also pushed “send” too quickly. I've walked through the house. The floors are sloping. Looks like there are foundation issues, and the floor plan would be tough and expensive to renovate for how people live today.

Best,
Joyce

> On Jan 27, 2021, at 12:40 PM, Christopher Marx <CMarx@winnetka.org> wrote:
>
> Joyce,
>
> Thank you for sharing your comments. This will be shared with the Commission as part of the Public Comments for this particular application, in advance of Monday's meeting.
>
> Feel free to contact 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
>
> -----Original Message-----
> From: Joyce [redacted]
> Sent: Wednesday, January 27, 2021 12:36 PM
> To: Planning <Planning@winnetka.org>
> Cc: Dr. M.J. Jiaras [redacted]
> Subject: 82 Essex Demolition
>
> 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.
>
>
> Hello,
>
> We received the notice about the demolition of 82 Essex. I’m a close, adjacent backyard neighbor at 366 Winnetka Ave.
>
> While I love historic, older homes (ours is circa 1922 which we have renovated multiple times), the home at 82 Essex has seen a better day. It has been an eyesore for years and poorly maintained. The garage looks like it is about

to collapse.
>
> I am supportive of the demolition and think a newer home would benefit the neighborhood.
>
> Best,
> Joyce

From:	Vincent Michael
To:	Planning
Cc:	Christopher Enck; Rubano, Anthony; Lisa DiChiera
Subject:	82 Essex
Date:	Thursday, January 28, 2021 4:24:16 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 Planning Commission:

I have heard with great distress of the plan to demolish the "Solid Rock" house at 82 Essex Road. This house was originally designed by the internationally famous architect Walter Burley Griffin, a former employee of Frank Lloyd Wright. Indeed, the house bears strong resemblance to Griffin's later work in Australia. In 1919 it had additions by two other former Wright associates, Barry Byrne and Alfonso Iannelli. This gave the house the "Prairie Style" feel it retains to this day. The house was featured in my 2013 book *The Architecture of Barry Byrne* (University of Illinois Press).

Demolition would visibly diminish the significance of Winnetka. While there are a couple surviving works by Byrne in the vicinity, the only nearby "Prairie Style" house by Griffin and Byrne was destroyed some 20 years ago, replaced by two homes of indifferent character. 82 Essex Road marks one of the first homes Byrne and Iannelli collaborated on after Byrne's World War I service. It bears the rich historical context of the Tempel family and connects to the rich legacy of the Griffins on the North Shore.

The transaction history of this property has not driven the price to a point where demolition appears inevitable or even desirable. I encourage you to do what you can to conserve this rare community treasure.

Sincerely,

Vincent L. MIchael, PhD
826 W. Craig Place
San Antonio, TX 78212

From: Dena Vasilatos
To: Planning
Cc: Joyce,Bruce Jiaras; Lee ❤ Vasilatos
Subject: 82 Essex Road - Case No. 21-04-LPC
Date: Monday, July 12, 2021 2:35:40 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.

Hello,

We own the home at 358 Winnetka Ave., adjacent to the property at 82 Essex. While we appreciate some of the historical architectural components of that property, we won't hesitate to say that it is an eyesore in comparison to the neighboring homes.

We have seen the interior of this home and let's just say, nobody in the modern world would want to live there. Aside from the stained glass windows, there is not a redeeming quality to this property. The moldy, moss-coated, detached garage that overshadows our backyard enjoyment *is not an original structure.* The shingles are mismatched, there are no gutters, the window frames are rotted and there are broken/missing panes of glass. To be clear, we have been waiting 10 years for this day to come!

Moving forward, we hope that the new owners/builders will be mindful of the irregular property line we share, and design a home that compliments both properties. While we respect the charm and history of 82 Essex Rd., we look forward to demolition day and the fresh, new home to take its place!

All our best,

Dena & Lee Vasilatos

--

Best,

Dena Vasilatos
[redacted]

From: Christopher Marx
To: Eugene Keefe; Planning
Subject: RE: Case No. 21-04-LPC 82 Essex Road
Date: Monday, July 12, 2021 10:21:03 AM

Mr. Keefe,

Thank you for your correspondence. This will be added to the public comments section of the application and shared with the Commission in advance of their meeting next week.

-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

From: Eugene Keefe [redacted]
Sent: Monday, July 12, 2021 10:19 AM
To: Planning <Planning@winnetka.org>
Subject: Case No. 21-04-LPC 82 Essex Road

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.

I am the homeowner abutting this property to the north at 94 Essex.

I am familiar with the former owner, prior to her passing.

She and I discussed the property on numerous occasions.

I consider the home to be an eyesore.

Like many homes from the era that property was built and redone to add the second story, it doesn't meet modern expectations.

I am also sure it cannot be modified to bring it anywhere near modern use.

I don't feel it has any architectural, historical or other significance.

Please let the owners to demolish it and build a modern home.

From: Ann Klaassen
To: Ann Klaassen
Subject: FW: 82 Essex Road_Winnetka - imperative to undertake an HAIS
Date: Friday, February 26, 2021 10:37:06 AM
Attachments: winnetka_82 essex road - griffin_byrne_iannelli.pdf

---

From: James Weirick
Sent: Sunday, 31 January 2021 7:24 PM
To: planning@winnetka.org
Cc: cmarx@winnetka.org
Subject: 82 Essex Road_Winnetka - imperative to undertake an HAIS

Landmark Preservation Commission
Village of Winnetka
510 Green Bay Road
Winnetka, IL 600093
USA

Attention: Mr Christopher Marx AICP, Associate Planner

Dear Commission Members,

82 Essex Road, Winnetka - Demolition Permit (Case No. 21-04-LPC)

With reference to Item 7 on the Agenda of the forthcoming meeting of the Landmark Preservation Commission on Monday, 1 February 2021 (82 Essex Road– Demolition Permit), I respectfully urge the Commission to determine that an Historic Architectural Impact Study (HAIS) be conducted on the subject property, the William F. Tempel House (known as the 'Solid Rock House') comprising:

- First Floor – path-breaking 20th century reinforced concrete house designed in 1910-1911 by the eminent Prairie School architects in the Sullivan tradition, Walter Burley Griffin (1876-1937) and Marion Mahony Griffin (1871-1961), the project dates from the same period as the Griffins' winning entry in the Australian Federal Capital Competition, which included proposals for reinforced concrete construction at civic scale;
- Second Floor – 'Secessionist'-style addition designed in 1919 by fellow Prairie School architect (and former Griffin partner) Francis Barry Byrne (1883-1967) in association with artist, sculptor and interior designer Alfonso Iannelli (1888-1965);
- Landscape and neighborhood setting of Lot 2 of Tempel's Resubdivision of part of Section 28, Township 42, North Range 13, Cook County, Illinois (New Trier Township).

I commend the Property Research undertaken to date by Dr Meagan McChesney and Dr Mary Trieschmann of the Winnetka Historical Society that forms part of the Package supporting LPC Agenda Item 7, but further to their assessment that 'the local architectural significance of 82 Essex Road can hardly be overstated' I wish to emphasise the **international architectural significance** of the 'Solid Rock House' can hardly be overstated.

The Griffin design, represented by photographs and a superb rendering by Marion Mahony Griffin in the attached pdf, is a work of twentieth century architecture of worldwide renown.

The Marion Griffin rendering of the 'Solid Rock House' was undoubtedly part of Griffin Exhibitions held to acclaim in Sydney, Australia (at the Builders Exchange in October 1913) and Paris, France (at the Musée des Arts Décoratifs in June & July 1914). International scholarly recognition of the 'Solid Rock House' is evidenced by coverage in many publications outside the United States, including:

- Donald Leslie Johnson, *The Architecture of Walter Burley Griffin,* Macmillan, South Melbourne, 1977, p.46 (Melbourne, Australia)
- Donald Leslie Johnson, *Australian Architecture, 1901-1951: sources of modernism*, Sydney University Press, 1980, p.68 (Sydney, Australia)
- James Weirick, 'The Griffins and Modernism,' *Transition*, no.24, Autumn 1988, pp.11-12 (Melbourne, Australia)
- Anne Watson (ed.), *Beyond Architecture – Walter Burley Griffin and Marion Mahony Griffin, America, Australia, India,* Powerhouse Publishing, Sydney, 1998, pp.28, 30, 71 (Sydney, Australia)
- Frederico Bucci, 'Prairie School,' *Rassegna*, no.74, 1999, p.54 (Bologna, Italy)
- Dustin Griffin (ed.), *The Writings of Walter Burley Griffin*, Cambridge University Press, Cambridge, pp.252-255 (Cambridge, England)

These and other writings recognise the significance of the 'Solid Rock House' but they are frequently marred by inaccuracies and misinterpretations. A thoroughly-researched Historic Architectural Impact Study setting the record straight is an urgent necessity under the circumstances currently before the Landmark Preservation Commission.

Original documentation of the Griffins' 'Solid Rock House' in presentation drawings, photographs, brochures and text is held in the following archives:

- Mary & Leigh Block Gallery, Northwestern University, Evanston, Illinois
- Avery Architectural & Fine Arts Library, Columbia University, New York
- Burnham & Ryerson Library, Art Institute of Chicago
- New-York Historical Society, New York
- E.M. Nicholls Collection, National Library of Australia, Canberra, Australia

The 1919 addition and remodelling by Francis Barry Byrne and Alfonso Iannelli is significant in its own right as a fresh and original interpretation of international Secessionist principles. The exterior form is somewhat 'European *Heimat*-style' in its pyramidal expression. Contemporary documentation of the interior mural, finishes, furniture and drapes demonstrate an elegant, attenuated integration of space, form and decorative detail very much in the manner of the Viennese Secession. Realtor's photographs at the time of the recent sale show that key aspects of this work were still present when the property went on the market.

The Byrne/Iannelli changes are discussed and illustrated in the following monographs:

- David Jameson, *Alfonso Iannelli: modern by design*, Top Five Books, Oak Park, Illinois, 2013, pp.116-117.
- Vincent L. Michael, *The Architecture of Barry Byrne: taking the Prairie School to Europe*, University of Illinois Press, Urbana, 2013, pp.31-34.

The client for the 'Solid Rock House', William F. Tempel (1864-1937) was a prominent Real Estate developer in Winnetka, who re-subdivided the part of New Trier Township where the 'Solid Rock House' was built, and was involved with Walter Burley Griffin in the design and development of the New Trier Neighborhood planned community a few blocks away, centred on Bertling Lane. In my view, to fully appreciate the significance of the 'Solid Rock House', it is necessary to evaluate its landscape and neighborhood setting in addition to its architectural values.

A Historic Architectural Impact Study is needed to address all of the above as part of the usual requirements for such a study:

- Description of the property and its significant features
- Detailed chronology
- Biographical profiles of the designers
- Analysis of its architectural and landscape expression, and

contribution to the architectural character of the community
- Influence on subsequent work of its designers
- Comparative study of other buildings of its type
- Original development and platting of the subdivision
- Building permits and record of historical changes
- Measured drawings of 'as built' condition (n.b. as built the plan is a 'mirror-image' to the one shown in Marion Mahony Griffin's perspective)
- Chain of Ownership
- Biographical profiles of the original client and subsequent homeowners over the years – the latter include a number of eminent Chicagoans, the most recent being architect C. William (Bill) Brubaker (1926-2002) long-term Partner (and at times President) of the distinguished Chicago architectural practice Perkins & Will, who purchased the property in 1971
- Comprehensive photographic record
- Bibliography of primary and secondary sources

In addition, it is imperative that a full analysis of the path-breaking system of reinforced concrete construction of the 'Solid Rock House' be undertaken to place the technical achievement of the Griffin design in relation to the development of reinforced concrete construction in Chicago and around the world.

I trust that the Landmark Preservation Commission will determine that an Historic Architectural Impact Study (HAIS) be undertaken for the William F. Tempel House ('Solid Rock House'), 82 Essex Road, Winnetka on the basis of its architectural and historical significance.

I would be grateful if this submission could be read in association with the attached pdf illustrating key aspects of this remarkable work of 20th century architecture – a work of landmark significance recognised worldwide for its outstanding contribution to advanced architectural ideals in the spirit of Louis Sullivan.

Sincerely,

Emeritus Professor James Weirick
School of Built Environment
Faculty of Arts, Design & Architecture
University of New South Wales
Sydney, NSW 2052
AUSTRALIA

[redacted]

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 26, 2021
SUBJECT: 82 ESSEX ROAD - DEMOLITION PERMIT (CASE NO. 21-04-LPC)

INTRODUCTION	
Meeting Date	February 1, 2021
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.
Property Address	82 Essex Road (See Attachment A – Aerial Map)
Property Owner	Kevin Desai
Application Submitted by	Jack Brigham of Brightleaf Homes – General Contractor
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	None
PROPERTY DESCRIPTION	
Size	0.35 acres
Location	West Side of Essex Road between Winnetka Avenue and Warwick Road
Improvements	Single-family residence with detached garage
Zoning	R-4 Single Family Residential
Surrounding Zoning	R-4 Single Family Residential to the north, west, and south, and Village of Kenilworth municipality to the east
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Report
Constructed	1911
Additional Construction Activity	1925 - Build 1 ½ story frame garage
Illinois Historic Structure Survey Listing	
Winnetka Historical Society (WHS)	The WHS research indicates that the property has both historical and architectural significance. See attached report from the WHS provided in Attachment C for details.

Source: Landmark Preservation Commission, Village of Winnetka

Meeting – 1 February 2021, Agenda Item 7, Case No.21-04-LPC – 2 Essex Road

Packet, https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/_02012021-247

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	No

COMMISSION REVIEW

The Commission may consider one of the following two motions (1) Historical Architectural Impact Study Required or (2) Demolition Without Delay.

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 **[Commission would note which criteria is met]**:

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation;
3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

Demolition Without Delay

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

Exterior Photos – December, 2020









LPC - 82 Essex - Page 8

PROPERTY RESEARCH COVERSHEET

Address: 82 Essex

Construction Details:
Original construction date: 1911
Construction type: Concrete and stucco
Style: Prairie

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
William F. Tempel (possible renters: Frank Pallma*, Edward Wisdom and/or Edward Springer**)	1911 – 1920	Architectural Survey; 1917 phone book; 1920 phone book; Walter Burley Griffin Society news article***; *Chicago Tribune* article; *Walter Burley Griffin in America* by Maldre and Kruty	Owner of William F. Tempel & Co., a Chicago-based real estate firm. He commissioned Griffin to design the house as an investment to be sold. He was arrested for forgery in 1920.
Mr. and Mrs. Grover M. Hermann	1920 – 1948	Architectural Survey; real estate listing slip; 1920 phone book****; 1925 phone book*****; 1927 phone book; *Chicago Tribune* article; *Chicago Tribune* obituary	Grover M. Hermann was the founder of the American-Marietta Company. He donated funds for a new library at Northwestern University and was the largest individual donor to the Illinois Institute of Technology.
Jens and Amy Wood Nyholm	1949 – 1969	Real estate listing slip; 1954 phone book; *Chicago Tribune* obituaries	Jens Nyholm was an author and the head of the Northwestern Library; Amy Wood Nyholm was a curator and manuscript librarian at the Newberry Library.
Robert O. and Lori Swartz (Schwartz?)	1969 – 1971	Architectural Survey; real estate listing slip	
C. William and Elizabeth Brubaker	1971 – at least 2016	Architectural Survey; Cook County Assessor; *Winnetka Talk* obituary; *Chicago Tribune* obituary	C. William Brubaker was a renowned architect with Perkins & Will in Chicago.

*NOTE: The 1981 and 1982 Architectural Surveys list Frank Pallma as the possible original owner or resident. However, Frank Pallma is not listed in the 1912 Winnetka phone book. The property may have been listed in Kenilworth or Wilmette at that time, however, so Pallma and 82 Essex may not have been in this Winnetka-only phone book.
**NOTE: The 1917 North Shore phone book lists Edward Wisdom at 82 Essex Rd, Kenilworth. The property lies 1 block north of the present-day Winnetka/Kenilworth line. There is no listing for 82 Essex Rd., Winnetka. The text by Maldre and Kruty states that Tempel rented the property to Edward Springer for two years after first attempting to sell it. The text states that Tempel then moved into the house in 1918.
***Several sources, including this article, state that Griffin designed the house for William F. Tempel, insinuating that he was perhaps the original owner.
****NOTE: The 1920 North Shore phone book lists G M Herman at 82 Essex, Wilmette. This same phone book lists William F. Temple at 82 Essex St.
*****NOTE: The 1925 North Shore phone book lists Grover M. Herman at 82 Essex, Kenilworth. The property lies 1 block north of the present-day Winnetka/Kenilworth line. There is no listing for 82 Essex Rd., Winnetka. By 1927, Grover M. Herman is listed at 82 Essex in the Winnetka-only section of the North Shore phone book.

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Walter Burley Griffin	1911; single-story family home	1975 *Chicago Tribune* article; Walter Burley Griffin Society's biography
Barry Byrne	1919; 2nd floor added, front porch added	Britannica biography

RESEARCH SOURCES USED: WHS property files, historic phone books, Chicago Tribune, Winnetka Talk, Walter Burley Griffin Society website, Britannica online, Cook County Assessor, *Walter Burley Griffin in America* by Maldre and Kruty

Findings:

Our research indicates that the property at 82 Essex maintains both historical and architectural significance. Widely known as the "Solid Rock House," 82 Essex was designed by renowned Prairie School architect Walter Burley Griffin. Early in his career, Griffin worked at Frank Lloyd Wright's famous Oak Park studio. Griffin later married Winnetkan Marion Mahony Griffin, another architect from Wright's studio, in 1911, whom he worked in partnership with until his death in 1937. While Griffin is perhaps best known for designing Canberra, the capital city of Australia, he designed many historic buildings in Winnetka and across the U.S., including the Orth House at 42 Abbotsford, which is listed on the National Register of Historic Places.

82 Essex is considered "a seminal work in Griffin's development" as an architect, and is "one of Griffin's most important buildings."[1] The property's original owner, William F. Tempel, owned

[1] Walter Burley Griffin Society, "Griffin's Solid Rock House Threatened," accessed 1/18/2020, http://www.wbgriffinsociety.org/news.html.

a real estate business and commissioned several designs from Griffin in the early 20th century. 82 Essex was one of the first of Griffin's designs commissioned by Tempel to be built and is certainly one of the most unique. The house is made almost entirely of reinforced concrete (hence the name "Solid Rock"), and originally had a one-of-a-kind rooftop garden. After failing to sell the house and moving into it himself, Tempel commissioned Griffin's associate Barry Byrne (who had taken over Griffin's studio while Griffin was in Australia working on the Canberra project) to add a second floor and porch to the unique structure. Like Griffin, Byrne also trained in Frank Lloyd Wright's Oak Park studio and designed several notable buildings in Chicago and beyond, including Church of Christ the King in Cork, Ireland and Church of St. Francis Xavier in Kansas City, Missouri.

The local architectural significance of 82 Essex can hardly be overstated. It is one of the few remaining Griffin-designed houses in Winnetka and one of the most important local examples of the Prairie School style.

In addition to its architectural significance, the property at 82 Essex maintains local historical significance. Several notable Winnetkans have lived in the "Solid Rock House," including Grover M. Hermann, who purchased the property from Tempel and was the founder of the American-Marietta Company. Hermann was also a well-known philanthropist who donated funds for a new library at Northwestern University and was the largest individual donor to the Illinois Institute of Technology at the time of his death.

82 Essex was also home to notable librarians Jens and Amy Wood Nyholm. Jens Nyholm was a poet and head of the Northwestern Library for over two decades. Amy Wood Nyholm was a longtime curator and manuscript librarian at the Newberry Library. Additionally, well-known Chicago architect C. William Brubaker and his wife Elizabeth lived in the house for many years. Brubaker was best known for designing schools and for his role in designing the First National Bank of Chicago.

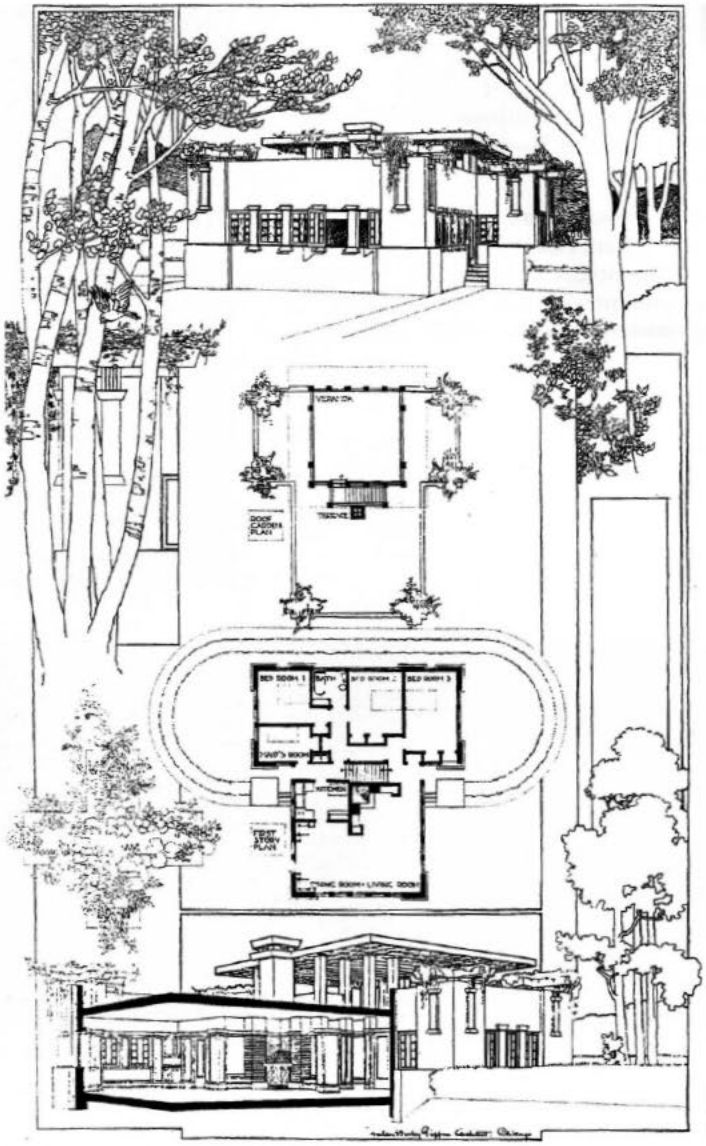
Date of Research: 1/18/2021

Submitted by:
Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

The "Solid Rock" houses reveal Griffin's personal vision of a modern architecture in its purest form: rectilinear buildings of concrete or hollow tile, defined by massive pylons, articulated with thin pilasters (ultimately derived from Louis Sullivan's epochal Wainwright building), and joined to a natural setting that surrounds and occasionally envelops the architecture.

The first of the two houses was erected on speculation in 1911 by William F. Tempel. Built facing east, it was the architect's first flat-roofed building and what was probably the first such house erected in the Western world (see Fig. 2). Constructed of reinforced concrete, it was immediately dubbed "Solid Rock," a name sanctioned by the architect. As revealed on Marion's exquisite rendering [Fig. 16], Walter divided the "t" plan into two parts—living and sleeping quarters—separated by a circulation corridor containing stairs to the roof garden and to the partial basement. The house caused a minor sensation in Chicago architectural circles. Walter later recalled, "a procession of people visited the building work, individuals frequently returning week after week to watch its various states of progress." Tempel himself moved into Solid Rock I in 1917, after commissioning Barry Byrne to remodel and enlarge the building—including the enormous high-pitched, hipped roof that is the most striking feature today of this altered building.



Block Museum, Northwestern University.

FIGURE 16: Marion Mahony Griffin. Rendering of Solid Rock I by Walter Burley Griffin.

Paul Kruty, *Walter Burley Griffin – Architectural Models of Projects & Demolished Buildings*, School of Architecture, University of Illinois, Champaign, 2003, p.20







William F. Tempel House – 'Solid Rock House' – 82 Essex Road, Winnetka, Illinois, 1910-1911

Sources: Nicholls Collection, National Library of Australia; https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/



William F. Tempel House – ‘Solid Rock House’ – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Source: https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/



William F. Tempel House – ‘Solid Rock House’ – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Source: https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/



William F. Tempel House – ‘Solid Rock House’ – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Source: https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/



William F. Tempel House – 'Solid Rock House' – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Source: https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/



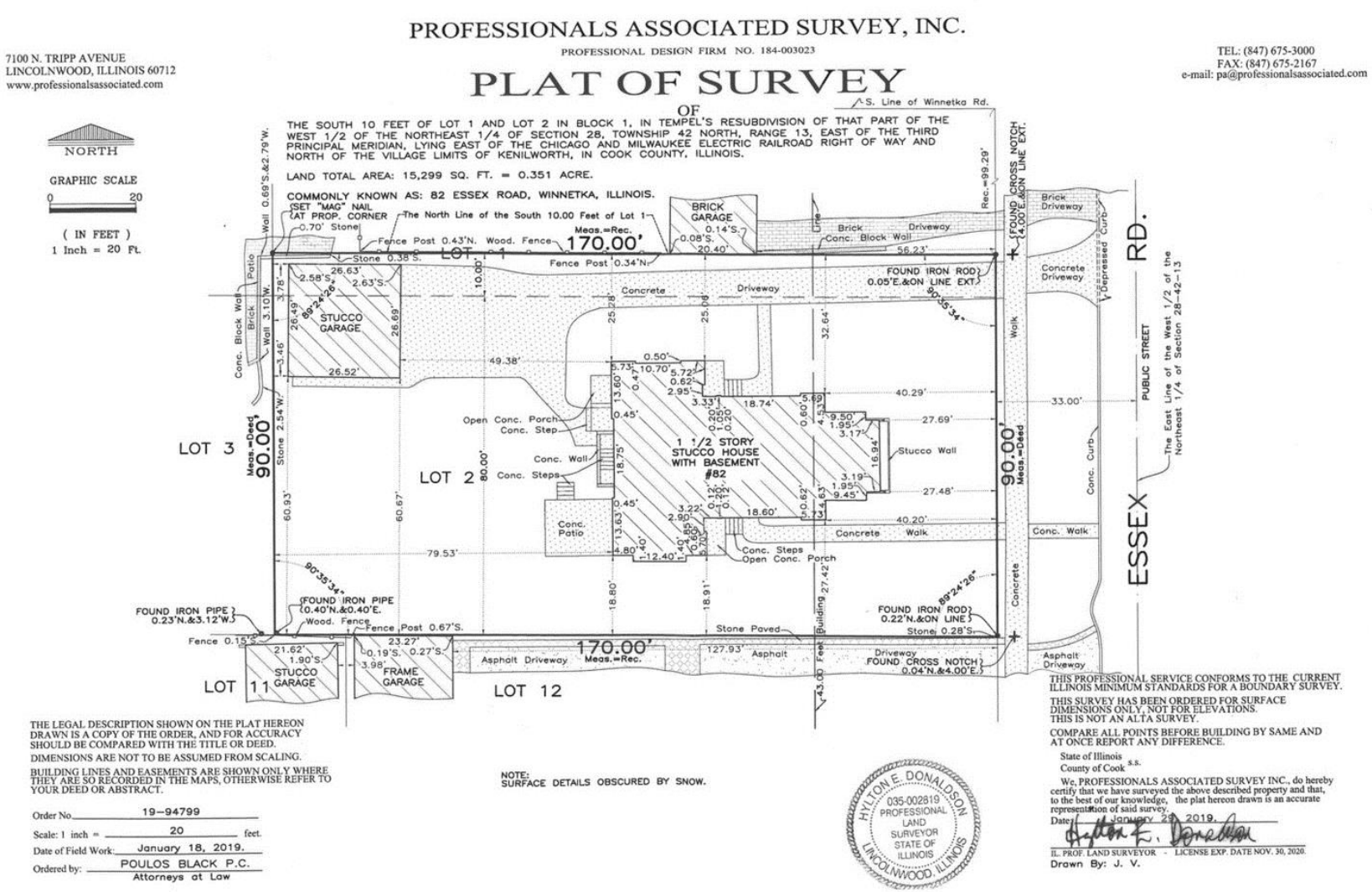






William F. Tempel House – ‘Solid Rock House’ – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Drone shots by VHT Studios - Source: https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/



William F. Tempel House – 'Solid Rock House' – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Source: https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/







First Level



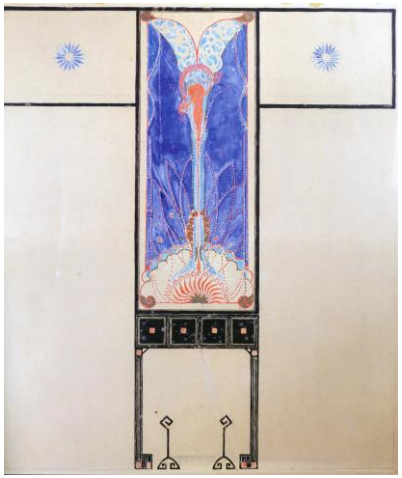
Second Level



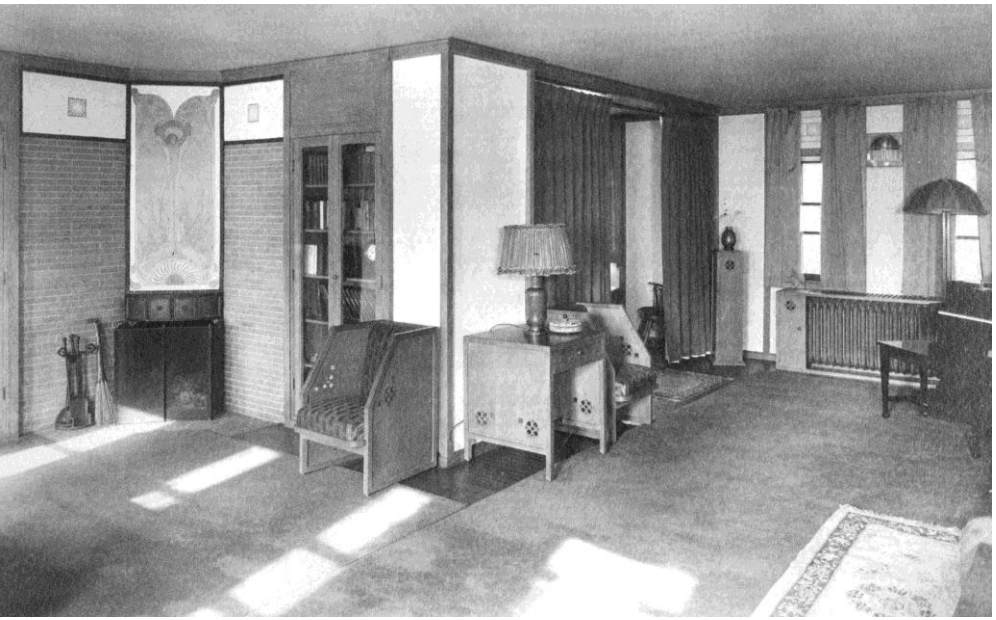
William F. Tempel House – 'Solid Rock House' – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Source: https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/; Drone shot by VHT Studios

Byrne Addition & Remodelling, 1919 –
surviving interior elements by Alfonso Iannelli, fireplace mantle









William F. Tempel House – 'Solid Rock House' – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Sources: Jameson (2013), pp.116-117; https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/

Byrne Addition & Remodelling, 1919 –
surviving interior elements by Alfonso Iannelli, light fixture







William F. Tempel House – 'Solid Rock House' – 82 Essex Road, Winnetka, Illinois, 1910-1911, 1919

Sources: Jameson (2013), p.116; https://www.compass.com/listing/82-essex-road-winnetka-il-60093/409410890091883713/

From: Ben Rowland
To: Christopher Marx
Cc: Jeremy Neisewander
Subject: Opposed to demolition of Solid Rock House
Date: Wednesday, February 3, 2021 11:28:23 AM

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

Hi Chris,

I'm the owner of 42 Abbottsford Rd, one of the twin Orth houses in Winnetka, listed on the national register of historic places. I've recently learned that 82 Essex Road, the Solid Rock House, also designed by Griffin, is being considered for demolition.

I'm writing to strongly oppose this. No one should purchase such a historic home if they have no intention of living in it and renovating it (if not restoring it). The character of our neighborhood depends on maintaining such unique and extraordinary examples of architecture. Winnetka has already lost other Griffin homes. This must not be another.

Can you please let me know the status of this?

Sincerely,
Ben Rowland
[redacted]

From: Christopher Marx
To: [redacted]
Subject: RE: Preservation
Date: Wednesday, February 10, 2021 2:10:00 PM

Ms. Estes,

Thank you for your communication. I assume you are writing in regards the upcoming public hearing for 82 Essex in Winnetka? I will add your correspondence to the public communications for that case and share it with the Landmark Preservation Commission in advance of their March 1 meeting.

-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

-----Original Message-----
From: Christina Estes [redacted]
Sent: Wednesday, February 10, 2021 12:55 PM
To: Communications <Communications@winnetka.org>
Subject: Preservation

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 Sirs:
I am a twenty year volunteer at the Darwin Martin House in Buffalo New York and I want to tell you that the restoration of this complex has been a very real catalyst for the emergence of Buffalo from years of neglect and put downs. We were made the joke of the country. Expressions like “Armpit of the East” became the norm around here. Now, Buffalo has become a destination for many tourists. We used to demolish buildings too. One was the Larkin building which was also designed by Frank Lloyd Wright and which would be another destination for people if it was still here. Our city is written up in travel magazines with high praise these days and people come from all over the world to see these buildings and others that have also been saved. It has built up our economy, jobs, pride and spirit. I sincerely hope you will think twice about any plans to demolish historical buildings.

Your Truly
Christina Estes

ORGANIC ARCHITECTURE AND DESIGN ARCHIVES, INC.

P.O. BOX 2026 ▪ OAK PARK, ILLINOIS 60303 ▪ OADARCHIVES.COM ▪ SUBSCRIPTIONS@OADARCHIVES.COM

31 January 2021

To Whom It May Concern,

Our organization was extremely disturbed to learn of the continued demolition application for the John S. Van Bergen-designed Rummler House at 1015 Starr and the filing of a new demolition application for the very important Walter Burley Griffin-designed William F. Temple House (aka "Solid Rock") at 82 Essex in Winnetka, IL. Both houses represent rare examples of Prairie School designs that, if lost, would diminish the unique cultural heritage for Winnetka and the rest of the Chicago area.

The possible loss of the "Solid Rock" house would be especially egregious for several reasons. It is the one Chicago area house that foreshadows the Griffins' future designs for homes in the Castlecrag development in Sydney, New South Wales, Australia. It is also a rare example of a house that not only involved the iconic architects Walter Burley Griffin and Marion Mahony Griffin, but was also further developed in 1917 by noted Prairie School architect Francis Barry Byrne and artists Alfonso and Margaret Iannelli—all three important modernists in their own right.

The Organic Architecture + Design Archives supports any actions that can be taken by the Winnetka Landmarks Commission to mitigate these terrible and irreplaceable losses.

We also urge the new owners to reconsider tearing down these extremely unique works of architectural history and design and consider their preservation and stewardship instead.

Once these houses are gone, they are gone forever and we would all collectively be the poorer for it.

[redacted]

President
OA+D Archives, Inc.
[redacted]

Organic Architecture and Design Archives, Inc. is recognized by the Internal Revenue Service as a 501 (C) (3) organization

From: Eleanor Grumman
To: Planning
Subject: Demolition of 82 Essex, Winnetka, IL
Date: Sunday, January 31, 2021 10:03:30 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 Planning Committee:

I am writing to oppose the demolition of 82 Essex in Winnetka, Illinois. The home has significant architectural history in that it was designed by Walter Burley Griffin 110 years ago. Walter Burley Griffin and his wife, Marion Mahoney Griffin, worked for Frank Lloyd Wright and made significant contributions to the Prairie School Architectural movement on the North Shore, the Midwest and Australia. The home remains in very good condition and there is no reason it cannot be renovated instead of demolished. To continue demolishing historic homes in Winnetka will eventually strip it of its beauty and charm that has attracted people to the village for the last century. Please do not allow the demolition of 82 Essex.

Respectfully,
Eleanor Grumman
[redacted]
Kenilworth, Illinois 60043

From: john kenny
To: Planning
Subject: Melson House Threat of Demolition
Date: Sunday, January 31, 2021 10:34:46 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 Madam/Sir
Planning Department Winnetka
I am an Australian architect, I am dismayed that this house by Walter Burley Griffin and his wife Marian Griffin nee Mahony is facing demolition.
The Griffins practiced and produced buildings in USA , Australia and India. Please could other options be explored. This is a building deserving heritage protection.

Yours sincerely,
John Kenny Architect (retired)
[redacted] Melbourne
Australia
[redacted]

Barbara Gordon and John H. Waters
Frank Lloyd Wright Building Conservancy
53 W. Jackson Blvd., Suite 1120
Chicago, IL 60604

Winnetka Landmarks Preservation Commission
Sent via email planning@winnetka.org

29 January 2021

Dear Commission Members:

We are writing in support of the preservation of two important Prairie period buildings in Winnetka that are threatened with demolition:

- 82 Essex, "Solid Rock," designed by Walter Burley Griffin in 1911
- 1015 Starr Rd, the Rummler House, designed by John Van Bergen in 1925

Griffin and Van Bergen were both prominent members of the group of early twentieth-century Midwest architects who came to be known as the Prairie School. Both were important members of Frank Lloyd Wright's Oak Park studio, but each was significant in his own right.

Solid Rock is considered a turning point in Griffin's career, its design presaging Griffin's future work. In 1911, the year of Solid Rock's design, Griffin submitted the winning entry to an international competition for the design for Canberra, the new federal capital of Australia. Griffin moved to Australia and much of his highly regarded work there can be traced to the design of Solid Rock.

The Rummler House of 1925, shows Van Bergen was able to continue ideas of the Prairie School well after most of his colleagues were focusing on other styles. The design bears a kinship with Griffin's earlier work, while also including such signature Van Bergen elements such as its stone base.

Though the Frank Lloyd Wright Building Conservancy formally limits its advocacy efforts to the preservation of Wright-designed buildings, as staff members we recognize the importance of these houses to the Prairie School legacy. This legacy is closely allied Wright's work, which has been recognized with World Heritage designation. The demolition of either house would be great loss for Winnetka, as well as the larger architectural community.

Thank you for your attention to this matter.

Sincerely,

[redacted]

Barbara Gordon, Executive Director

[redacted]

John H. Waters, AIA, LEED AP, Preservation Programs Manager

To: Winnetka Landmark Preservation Commission

c/o Christopher Enck [redacted]

RE: Demolition request for 82 Essex, "Solid Rock"

January 31, 2021

Dear Commission Members:

I am writing in opposition to the demolition request for 82 Essex.

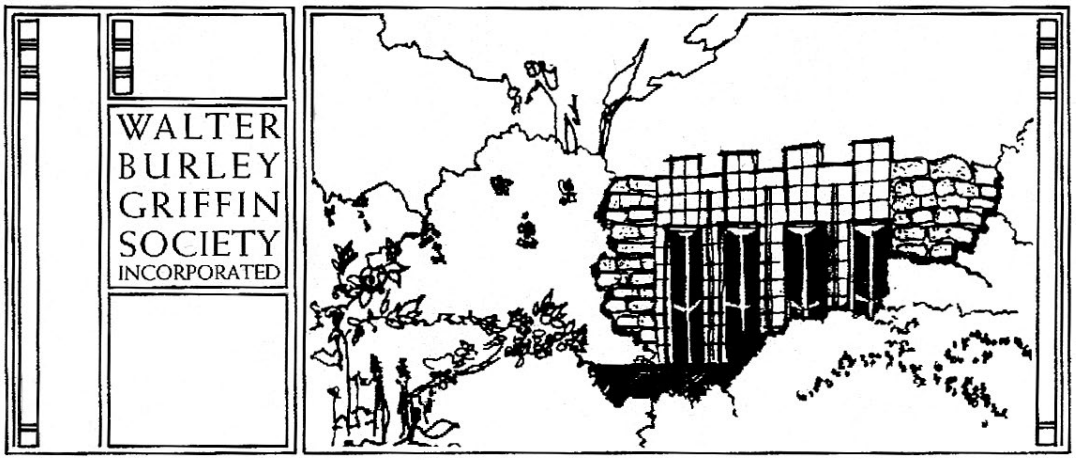
I encourage the Commission to prepare a Historical and Architectural Impact Study to fully document the history and significance of this building. This is the only way in which the building may be properly assessed.

It is a key work by Walter Burley Griffin and a crucial part of the story behind the development of this part of Winnetka. Set in one of Chicago's most progressive communities, it provided a model for new suburban living. Griffin envisioned this early reinforced concrete house and its open interior plan to be modernist.

Indeed, this was a form well recognized by Griffin's client for this house, William F. Temple. He wrote in 1912 about Griffin and a "small coterie of brilliant architects in Chicago." He stressed in the *Cook County Real Estate Board Quarterly* that this approach, "unhampered by old world traditions and types, shall best represent the ideals of the American people." Temple called this work "a new adventure in architecture."

The full history of this building is yet to be discovered. I encourage you to take steps to document it and also find a way to preserve it as a masterwork by Walter Burley Griffin.

Kathleen Cummings
Architectural Historian
Board Member, Walter Burley Griffin Society of America



140 Edinburgh Road
Castlecrag NSW 2068
Australia
31 January 2021

The Landmarks Preservation Commission of Winnetka, Illinois

In care of Christopher Enck
[redacted]

RE: **Demolition of "Solid Rock," William F. Tempel house, 82 Essex Road, Winnetka, Illinois**

Members of the Committee:

The Walter Burley Griffin Society writes to express the surprise and dismay of the Society members in Australia, to learn that this internationally renowned and very significant house, "Solid Rock", designed in 1911 by Walter Burley Griffin and Marion Mahony Griffin, is threatened with demolition.

The house's radical design and reinforced concrete construction is a pivotal US example that parallels similar early twentieth century experiments by other architects in other parts of the world, to experiment and develop a modernist design ethos.

It is disappointing that 'Solid Rock' is endangered in the very city of Chicago where the Griffins' presence and achievements deserve to be widely acknowledged, respected and protected. The house's addition by F. Barry Byrne, in association with Alfonso Iannelli, is a further factor in the importance of the building.

This building, together with others designed by the Griffins in Rock Crest / Rock Glen in Mason City, Iowa, foreshadow their work in Australia, especially the stone and 'Knitlock' concrete-tile homes in the bush and harbourside suburb of Castlecrag in Sydney.

As our society prepares to celebrate the one hundred and fiftieth anniversary of the birth of Marion Mahony Griffin (born 14 February 1871) in a fortnight, and, as well, the centenary of Castlecrag, designed by Walter Burley Griffin and Marion Mahony Griffin,

in November this year, it would be a cruel irony if the demolition of ‘Sold Rock’ was to be permitted to go ahead.

We call for the preparation of a Historical Architectural Impact Study for the building, and respectfully urge your Committee to work towards the preservation of this internationally significant house.

Yours sincerely,



Kerry McKillop
Secretary
Walter Burley Griffin Society Inc
www.griffinsociety.org
info@griffinsociety.org

LANDMARKS ILLINOIS

People Saving Places For People

EXECUTIVE COMMITTEE

Sandra Rand
Chairman

Gary W. Anderson, AIA
Vice Chairman

Bonnie C. McDonald
President & CEO

Kathleen A. Swien
General Counsel

Frieda Ireland, CPA
Treasurer

Lee Brown, FAICP
Secretary

Peter Babaian
Erika Block
Tracy Dillard
Jean A. Follett
Joshua Freedland
Tim Frens, CPA
Mary Ottoson
Ziad Salameh
Cherryl Thomas
Will Tippens
Allison Toonen-Talamo
Jack Tribbia
Alex Wolking

BOARD OF DIRECTORS

Anthony Borich
Bob Eschbach
Jackie Taylor Holsten
Mike Jackson
Katie Kim
Chris Lee
Erica C. Meyer
Brad Moeller, AIA, LEED
Emilio Padilla
Jeffrey Pezza
Terri Salas
Steve Schneider
Martin C. Tangora*
Blair Todt
Christy Webber

**Life Director*

CHAIRMAN EMERITUS
Richard A. Miller

30 N. Michigan Ave.
Suite 2020
Chicago, IL 60602
www.Landmarks.org

January 29, 2021

Mr. Jack Coladarci, Acting Chair and Council Representative
Winnetka Landmark Preservation Commission
Winnetka Village Hall
510 Green Bay Rd.
Winnetka, IL 60093

Dear Chairman Coladarci,

It has been brought to our attention that the Commission on Monday, February 1 will evaluate several significant properties that are planned for demolition. It is distressing to see not only the number of demolition requests on the agenda, but also the high caliber of design and history these homes represent in Winnetka.

The "Solid Rock" house at 82 Essex (1911/1919 addition) was designed by the internationally known architect Walter Burley Griffin, who worked for Frank Lloyd Wright, and was expanded by prominent architect Barry Byrne. The home has been published in various periodicals and most recently in the 2013 book *The Architecture of Barry Byrne* (University of Illinois Press) by Vince Michael. In 2002, Landmarks Illinois (LI) included another noted Griffin-designed home, the Marsh House at 358 Winnetka Avenue, on its Chicagoland Watch List. It was demolished in 2003. At that time, we urged Winnetka's village board to reevaluate the historic preservation ordinance and seek legislative ways to prevent further degradation of its architectural heritage.

Now almost twenty years later, the same threats to Winnetka's built legacy continue, with no legislative changes or local incentives created to encourage rehabilitation and protection of properties that would be revered elsewhere. I have heard past members of the Landmark Preservation Commission refer to their role as the "Demolition Commission," with few tools at their disposal other than a research/documentation and short demolition delay process that builders can easily wait out.

We support the Commission requesting an HAIS for 82 Essex and accepting the HAIS prepared for the John Van Bergen-designed home at 1015 Starr Rd, which should in turn prompt a vote in support of a 60-day demolition delay. It is anticipated, however, that despite these actions both of these irreplaceable historic homes designed by famous architects will ultimately be demolished. We again urge the Village Board to work with the Landmark Preservation Commission and village staff to develop stronger legislation and economic and/or zoning incentives to prevent demolitions and encourage rehabilitation of Winnetka's high quality and distinctive historic homes.

Sincerely,

[redacted]

Lisa DiChiera
Director of Advocacy

From: David Schoon
To: Christopher Marx
Cc: Ann Klaassen
Subject: FW: 82 Essex
Date: Sunday, January 31, 2021 8:07:41 AM

David Schoon, Director
Village of Winnetka Community Development
847-716-3526

From: Lisa Temkin [redacted]
Sent: Saturday, January 30, 2021 5:36 PM
To: Planning <Planning@winnetka.org>
Subject: 82 Essex

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.

To the planning department,

I'm writing in regards to the Walter Burley Griffin house at 82 Essex, Winnetka. I was just made aware that the new owner of 82 Essex has applied for a demolition permit and the property will be reviewed at Monday's Historic Preservation Commission meeting. I'm sure you have some information on Griffin, but just to reiterate, Walter Burley Griffin is known worldwide. He was one of the architects that contributed to Chicago's development in the early part of the 20th century. The large body of work has been recognized in Chicago, the U.S. and Australia, where Walter and his wife, Marion Mahoney Griffin, moved. Marion worked in Wright's Oak Park Studio.

The Kenilworth Historical Society had quite an in-depth exhibit in 2018 which you can see here . You can read about the impact that Walter and Marion had from the link. In addition, the Walter Burley Griffin Society continues to be an active entity and you can see from the geographically diverse board that WBG has impacted young architects all over the country. See this link for information about the WBG society.

The house at 82 Essex remains in excellent condition and is a spacious family house that could easily attract a buyer. A new owner could renovate or make changes to the house, keeping the layout and integrity. It might be possible to apply for the property tax assessment freeze, which I hope you've explained to the new owner.

My overall concern is the fabric of such a wonderful community is being dismantled. The architectural diversity, adjacency to Lake Michigan, the mature trees and ravines are some of what attract people to move to the North Shore and specifically Winnetka. I'd urge you to consider what will be lost if the systematic demolition of these structures continues. You might contact the Urban Land Institute or Landmarks Illinois for suggestions on repurposing these important houses where

appropriate and/or strengthening your preservation ordinance. There can be a balance between new development while maintaining the most important structures in Winnetka.

I'd like to have this letter read at Monday's meeting and entered into the public record.

Respectfully yours,

Lisa Temkin, M.S.
[redacted]
[redacted]

Landmarks Commission of Winnetka

29 January 2021

RE: Demolition of "Solid Rock," William F. Tempel house, 82 Essex Road.
Preparation of a Historical Architectural Impact Study

Members of the Committee:

I am writing in strong support of challenging the destruction of "Solid Rock," the house at 82 Essex Road, a work of international significance by one of America's great architects and planners, and the need to prepare a Historical Architectural Impact Study for the building.

Designed late in 1910 and built the following year, Solid Rock was a turning point in the life of Walter Burley Griffin (1876-1937), the beginning of a period in his career that produced work as significant and original as that of his two revolutionary predecessors, Louis Sullivan and Frank Lloyd Wright. It was designed at a time when Griffin was beginning his personal and professional partnership with Marion Lucy Mahony (1871-1961), one of America's most significant female architects, whose incredible presentation drawing of Solid Rock is among the iconic images of America's earliest modern architectural movement, the Prairie School. Griffin established an independent practice in Chicago in 1906, following five years in which, as a licensed architect with a professional degree from the University of Illinois, he had assisted Frank Lloyd Wright as a junior partner in all but name.

One of Griffin's principal clients was William F. Tempel (1864-1937), a developer of family property in Winnetka. Tempel built Griffin houses at 38 and 42 Abbottsford, 62 Warwick, 358 Winnetka, and 82 Essex in Winnetka and at 645 Abbottsford in Kenilworth. He was a partner with the Griffins in Trier Center Neighborhood, a planned community north of Winnetka avenue that was to include 35 Griffin houses. This work was not carried out as proposed because of Walter and Marion's move to Australia following their winning the international competition to design Canberra, the capital city for the recently federated Australia. Tempel himself pronounced this event to be "perhaps the greatest international competition in the history of the world for city planning and architecture."

Solid Rock was commissioned late in 1910 to be built on a lot owned by the Tempel family. When its original client, Frank Pallma, withdrew in summer 1911, Tempel decided to go ahead with construction on speculation, renting it to another real-estate developer, Edward Springer. Griffin formed a corporation, the Solid Rock Construction Company, to build the house, which he hoped would be the first of many like it. The precocious building, made of poured-in-place reinforced concrete, was covered with a flat roof providing usable outdoor space. These two facts—the material and its form—were to become hallmark features of the International Style a dozen years later, as pronounced by its proponent, Le Corbusier. Solid Rock's open plan of living- and dining rooms surrounding a central fireplace is derived from a plan-type developed by Griffin at the outset of his career and often used by Wright beginning in 1907. The plan's bedroom wing, separated from the more public spaces by a circulation corridor, was the model for the "two-zoned" house employed by Griffin as a planning tool for the rest of his career. In

short, Solid Rock is the prototype for many of the most important creative architectural solutions invented by Griffin. Mahony worked hand-in-hand with Griffin on the detailing and execution of this important building, including the window decorations, which are her work. When Tempel eventually gave up the idea of building a separate Griffin house for his family, he asked Barry Byrne to enlarge Solid Rock and moved into it. It has remained relatively unchanged during the century that has followed.

The Byrne connection argues for another strong reason to preserve the building. F. Barry Byrne (1883-1968) served as the Griffins' American partner between 1914 and 1917, overseeing their work, including Tempel's development of Trier Center Neighborhood. This was the era in Byrne's career that produced the Kenna apartments in Chicago, the Franke house in Fairfield, Iowa, the Melson tomb in Mason City, Iowa, and the chemistry building at the University of New Mexico in Albuquerque, a series of masterpieces done in association with the important sculptor and interior designer, Alfonso Iannelli. It was logical and fitting that Tempel would turn to Byrne and Iannelli to enlarge Solid Rock.

Winnetka once hosted a great number of nationally significant Prairie School houses, many of which have been removed over the years. In 1991, one of Robert C. Spencer Jr.'s most important houses, the lakeside mansion of the brewer A. C. Magnus, whose estate at 655 Sheridan Road was landscaped by Jens Jensen, was demolished. The last Griffin building to be destroyed anywhere, torn down in 2001, was the James Marsh house at 358 Winnetka Road, whose backyard shared a lot line with Solid Rock. Barry Byrne's speculative house for William Tempel at 127 Bertling Lane in Trier Center was removed a few years later. At the present moment John Van Bergen's wonderful Rummler house—a building as stunning as any in Winnetka—is being slated for demolition.

The on-line photographs provided by the real-estate firm that sold Solid Rock reveal it to be in excellent condition, with the Byrne-Iannelli remodeling largely intact. Why would anyone want to destroy it? That it is also a work of international significance raises its destruction to the level of cultural vandalism. I hope something can be done to remedy this.

Sincerely yours,

Paul Kruty, Ph.D.
Professor Emeritus of Architectural History
University of Illinois at Urbana-Champaign

Author of *Walter Burley Griffin in America, Frank Lloyd Wright and Midway Gardens,* and *Marion Mahony and Millikin Place*.

From: Christopher Enck
To: Christopher Marx
Subject: Fwd: Solid Rock House
Date: Sunday, January 31, 2021 9:49:32 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,

I received the email below and I'm not sure if you got it or if it was sent to the wrong Chris?

Thanks,
Chris

Begin forwarded message:

From: "Peter B. Griffin" [redacted]
Date: January 31, 2021 at 12:03:28 PM CST
To: "cjenck@gmail.com" <cjenck@gmail.com>
Subject: Solid Rock House

Dear Chris:

For more than twenty years, the Walter Burley Griffin Society of America has sought to promote the work of Walter Burley Griffin and Marion Mahony Griffin through annual meetings, tours, publications, and a newsletter, and to preserve the legacy and buildings of the Griffins through grants, advice, and encouragement. The Griffin Society strongly supports the protection and conservation of all of the American works of the Griffins.

As one of the pivotal buildings in the Griffin canon, the William F. Tempel house, "Solid Rock," is an especially important case. The Society stands ready to do anything possible to save this important design from destruction. We urge you to prepare a detailed Historic Architectural Impact Study and to look into all possible options for avoiding the irreparable damage that will be done to the architectural inheritance of America by its loss.

Sincerely,

Peter Burley Griffin
President

Sent from Mail for Windows 10

From: Peter Navaretti
To: Planning
Subject: Solid Rock House is of World Architectural Heritage Significance.
Date: Saturday, January 30, 2021 10:00:52 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 Sir,

Solid Rock House, 82 Essex, Winnetka.

Solid Rock House was designed by one of America's important 20th Century Architects, Walter Burley Griffin.

Solid Rock House was an early design for a 'fire-proof domestic construction' inspired by Frank Lloyd Wright's design for a 'fire-proof' house, which was devised in response to the tragic Chicago Fire, which destroyed most of the city.

Solid Rock House, in its original single-storey, flat roof form, was constructed of reinforced concrete, eliminating the use of a timber frame and other flammable materials.

Solid Rock House is a hallmark design in the oeuvre of Walter Burley Griffin's architectural designs in Illinois and Iowa, and his later designs in the Australian States of Victoria, New South Wales, Queensland and South Australia, and also in India.

There must be some way that the property, and perhaps a neighbouring property, can be re-developed, without the demolition of Solid Rock House.

Solid Rock House must be saved from demolition. Its loss would be a great loss to Architectural Heritage world-wide.

I hope that Winnetka realises the significance of this house in the history of Domestic Design in America and world-wide.

Solid Rock House is of World Architectural Heritage Significance.

Regards,

Peter Y. Navaretti
Architectural Historian,
Melbourne, Victoria, Australia.
[redacted]
31 Jan. 2021.
[40 years researcher of Walter Burley Griffin's Architecture in Australia]

From: Anna Rubbo
To: Planning
Subject: RE : House by WB Griffin at 82 Essex , Winnetka
Date: Tuesday, February 16, 2021 1:04:33 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.

Christopher Enck
Landmarks Preservation of Winnetka
Illinois

It has come to my attention there has been an application to demolish the 1911 Solid Rock house by Walter Burley Griffin.

As a Griffin, and primarily a Marion Mahony Griffin scholar , I am shocked to learn that this 1911 seminal work by Griffin, to which Marion Mahony also contributed , could be demolished. The importance of this building, and its place in the history of innovative Chicago houses, should not be underestimated, as evidenced in the writing of many scholars including US scholars H. Allen Brooks, Mark Peisch, Paul Kruty , David Van Zanten and Australians including James Birrell, James Wierick, Anne Watson and myself.

As an Australian now living in the US, it would seem that the Griffins role as architectural pioneers are less appreciated by the American public than in Australia. This is unfortunate. While there is abundant scholarship, to my knowledge the 2016 'In her own right: MMG' exhibition which I wrote for Elmhurst Historical Museum - and shown also in Winnetka (see https://patch.com/illinois/elmhurst/her-own-right-marion-mahony-griffin) - was the first US Griffin exhibition.

While there have been struggles to maintain the integrity of Griffin houses in Australia, demolition has been avoided. This appreciation has no doubt been increased also by public education. For example, there was a major exhibition and accompanying publication in Sydney in 1998 (Beyond Architecture: MM and WBG : America, Australia, India). Currently there are many events marking MMG's 150th birthday (see https://www.nca.gov.au/marion), and the 100th anniversary of the Griffins' utopian suburb, Castlecrag. The film and exhibition Paradise on Earth at the Museum of Sydney (https://sydneylivingmuseums.com.au/exhibitions/paradise-earth) carefully documents the Griffin houses in Castlecrag, through interviews with owners.

If demolition of 82 Essex is to take place, then I would hope that documentation of the quality achieved in the film cited could be achieved.

Sincerely,

Anna Rubbo LFAIA
B.Arch (U-Melbourne) | D. Arch (U-Michigan)
Senior Scholar, Center for Sustainable Urban Development
The Earth Institute, Columbia University, New York, NY 10115.

From:	David Schoon
To:	Christopher Marx
Cc:	Ann Klaassen
Subject:	FW: Please preserve the "Solid Rock" house.
Date:	Wednesday, February 3, 2021 1:46:16 PM

David Schoon, Director
Village of Winnetka Community Development
847-716-3526

From: Josie Clark <JClark@winnetka.org>
Sent: Wednesday, February 3, 2021 1:39 PM
To: David Schoon <DSchoon@winnetka.org>
Subject: FW: Please preserve the "Solid Rock" house.

Hi David,

FYI from the Communications inbox:

From: Robert Chatten [redacted]
Sent: Wednesday, February 3, 2021 12:09 PM
To: Communications <Communications@winnetka.org>
Subject: Please preserve the "Solid Rock" house.

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.

Hello:

I just learned that a demolition permit has been applied for, for the "Solid Rock" house. I first learned about this house in a book about the Prairie school of architecture. I know that not everything can be saved, but I hope this one can be saved. Please do what you can, if you would, please. I think that there is growing and renewed interest in architecture.

I wish you luck in your endeavors.

Sincerely,

Robert Chatten
Hopewell, Mercer County, New Jersey

Winnetka Community Development Department
Attention: Mr. Christopher Marx, AICP
By Email: cmarx@winnetka.org
February 4, 2021

RE: Proposed Demolition of 82 Essex Road
aka "Solid Rock," or "William F. Tempel House"

Dear Mr. Marx:

My wife and I own Walter Burley Griffin's 1906 Harry V. Peters House in Chicago. We are also dedicated preservationists, having restored several historic properties, and serving as long-time Board members of the Frank Lloyd Wright Building Conservancy and the Walter Burley Griffin Society of America, respectively. We understand that the Landmark Preservation Committee ("LPC") met February 1, 2021 to review a demolition application relating the above-captioned home. We strongly support preparation of an Historical Architectural Impact Study, and the denial of any demolition permit or action pending completion and full evaluation of an HAIS.

The Winnetka Historical Society January 18, 2021 Property Research Report findings indicate the historical and architectural significance of "Solid Rock," as a work of international significance by Walter Burley Griffin, one of America's great architects and planners. It noted that Griffin worked for Frank Lloyd Wright at his studio in Oak Park prior to establishing an independent practice in Chicago with his spouse, Marion Mahony Griffin, one of the first female architects licensed in the U.S., who also worked in Wright's studio. They conducted a practice throughout the U.S., Australia and India, with perhaps their crowning achievement being selection as designer of Australia's capital city, Canberra, in 1912.

As you know, Solid Rock is one of several important Griffin works in Winnetka. It was commissioned by William F. Tempel, a developer who served as a partner with the Griffins in Trier Center Neighborhood, a planned community intended to include 35 Griffin houses, but not completed due to the Griffins' move to Australia.

Solid Rock's unique design features include use of poured-in-place reinforced concrete, and a flat roof providing usable outdoor space. It uses an open plan, with connected living and dining rooms surrounding a central fireplace, a format earlier developed by Griffin and later to serve as a template for countless houses throughout in the U.S. Mahony participated in the design and execution of the house, and notably the window decorations. Barry Byrne, another important Chicago-based architect, and Griffin's partner between 1914 and 1917, was engaged to enlarge Solid Rock, with renowned sculptor and interior designer, Alfonso Iannelli.

An HAIS will undoubtedly provide substantially greater details and highlights illustrating the importance of Solid Rock and the need to protect it from loss through demolition. We urge LPC to take any and all action to preserve this significant Winnetka property.

[redacted]

Ronald P. Duplack

4731 N. Knox, Chicago, Illinois 60630

[redacted]

[redacted]

Tannys L. Langdon

[redacted]

From: Tim Samuelson
To: Christopher Marx; Planning
Cc: Lisa DiChiera; Kruty, Paul S
Subject: Solid Rock House - 82 Essex Road
Date: Saturday, January 30, 2021 4:30:29 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.

January 27, 2021

Dear Mr. Marx and Winnetka Planners:

After over fifty years experience in architectural history and historic preservation, I've learned to choose my interventions in demolition issues very carefully. But when a property of premier importance is threatened, I feel strongly compelled to speak up.

Such is the case with the William F. Tempel House at 82 Essex Road – often familiarly known as the "Solid Rock House". At this late point-in-time, I should let the building's many mentions in respected books and periodicals on architectural history speak for its importance, rather than attempting to describe the complexities of its significance in this brief e-mail advocating careful review of its proposed demolition.

In many ways, the house could be considered to be two landmarks in one. The first floor is one of the most important works by internationally respected architect Walter Burley Griffin – a 1911 flat-roofed composition of startling modernism boldly rendered in cast concrete . The second floor is a 1919 alteration by Griffin's former associate Francis Barry Byrne – himself a highly respected creative architect. Byrne respectfully left the Griffin design largely alone, making the top addition a distinctive entity within a high roof that led Byrne to refer to it as his "Haystack House".

The Griffin and Byrne portions work seamlessly together, while at the same time keep their own distinctive identities. Griffin's solid-looking flat-roofed design becomes the base for Byrne's high-pitched "haystack". As a whole, it represents the liberation of Griffin and Byrne from strong influences remaining from their former employment with Frank Lloyd Wright, and their entering new career chapters in the realms of international modernism.

I have taken many architects and architectural historians to see the house for decades. Sited so beautifully, I never imagined the day when someone would propose demolish it. I'm aware that preventing demolitions for new construction in Winnetka has been challenging.

But this one is truly worth the efforts to find a way to preserve it.

Sincerely

Tim Samuelson

(Cultural Historian Emeritus for the City of Chicago; former Curator of Architecture and Design for the Chicago Historical Society; and longtime historian and preservation specialist for the Commission on Chicago Landmarks.)

From:	Joyce
To:	Planning
Cc:	Dr. M.J. Jiaras; Dena Vasilatos
Subject:	82 Essex Demolition
Date:	Wednesday, January 27, 2021 12:36:24 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.

Hello,

We received the notice about the demolition of 82 Essex. I'm a close, adjacent backyard neighbor at 366 Winnetka Ave.

While I love historic, older homes (ours is circa 1922 which we have renovated multiple times), the home at 82 Essex has seen a better day. It has been an eyesore for years and poorly maintained. The garage looks like it is about to collapse.

I am supportive of the demolition and think a newer home would benefit the neighborhood.

Best,
Joyce

From: Joyce
To: Christopher Marx
Cc: Planning; Dr. M.J. Jiaras; Dena.vasilatos@gmail.com
Subject: Re: 82 Essex Demolition
Date: Wednesday, January 27, 2021 12:45:10 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.

Thanks Chris.

I also pushed “send” too quickly. I've walked through the house. The floors are sloping. Looks like there are foundation issues, and the floor plan would be tough and expensive to renovate for how people live today.

Best,
Joyce

> On Jan 27, 2021, at 12:40 PM, Christopher Marx <CMarx@winnetka.org> wrote:
>
> Joyce,
>
> Thank you for sharing your comments. This will be shared with the Commission as part of the Public Comments for this particular application, in advance of Monday's meeting.
>
> Feel free to contact 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
>
> -----Original Message-----
> From: Joyce [redacted]
> Sent: Wednesday, January 27, 2021 12:36 PM
> To: Planning <Planning@winnetka.org>
> Cc: Dr. M.J. Jiaras [redacted]
> Subject: 82 Essex Demolition
>
> 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.
>
>
> Hello,
>
> We received the notice about the demolition of 82 Essex. I’m a close, adjacent backyard neighbor at 366 Winnetka Ave.
>
> While I love historic, older homes (ours is circa 1922 which we have renovated multiple times), the home at 82 Essex has seen a better day. It has been an eyesore for years and poorly maintained. The garage looks like it is about

to collapse.
>
> I am supportive of the demolition and think a newer home would benefit the neighborhood.
>
> Best,
> Joyce

From:	Vincent Michael
To:	Planning
Cc:	Christopher Enck; Rubano, Anthony; Lisa DiChiera
Subject:	82 Essex
Date:	Thursday, January 28, 2021 4:24:16 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 Planning Commission:

I have heard with great distress of the plan to demolish the "Solid Rock" house at 82 Essex Road. This house was originally designed by the internationally famous architect Walter Burley Griffin, a former employee of Frank Lloyd Wright. Indeed, the house bears strong resemblance to Griffin's later work in Australia. In 1919 it had additions by two other former Wright associates, Barry Byrne and Alfonso Iannelli. This gave the house the "Prairie Style" feel it retains to this day. The house was featured in my 2013 book *The Architecture of Barry Byrne* (University of Illinois Press).

Demolition would visibly diminish the significance of Winnetka. While there are a couple surviving works by Byrne in the vicinity, the only nearby "Prairie Style" house by Griffin and Byrne was destroyed some 20 years ago, replaced by two homes of indifferent character. 82 Essex Road marks one of the first homes Byrne and Iannelli collaborated on after Byrne's World War I service. It bears the rich historical context of the Tempel family and connects to the rich legacy of the Griffins on the North Shore.

The transaction history of this property has not driven the price to a point where demolition appears inevitable or even desirable. I encourage you to do what you can to conserve this rare community treasure.

Sincerely,

Vincent L. MIchael, PhD
826 W. Craig Place
San Antonio, TX 78212

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



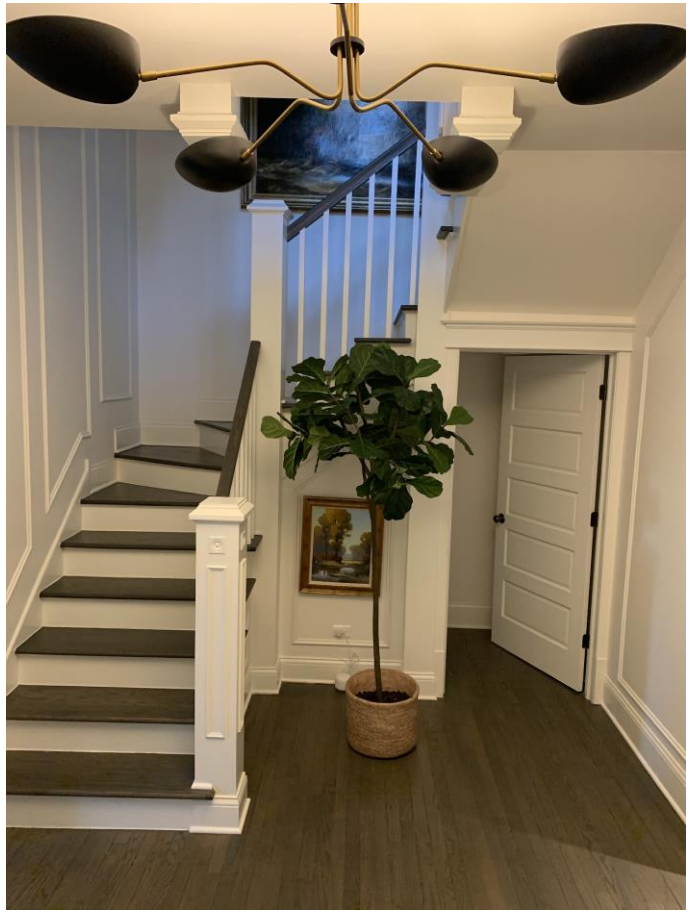




Original Front Entry



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

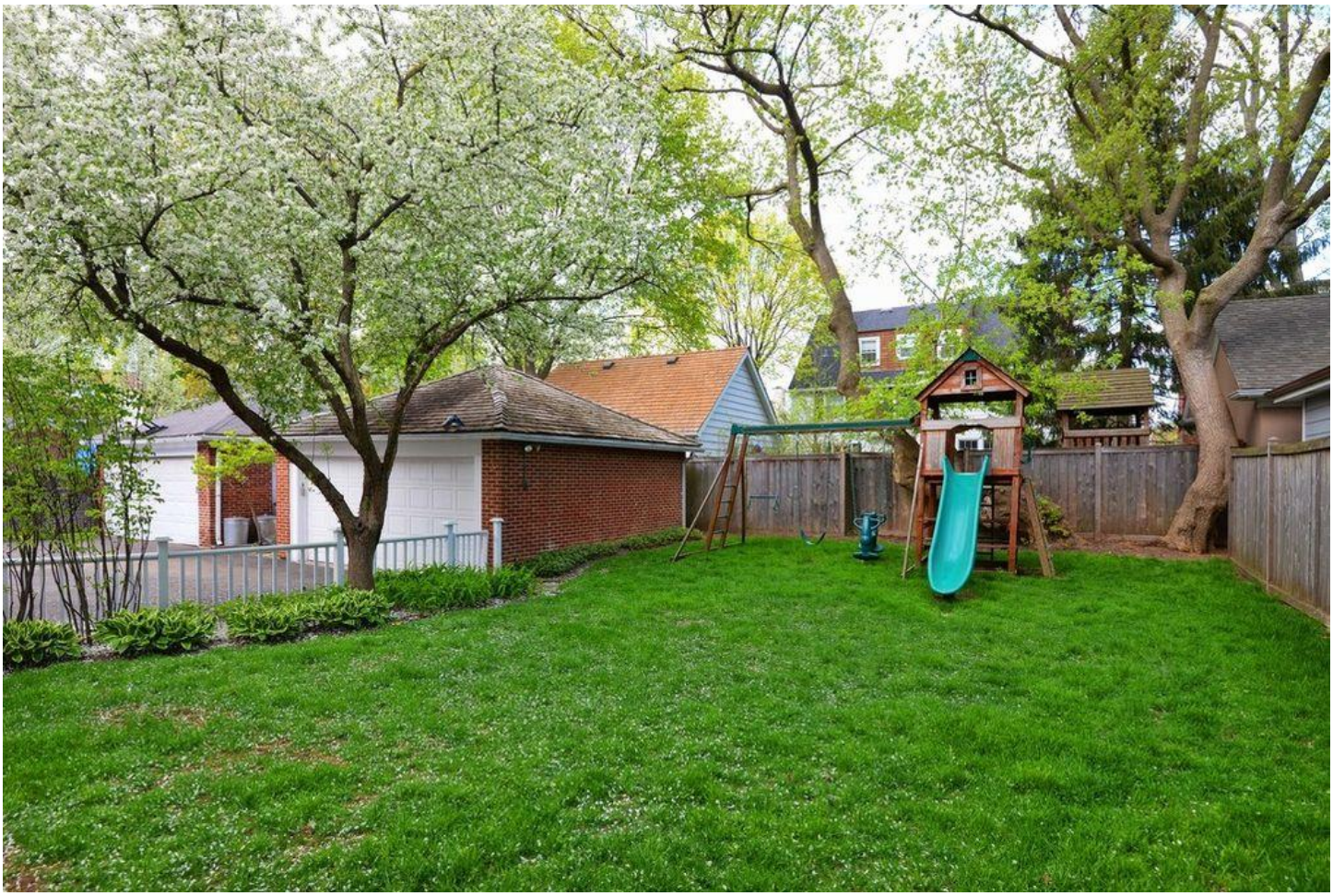
- Family room
    - Built-ins removed, and replaced with appropriate sized cabinets to allow for schoolwork and books to be stored
    - A new small mudroom was carved out of the space - again with custom built in for coats, boots and backpacks
- Second floor
    - All of the large free standing radiators 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.



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