



LANDMARK PRESERVATION COMMISSION SPECIAL VIRTUAL MEETING AGENDA THURSDAY, MAY 6, 2021 - 5:30 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-09 and Senate Bill 2135, the Winnetka Landmark Preservation Commission special meeting on Thursday, May 6, 2021 **will be held virtually**. The meeting **will be livestreamed via the Zoom platform**. In accordance with Public Act 101-0640, at least one representative from the Village will be present at Village Hall Council Chambers, 510 Green Bay Road, Winnetka, IL, and **the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location**. Pursuant to the Executive Order issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first come, first-served" basis.**

The public has the following two options **for virtually observing and participating during this virtual Landmark Preservation Commission meeting, including the ability to provide testimony or comments**. Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only)**. Call: 312-626-6799; when prompted enter the Webinar ID: 949 0459 5334 (Please note there is no additional password or attendee ID required.)
- 2) **Livestream (both audio and video feed)**. Download the Zoom meetings app to your smart phone, tablet, or computer, and then join Webinar ID: 949 0459 5334; Webinar Password: LPC050621

If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of three ways:

- 1) By sending **an email** to planning@winnetka.org;
- 2) By sending **a letter** to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093, or
- 3) By leaving **a voice mail message** at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

All comments received prior to the posting of the agenda packet will be included in the agenda packet. All comments received after the agenda packet has been posted and received by 5:00 PM the day of the meeting will be read at the meeting by staff. Such public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3587.

LANDMARK PRESERVATION COMMISSION – SPECIAL VIRTUAL MEETING AGENDA
THURSDAY, MAY 6, 2021 - 5:30 PM

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. **Case No. 21-05-LPC – 1265 Westmoor** ***(Continued from the May 3, 2021 meeting)***: Review of the Historical Architectural Impact Study (HAIS) for the single-family residence at 1265 Westmoor Road.
4. Public Comment.
5. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter.

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER MARX, ASSOCIATE PLANNER
DATE: MAY 4, 2021
SUBJECT: 1265 WESTMOOR ROAD - HISTORICAL AND ARCHITECTURAL IMPACT STUDY (CASE NO. 21-05-LPC)

INTRODUCTION

On May 6, 2021, the Landmark Preservation Commission (LPC) is scheduled to hold a special meeting at which it will hold a continued virtual public meeting, in accordance with social distancing requirements and Governor Pritzker's Stay-at-Home Executive Order, to consider the Historical Architectural Impact Study (HAIS) of the property located at 1265 Westmoor Road (the "Subject Property"), prepared by Susan Benjamin and Jeanne Sylvester at the request of Steve Eisen (the "Owner"). The meeting is a continuation of the May 3, 2021 meeting at which the Commission did not reach a decision on whether to impose a demolition delay or allow the demolition permit to proceed.

MAY 3, 2021 LPC MEETING SUMMARY

At the May 3, 2021 meeting, by a vote of 6-0, the LPC found the HAIS to be complete. However, the LPC was divided regarding whether to apply the maximum delay of 270 days or a lesser delay if the Owner agreed to market the property for a set number of days. The Commission also discussed the lesser delay including an agreement with the Owner to list the Subject Property with a realtor familiar with modern architecture and to list the property at a "reasonable price" that allowed the owner to cover his purchase price of the property plus his carrying costs and other expenses associated with owning the property. A motion for a lesser delay with a condition that the Subject Property be listed with a realtor familiar with modern architecture failed by a vote of 3 to 3. After that motion failed, a motion was made to impose the maximum 270-day delay. This motion also failed by a vote of 3 to 3. Ultimately, given the late hour, the LPC voted to continue the item to a special meeting on Thursday, May 3.

COMMISSION REVIEW

For the Commission's reference, the staff report and all the attachments, including the HAIS, presented for the May 3, 2021 meeting is included as Attachment 1.

The LPC must make a final determination as to whether the property has historical or architectural significance and whether to impose a demolition delay for up to 270 days. Draft motions can be found on pages 2 and 3 of Attachment 1.

ATTACHMENTS

Attachment I: 1265 Westmoor Agenda Packet from May 3, 2021 LPC Meeting



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: APRIL 27, 2021
SUBJECT: 1265 WESTMOOR ROAD - HISTORICAL AND ARCHITECTURAL
 IMPACT STUDY (CASE NO. 21-05-LPC)

INTRODUCTION	
Meeting Date	May 3, 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 1, 2021, by a vote of 6-0, required submittal of an HAIS.
Property Address	1265 Westmoor Road (See Attachment C – Aerial Map)
Property Owner	Steve Eisen
Application Submitted by	Steve Eisen
Mail Notice Sent to Property Owners within 250 feet	Completed
Newspaper Notice	The meeting was properly noticed in the <i>Winnetka Talk</i> on April 15, 2021.
Public Comments as of Date of Memo	As of the date of this memo, staff has received one written comment from the public regarding this application. (See Attachment G – Public Correspondence)
Winnetka Historical Society (WHS) Comments on HAIS	WHS finds the HAIS complete and agrees with the assessment that the property at 1265 Westmoor has both historical and architectural significance. (Attachment B).
PROPERTY DESCRIPTION	
Size	0.75 acres
Location	North side of Westmoor Road between Hibbard Road and Laurel Avenue
Improvements	Single-family residence with detached 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	1964
Additional Construction Activity	1973 – Construct room addition to single family residence
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	The WHS agrees with the HAIS conclusion that the property has architectural significance. See attached reports from the WHS provided in Attachments B and 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	Site restoration permit submitted on January 8, 2021.

COMMISSION REVIEW

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

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

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

If the Commission does find the HAIS complete, a Commission member may make one of the two following motions (a) Building and/or Property is Not Historic or Architecturally Significant or (b) Delay of Demolition:

Building and/or Property is Not Historic or Architecturally Significant

I make a motion finding that the Historical Architectural Impact Study (HAIS) for 1265 Westmoor Sheridan 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

I make a motion finding that the Historical Architectural Impact Study (HAIS) for 1265 Westmoor 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.

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].***

The Commission continues to encourage interest in and understanding of preservation in the whole of the Village as it may be applicable to the demolition permit request under review and to encourage and provide means of communication and exchange of views between the applicants and the owners and occupants of properties within two hundred fifty (250) feet of the subject property.

Based upon these findings, the demolition must be delayed for a period of up to 270 days from January 8, 2021 in order to explore alternatives to total demolition.

ATTACHMENTS

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

ATTACHMENT A

HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS) 1265 WESTMOOR ROAD THE MORTON AND ARLINE DOBLIN HOUSE



Susan Benjamin and Jeanne Sylvester
BENJAMIN HISTORIC CERTIFICATIONS, LLC
711 Marion Avenue
Highland Park, IL 60035
Submitted to the Village of Winnetka
April 9, 2021





Susan Benjamin and Jeanne Sylvester of Benjamin Historic Certifications have prepared this Historic and Architectural Impact Study (HAIS) for the house at 1265 Westmoor 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 landmark and National Register nominations and preparing more than 200 historic 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 the Highland Park Historic Preservation Commission. She frequently consults on historic preservation projects, lectures and has written several articles and books on Chicago area and North Shore 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 *Modern in the Middle: Chicago Houses 1929–1975* (2020), with Michelangelo Sabatino, professor and director of the PhD program and formerly 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 researched and drafted multiple Historic American Building Survey projects, including one for Chicago Union Station. With Benjamin Historic Certifications, Jeanne has completed several architectural surveys and written numerous Historic and Architectural Impact Studies and Historic Resource Evaluations for local municipalities. She has also prepared a large number of 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.

1265 Westmoor Road

Constructed in 1964

Designed by Architectural Enterprises, architects Donald Erickson and (Arthur) Dennis Stevens

Property Index Number: 05-17-307-046-0000

Ownership History of the Land Parcel

The legal description of the property is:

PARCEL 1: Lot 3 in Andrew's Resubdivision of Lots 1 and 2 in Nevitt's Subdivision of the North 256.0 feet of the South 1/2 of the West 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 17, Together with Lot 3 of Durham's Subdivision of the South 1/2 of the West 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 17, aforesaid, all in Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: Easement Created by Grant from Saul S. Sherman and Others to Eli A. Golan and Wife for the Benefit of Lot 3 in Durham's Subdivision in the Southwest 1/4 of Section 17, Township 42 North, Range 13, Said Grant Recorded January 15, 1954, as Document 15812043 for a Driveway and Footpath for normal and convenient access to and from Westmoor Road over, through, across and upon the Following described premises, to wit:

The East 10 Feet of Lots 1 and 2 and the West 10 Feet of the South 165.42 Feet of Lot 4 in Durham's Subdivision aforesaid, all in Cook County, Illinois.

Commonly known as 1265 Westmoor Rd., Winnetka, Illinois.

Historic Owners of the Land Parcel and 1265 Westmoor Road¹

Property Owners	Dates of Ownership
Dr. Morton and Arline Doblin	1964 – 2020

Dr. Morton J. Doblin (1926 - 2018)

Arline Perlman Doblin (1929 - 2020)

The sole owners of the house were Dr. Morton and Arline Doblin. Dr. Morton Joseph Doblin was born on 1926 in the Bronx in New York. His father Louis, who was born in Russia, was a book dealer, and his mother Frieda, who was born in the United States, was a homemaker.

¹ Due to COVID-19 restrictions, the Cook County Recorder of Deeds Office was closed during this project. Researching the chain of title prior to 1990 was limited to permits from the Village of Winnetka address files, information provided by the Winnetka Historical Society, and online searches.

Morton attended the Bronx High School of Science, New York University, and Chicago Medical School. When he registered for the draft for World War II on October 18, 1944, he was employed by New York University. Morton interned at Cook County Hospital in Chicago and married Arline Perlman on July 1, 1951.

Dr. Morton Doblin was a pediatrician for over 40 years and was affiliated with Skokie Valley Community Hospital and Michael Reese Hospital. He occasionally appeared on radio and television shows commenting on pediatric health issues. He retired in 1999. Doblin supported Jewish organizations and charities in the United States and in Israel, including Am Yisrael, and Hagar: Jewish Arab Education for Equality. He was president of the Jewish Federation of the Northwest Suburbs in 1969.

Morton's wife Arline Doblin, née Perlman, was the daughter of Nathan and Leona Perlman of 1131 N. Kenilworth Avenue in Oak Park. Arline was born on June 16, 1929 in Chicago. She and her family lived in Chicago and moved to Oak Park by 1940. Her father Nathan was president of a metal stamping company and her mother was a homemaker. Arline graduated from Northwestern University. Together, she and Morton had four children: three sons and one daughter. Arline was active in the League of Women Voters in the Winnetka – Northfield – Kenilworth group, as well as several Jewish charities. She was vice president of the sisterhood of the Niles Township Jewish congregation in Skokie and appeared in its dance drama performances. Like her husband Morton, she too, was a supporter of Am Yisrael. Arline died on August 19, 2020 at 91 years of age.

Narrative Description of the Property, including Alterations

Building permits for 1265 Westmoor Road that were found at the Village of Winnetka are listed in the table below, and copies are attached in the appendix.

DATE	OWNER	ACTION	ARCHITECT/BUILDER
7/13/1964	Dr. & Mrs. Morton Doblin	Construct single family residence	Architectural Enterprises/Owner
9/28/1964	Dr. Doblin	Water Tap	Portage Park Plumber
9/28/1964	Dr. Morton Doblin	Install Plumbing fixtures and connections	Portage Park Plumber
11/6/1964	Dr. & Mrs. Martin [sic.] Doblin	Electrical work	Benge Electric Inc.
9/6/1991	Morton Doblin	Build Fence	Owner
12/12/2011	Morton Doblin	Repair Fence	Fence Works
10/19/2016	Morton Doblin	Re-roof flat carport roof	Manson Roofing, Inc.

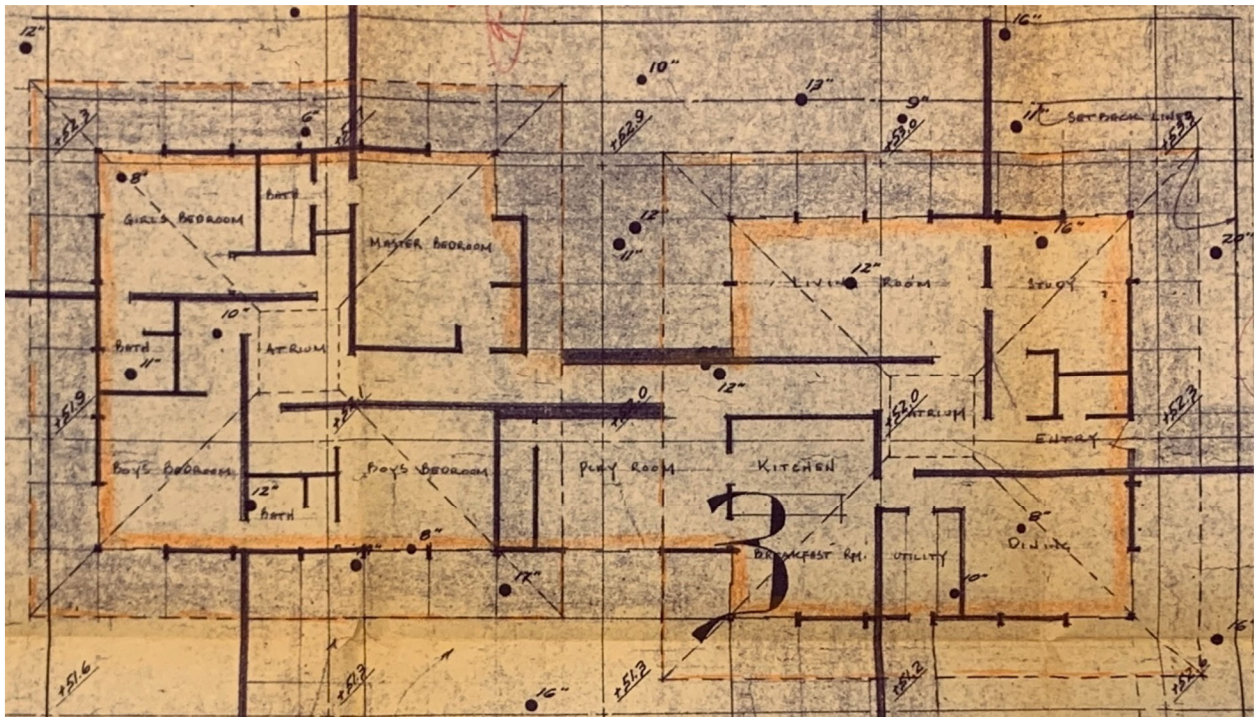
The original application for a construction permit was dated July 13, 1964 and it was signed by Morton Doblin. The application sought permission to build a single family brick and frame residence at 1265 Westmoor Road. The building would be nine rooms, three baths with a two car detached garage and would cost \$60,000. The architects were listed as Architectural Enterprises, located at 1873 Busse Highway in Des Plaines. Architectural Enterprises was an architectural firm formed by architect Dennis Stevens in 1953. In 1962 architect Don Erickson joined Dennis Stevens, and the two architects worked together as partners thirty years.

The builder on the permit application is identified as "owner." Architectural Enterprises was listed as the carpenter for the project. The mason was Fred Muehlfelder & Sons from Ingleside Illinois, but a handwritten notation added "Chicago" where the word "Ingleside" was typed. The plumber was Schuepfer Plumbing Co. from Chicago, but "Portage Park Plumbing" was written on the permit application where the mason was identified, with an arrow indicating plumber. The electrician was identified as Scott Electric Co from Des Plaines. No dimensions were listed for the proposed building.

In connection with construction of the building, Bengé Electric Inc. applied for a permit to do electrical work on the building on November 6, 1964, and Portage Park Plumber applied for a permit to install plumbing fixtures and connections in the building on September 28, 1964.

In 1991 the Doblins received a permit to build a fence on the property, and in 2011 they received another permit to repair and replace some panels in a fence. Finally, on October 18, 2016, an application was filed to re-roof the flat carport roof. The house has received no documented additions or alterations on the exterior or interior, and it appears to be in its original condition.

Physical Description



Exterior

This modern house has an irregular footprint. Two square-shaped atria with sweeping pagoda-like roofs topped by skylights are joined by a horizontal section that connects the two atria and acts as a bridge. The exterior of the building is sheathed in vertical cedar boards, brick, and glass and has aluminum sliding doors. Every room has at least one pair, and often more, aluminum sliding doors on every elevation. Clerestory glass windows are tucked under the overhanging eaves above the brick and wood walls and sliding doors.

The vertical cedar boards are stained brown. The brick is Chicago common brick, laid in a common bond, with full headers every sixth course; horizontal joints are pointed with recessed, tooled, horizontal joints and vertical joints are flush. The driveway is gravel, and there is a wide walkway that encircles the perimeter of the building that is composed of a concrete aggregate that complements the gravel.

The house is approached from the street by the gravel driveway. Between the gravel drive and the house is a planting bed lined with boulders that border an ivy ground cover and two trees, one of which is a multi-trunk pine tree and the other an oak tree that penetrates the overhang of the house at the southeast corner through a square-shaped opening. To the south of the house is a carport with a brick wall, crossed by beams that run from a bicycle storage room on

the south to the north, beyond the ceiling of the carport. Two square openings in the carport ceiling may have at one time accommodated trees. A brick wall runs east-west on the south side of the carport, and a second perpendicular brick wall is west of the carport and adjacent to the service entrance, to a utility room. Cross beams that run east-west over the carport extend through the brick wall on the west. Globe lights are mounted on both sides of that brick wall, lighting the carport and yard.

Entrances on this side of the building include an entrance through sliding doors that faces east and is adjacent to the large oak tree, and the secondary, service entrance on the west. Another brick wall extends from the east side of the building. The main entrance of the building is behind this brick wall, through the sliding glass doors that face east.

The house has two exterior terraces. One is located on the south elevation in between the two atria. The south facade has pairs of aluminum sliding doors where the kitchen breakfast room, playroom and a bedroom open up onto a wood plank terrace and deck. A pair of one-and-a-half-foot high benches facing right angles edge the deck. A cedar fence runs along the south and west sides of the property.

Another terrace, at the north façade, is formed between the two atria, that looks into the living room on the east and the primary bedroom on the west. Two brick walls that extend north on the east and west sides of the building further enhance the privacy on this side of the house. A square planter inset in the middle of the concrete aggregate holds a multi-stem deciduous tree. There are two concrete benches in the terrace. The yard surrounding the house is planted naturally, with ground cover, shrubs, trees, and flowers. There is no grass lawn. A chain link fence runs along the north and partial east side of the property. A square metal chimney rises from the roof on the northeast side of the building.

Interior

The two atria divide the interior by function: the atrium on the east is surrounded by the public rooms, including the study, living room, dining room and kitchen, and the atrium on the west is surrounded by private rooms, including bedrooms and bathrooms. The materials used on the exterior of the house are the same materials used on the interior: vertical cedar boards, Chicago common brick laid in a common bond pattern with the same pointing, and aluminum glass sliding doors. Brick and wood walls are capped by wood laminate beams. The floors in the house are concrete aggregate, the same as the walkway surrounding the perimeter of the building. The glass doors use of the same materials on the walls and floors suggest a free-flow of space between the indoors and outdoors. Drywall is used very minimally on the interior of the house; on the fireplace chimney and on dropped ceilings in the vestibule, in the hall to the study, in the kitchen over the island, in the utility room and in the north hall.

The front entry, through sliding doors, leads into a low hallway, with a ceiling that has a rectangular opening. To the north is a powder room, where the same opening is covered in plexiglass, allowing light but ensuring privacy. The rest of the hallway ceiling is painted drywall. There is a closet west of the powder room. Moving north, the hallway leads directly to the 1 ½

story atria that surrounds a square planting box intended for a Ficus tree imbedded in the floor. Lighting in the atria consists of square lights suspended from wood beams that cap the brick walls, and there is up lighting in the planter box.

Leading from the hallway with a relatively low ceiling to the soaring ceiling in the atrium is a dramatic example of compression and expansion, a technique favored and used often by Frank Lloyd Wright and other architects influenced by him. To the north of the atrium is the study and to the south is the utility room. Open entries lead to the study, living room and dining room.

The study is a square room with brick and cedar walls. Accordion wood doors on the east wall open to a wet bar with original cabinets. A built-in desk is located on the north wall, and there are sliding doors on the north and east walls. The west wall features the most important feature of the house – a fireplace that opens on two sides, into the study and the living room. The fireplace hearth floats above the floor, and is composed of a cantilevered shelf of aggregate that matches the floor, with a mesh screen suspended from a white drywall chimney that rises dramatically to the angled ceiling. Slender wood strip shelves are attached to the west wall to the south of the fireplace.

The living room, also accessed from the north side of the atria, is a large rectangular room. The fireplace is on the east wall, and there are sliding glass doors on the north and west walls that lead to the north terrace. The south wall is brick and has a wood base of what was most likely sectional seating.

The south side of the east atrium leads to the utility room through a swinging door. The utility room has a teak parquet floor, wood cabinets and a yellow Formica countertop. East of the utility room is the dining room, which has a wood display shelf with concrete aggregate on the north wall and wood accordion closet doors with shelving on the south wall. Sliding glass doors are on the east and south walls. To the west of the utility room is the kitchen, through another swinging door.

The kitchen has original cabinets that match the cabinets in the study wet bar and yellow countertops that match the countertops in the utility room. The appliances are original, but the refrigerator is absent. Cabinets that open on both sides divide the kitchen area from the breakfast room area that features a built-in desk and aluminum sliding doors on the south and west walls that lead to the south terrace. A sliding door on the west wall leads to the playroom.

The playroom is in between the two atria, and serves as a bridge between the public and private areas of the house. The playroom is east of one of the building's four bedrooms. This bedroom is connected to another bedroom through a jack-and-jill bathroom. These rooms, like the other two bedrooms that surround the west atrium, all have brick and wood walls, and sliding doors that lead outside. All of the bathrooms have partial plexiglass ceilings that open to the sloped atria ceilings, skylights and vertical narrow glass windows.

A barrel vaulted skylight runs north-south, illuminating the playroom and a hall which also serves to connect the two atria. The hall runs east-west from the east atrium to the west atrium, and is another example of Erickson and Stevens' use of compression and expansion. The hallway has a door that leads to the north terrace, a stairway to the basement with an unusual balustrade composed of thick wood square balusters that have no horizontal members and no railing. There are slender wood shelves mounted on the south wall. The basement contains mechanical equipment.

The most distinguishing features of the house are the two square-shaped atria topped with roofs that Erickson and Stevens called "Jamaican roofs" because they resemble buildings architects saw while working in Jamaica. According to architect Dennis Stevens, the Jamaican roof was similar to a gambrel roof, "but upside down and backwards."² At the peak of each Jamaican roof is a bubble skylight. A Jamaican roof was constructed with what Stevens described as a "compression ring-expansion ring" system, using massive, curved gluelam beams that were made to specification for each of the architects' projects by a company in Montana.³ The gluelam beams come together at the top with other heavy beams to make a frame for the skylight. These beams curve down at the bottom and rest on posts around the perimeter of the house. Initially, buildings with Jamaican roofs were constructed with support columns halfway up each of the main hip gluelam beams. The house at 1265 Westmoor Road has these support columns. Later, the architects eliminated them from their designs. While the house is comfortable in the landscape from the exterior, on the interior the ceilings that terminate in skylights are soaring and dramatic. Each atria, which is topped by sloping Jamaican roofs and skylights was intended to have a tall Ficus tree planted in the earth with aggregate gravel flooring around the square opening for the tree.

The public rooms have walls that are open to the ceiling and skylights, and the bedrooms and bathrooms have glass in the walls that reach the ceilings. All exterior walls have clerestory windows. This enables all the rooms surrounding the atria to have views of the outside landscape and have sunlight streaming down through the skylights.

² "Dennis Stevens," Chicago Bauhaus and Beyond, <https://www.chicagobauhausbeyond.org/architects-designers/name/dennis-stevens/>, accessed March 10, 2021.

³ Ibid.

Architects of 1265 Westmoor Road

Architectural Enterprises: Architects Donald Erickson and Dennis Stevens

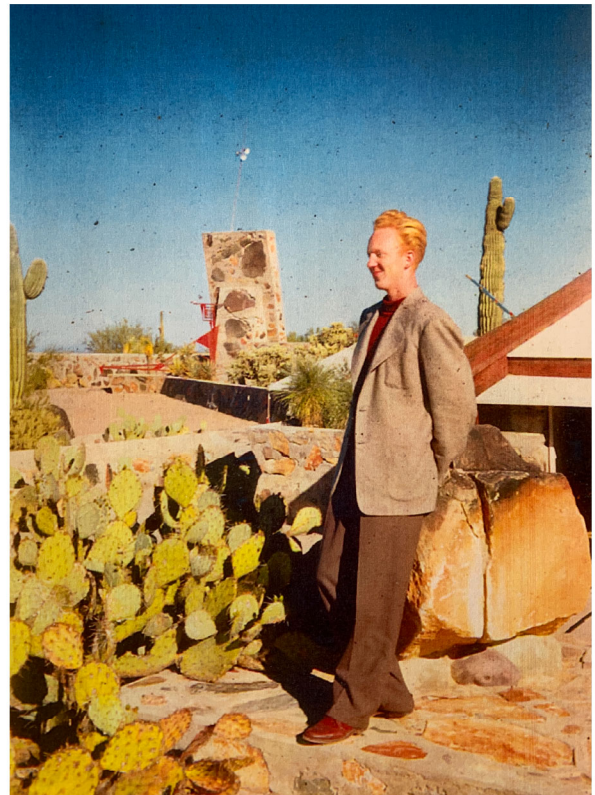
Donald Edward Erickson (1927 – 2006)

Don Erickson was born on August 29, 1929 in Chicago. His father, Gunnar Eric Erickson, was a stair manufacturer, and his mother, Ebba Llena (Larsson) Erickson, was a housewife. Both of his parents had been born in Sweden and were naturalized citizens of the United States. Don was an only child. By 1940 the family had moved to Elmwood Park and were living at a house they owned at 2835 N. 77th Avenue.

Erickson began studying architecture at the University of Illinois, leaving after only one year to become a Fellow at Taliesen. Beginning in September of 1948, and leaving in June of 1953, Erickson spent the summers in Wisconsin and the winters in Arizona, studying with Frank Lloyd Wright and learning precepts of organic architecture. The concepts he learned from Wright informed and influenced Erickson's designs for the rest of his life.

The first building Erickson designed was for his father in Inverness, Illinois, in 1951. After leaving Taliesen, he began working as an architect in private practice, and also worked for Flexicore Company, which manufactured pre-cast concrete floor slabs. He later worked for architects, Schweikher and Elting, Frank Louis Glick, and Victor L. Charn of Ragnar Benson, and finally, for E. Zari & Son as a construction superintendent and estimator. Don's cousin, Richard Erickson, was his chief draftsman from 1954 – 1992.

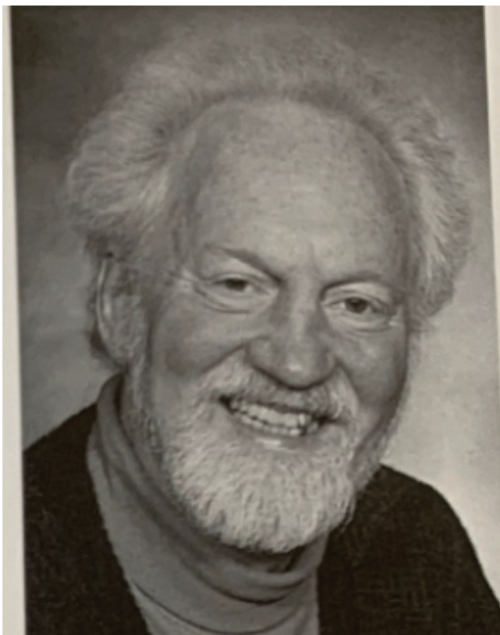
In 1962, Don formed a partnership with Dennis Stevens, called Erickson & Stevens, Inc., which was incorporated as Erickson & Stevens in 1964. The firm lasted until 1992.



Don Erickson at Taliesen West
Undated photograph
Courtesy of the Frank Lloyd Wright
Building Conservancy

Erickson again practiced on his own until his death in 2006.

Erickson began by designing residences in the Chicagoland area, and along the North Shore. His work later included commercial sites in Des Plaines, and perhaps his best known work, Indian Lakes Resort in Bloomingdale, Illinois. Erickson's work was published on multiple occasions and won several awards.



Don Erickson, 1998
"The Work of Don Erickson"
Journal of Taliesin Fellows, 1999



Gunnar Erickson Residence, Inverness, IL 1951



J. Mayes Residence, Glen Ellyn, IL 1954
Photo by Jim Herrlin



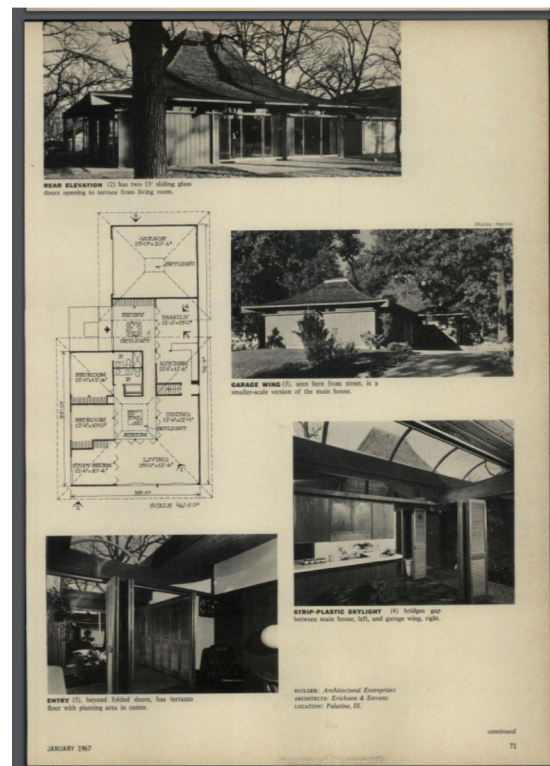
Charles Matthies Residence, Park Ridge, IL 1962
Photo by Jim Herrlin

In 1958, Erickson's design for the J. Mayes residence won the AIA Merit Award. In a 1958 article where Erickson was interviewed about Erickson's design for the J. Mayes residence, it was revealed that the only diploma Erickson had hanging on his wall was a framed note from Frank Lloyd Wright which said, in Wright's opinion, Erickson "will make a good builder."⁴

Not long after Erickson and Stevens joined together, they were asked to design a residence for Morton and Arline Doblin. It isn't clear why the Doblins chose Erickson and Stevens as their architects.

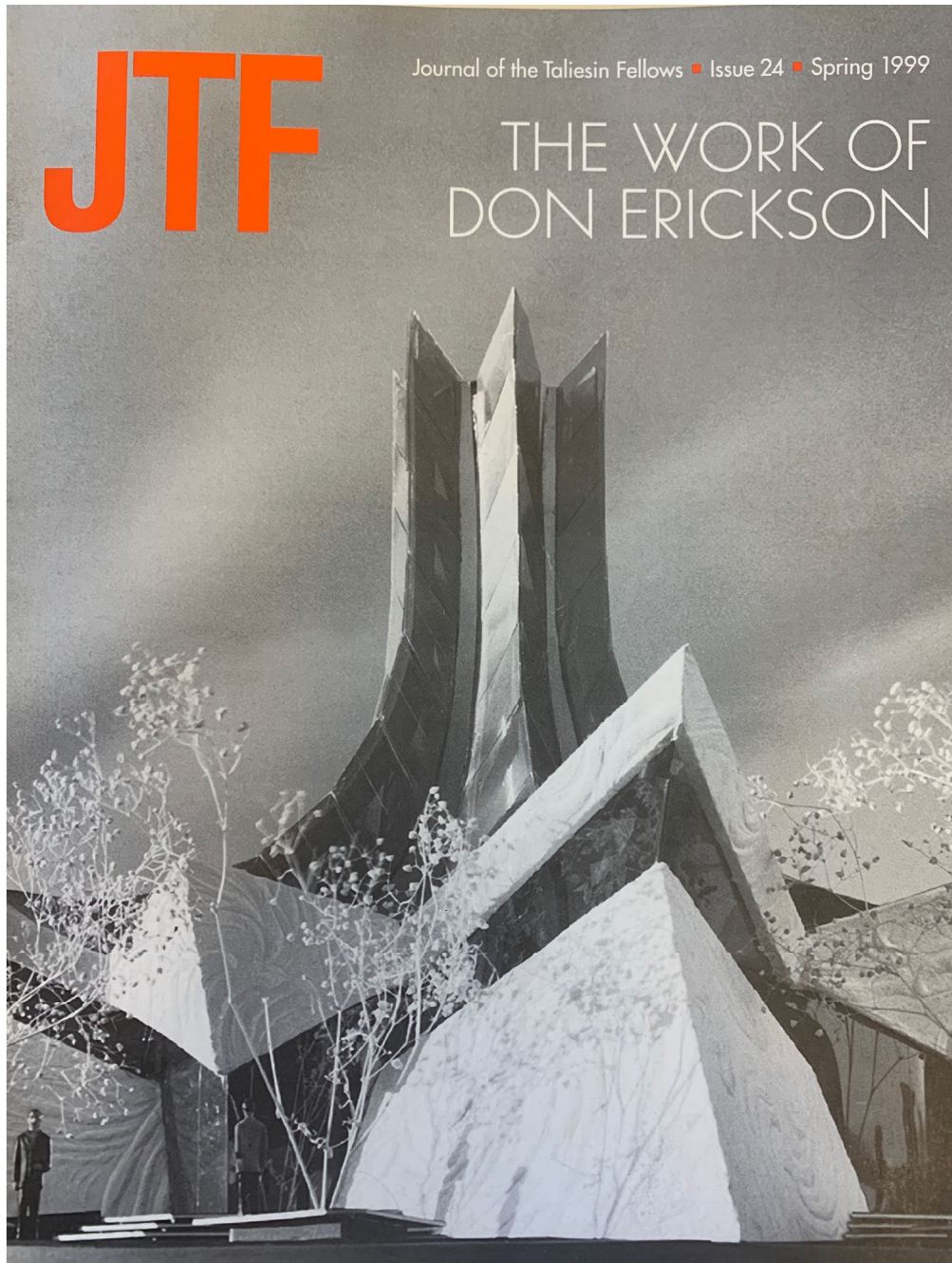
Erickson and Stevens worked from their offices in Des Plaines, Illinois, designing a variety of residential, commercial, institutional and religious buildings, always from a modernist perspective. Often, because their designs were so complicated, and because the two architects were trained in construction during their time at Taliesin, they acted as contractors on building sites. Architectural Enterprises was listed as the carpenter on the Doblin residence permit application, so it apparent that the two architects played a significant part in constructing the building.

A Palatine house designed by Erickson and Stevens, not owned by either of them, but one of the three in the same subdivision, was published in the journal *House & Home* in January, 1967.

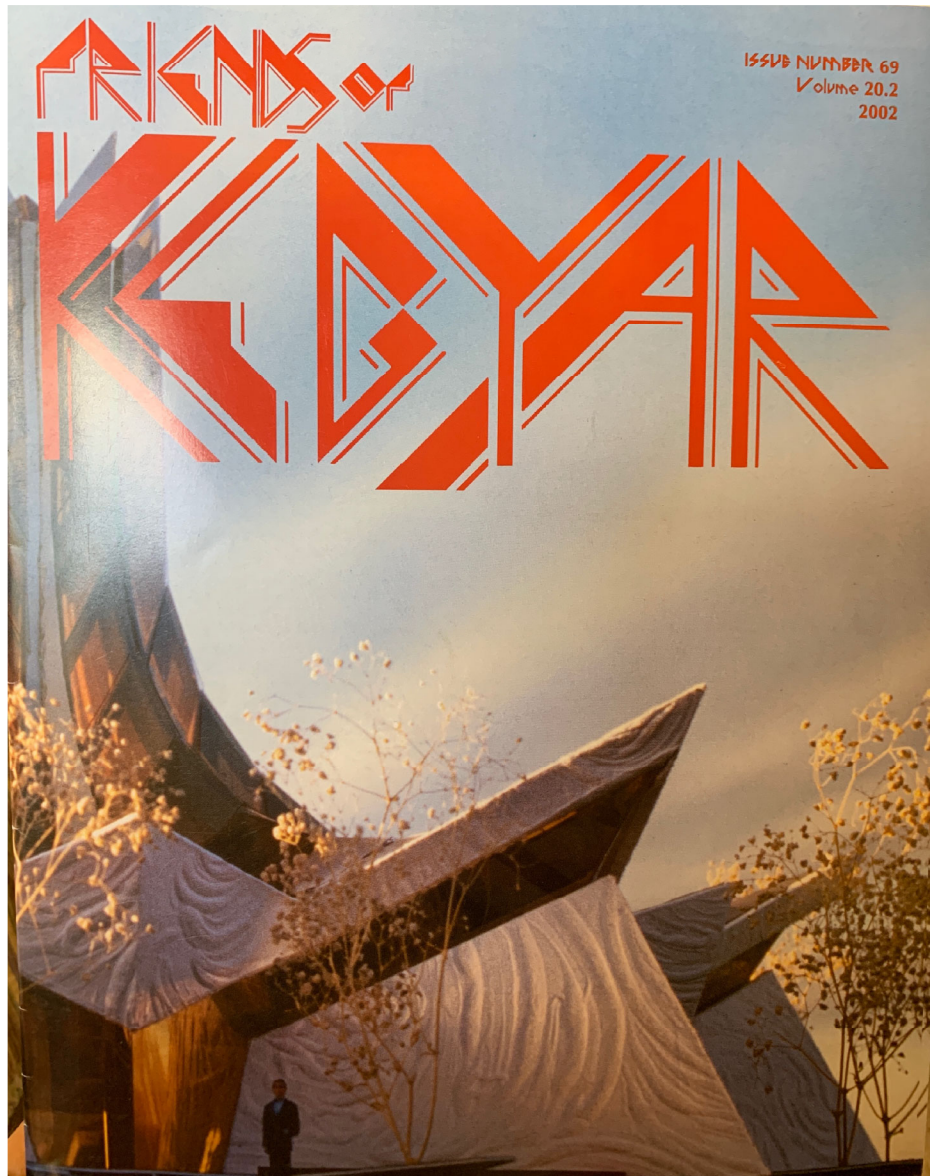


⁴ "This Architect Cuts Corners," *The Chicago American*, July 8, 1958.

“The Work of Don Erickson” was featured on the cover and as the subject of an issue of the *Journal of Taliesin Fellows* in the Spring of 1999.



Friends of Kebyr, a journal promoting the work of Bruce Goff, dedicated an issue to Don Erickson's work in 2002.



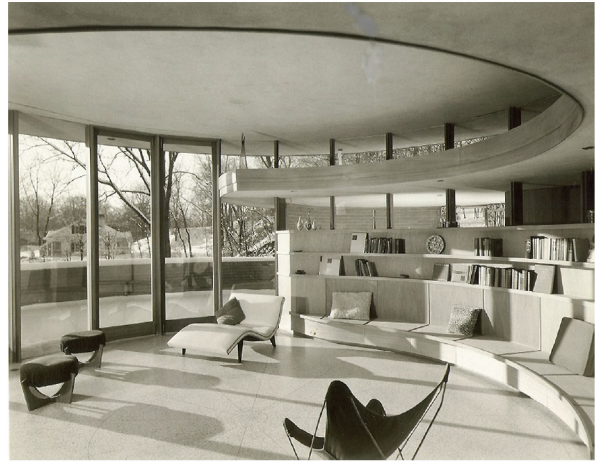
From 1969 – 1972, Erickson was a lecturer at Northern Illinois University in DeKalb, Illinois. He was also the founder of the Illinois Council of American Registered Architects, and served as president of its board of directors. The organization later became the Association of Licensed Architects and is in existence today. Among other things, the ALA honors Don Erickson with an annual Don Erickson Presidential Award, and an annual Napkin Sketch Contest, which memorializes Erickson's napkin sketch for his successful design of the remodel of the Singer

Bowl in New York, which he drew on a napkin. In 2002, Don Erickson, FALA, won the ALA Lifetime Achievement Award for Service.⁵



The Singer Bowl

⁵ALA, Design Awards Program, <https://www.alatoday.org/design-awards-program>, accessed March 20, 2021.



J. Mayes Residence, Glen Ellyn, Illinois, 1954 "The Round House"



J. Mayes Residence, Glen Ellyn, Illinois, 1954 "The Round House"



'Birdcage' Apartments at 6901 N. Ridge Boulevard, Chicago, 1959
<http://donericksonarchitect.blogspot.com/2010/09/bird-cage-apartments.html>

The I.C.A.R.A. March/April 1997 issue was devoted to Erickson and his work.



(Arthur) Dennis Stevens (1930 – 2019)

Dennis Stevens was the youngest of Frank Lloyd Wright's apprentices. When he was 17, shortly before he graduated from high school, Stevens called Wright to ask him for an interview. At the time, only 10 – 20 students were selected from approximately 400 applicants. Stevens not only secured an interview but was offered a position on the spot after showing Wright an isometric drawing that Stevens drew of a residence that included every board of framing.⁶

Stevens stayed with Wright at Taliesin for the next five years, spending summers in Wisconsin and winters in Arizona, learning every aspect of the design and building processes. In 1981 Stevens wrote a letter to Mrs. Olgivanna Wright at Taliesin West, when he heard that the school of architecture was seeking academic accreditation. Stevens wrote:

Commencing one week after my graduation from high school, I spent the equivalent of over ten academic semesters participating in the activities of the Frank Lloyd Wright Foundation. These activities included not only apprenticeship to Frank Lloyd Wright's organic architecture, but an involvement in the arts, man's relationship to his environment, his responsibilities to his fellow man – all those things contributing to the development of the "complete man."

In reflection, after thirty years, it was those experiences at Taliesin that most contributed to my inner development as a person at peace with himself, with respect for humanity, and through the practice of architecture continues to participate in the orderly development of the environment.

It is always pleasing to know that the free spirit of man continues to be nourished by your work at Taliesin. I am forever grateful to have been a part of that work.⁷



Dennis Stevens at Taliesin West, *Chicago Bauhaus and Beyond*,
<https://www.chicagobauhausbeyond.org/architects-designers/>

⁶ Chicago Bauhaus and Beyond <https://www.chicagobauhausbeyond.org/architects-designers/name/dennis-stevens/>, accessed March 1, 2021; *Treasure Magazine*, 20.

⁷ Arthur Dennis Stevens to Mrs. Frank Lloyd Wright, November 2, 1981, Dennis Stevens file, Frank Lloyd Wright Collections & Exhibitions, Taliesin West.

When Stevens finished at Taliesen in 1953, he formed and incorporated Architectural Enterprises, a firm he continued with until his death in 2019, including the period of his partnership with Don Erickson. At the same time, in 1953, he started Purdue University to complete his architectural studies. After he completed his degree, he was drafted and served in the Army Corps of Engineers, designing a NATO military base in Vicenza, Italy. Following his service, Stevens returned to Illinois and began working with Don Erickson in 1962 as a partner until 1992, when they terminated their partnership. Stevens and his wife sold their house in Palatine and moved to Idaho.

The first house Stevens designed was for his parents on Murphy Lake in Park Ridge, Illinois. The second was an octagonal house in Barrington, and the third house was the Reisler-Feingold House at 1120 Ridgewood Drive in Highland Park (1958) which was declared a Highland Park Landmark in 2010.

In 1980, Stevens designed the Joyce Marcus House in Riverwoods, Illinois, with a double-story Jamaican roof. The roof beam structure was so specialized it was patented by Stevens, and it was the only double-story roof of this kind ever built by Stevens. The building was the recipient of several Home Builders Association of Greater Chicago Gold Key Awards for Excellence in Form and Function. Thirty years after it was built it was the Wall Street Journal Readers' "favorite home of 2012."

Stevens resided in a Jamaican roof house in Palatine until 1994. The picture on the right is from the interior of the Palatine house where Stevens lived until 1999. The Jamaican roof structure, with pecky cedar and curving support trusses and structural beams are the same as the house at 1264 Westmoor Road.



Reisler-Feingold House, Flickr
[Flickr.com/photos/chicagogeek/](https://www.flickr.com/photos/chicagogeek/)



Joyce Marcus Residence, Riverwoods, IL
Chicago Agent Magazine

When he and his wife moved to Idaho in 1999, he taught himself Auto CAD, and designed a new home for himself and his wife called "Cliffside," which was completed in 2000. He and his son formed a new company called Stevens Signature Homes, and Stevens continued designing buildings until his death in 2019.



Dennis Stevens, Greenbelt Magazine,
<https://greenbeltmagazine.com/dwell-it/arthur-dennis-stevens>, accessed March 4, 2021



Stevens Home, Palatine, Illinois
<https://stevenssignaturehomes.com/our-story>, accessed March 1, 2021



Cliffside, Stevens Signature Homes
<https://stevenssignaturehomes.com/our-story>, accessed March 1, 2021

Dennis Stevens was featured in a The Idaho Statesman's *Treasure Magazine* in 2012.



List of Awards:

AIA Chicago chapter Citation for Excellence, 1965, Decorel Corporation, 444 E. Courland Street, Mundelein, demolished.

Distinguished Building Award, American Institute of Architects, Chicago Chapter and Chicago Association of Commerce and Industry, 1968, Scheyer/Leaf Residence, Glencoe.

Green Globe Award, Coconut Cove Hotel, 1977, Negril Beach, Jamaica.

Wall Street Journal "Favorite Home of 2012," recipient of several Gold Key Awards, 1985, Joyce Marcus House, Riverwoods.

Winnetka houses designed by Don Erickson or Erickson and Stevens:

Don Erickson:

1055 Starr Road (1958; demolished, 2008)

925 Ravine Road (1955; demolished, 2004; owner Richard Boyer, who also built 945 Old Green Bay Road)

1304 Trapp Lane (1955; demolished)

Erickson and Stevens: 945 Old Green Bay Road (1966; extant) exterior published in *I.C.A.R.A.* March/April 1997, interior detail published in *House & Home*, March, 1971.

North Shore Houses by Don Erickson, Dennis Stevens or Erickson & Stevens:

Other notable buildings designed on the North Shore include several in Glencoe, among them 70 Brentwood Drive, and at least one in Highland Park, the Reisler-Feingold House at 1120 Ridgewood Drive (Dennis Stevens, 1958), and Lake Forest.

Builders and contractors of 1265 Westmoor Road

No information was found on Fred Muehlfelder & Sons, Portage Park Plumbing, Scott Electric Company or the Benge Electric Company.

Landmark Status of the Property

The building is not an individual Winnetka landmark and is not listed individually or as part of a district on the National Register of Historic Places.

Evaluation of Historic Significance

This building is historically significant because it is one of a few modern houses in Winnetka. Other houses built during this time period in the surrounding area have been demolished, as

seen on the Table attached in Appendix D, *infra*. Dr. Morton and Arline Doblin, who built the house, were prominent, successful long-time residents of Winnetka and the sole residents of the house. Dr. Doblin was a successful pediatrician who appeared on radio programs and was interviewed by newspapers to discuss pediatric health issues. He and his wife Arline were involved with local Jewish charitable organizations.

Evaluation of Architectural Significance

This building is architecturally significant. There are few modern houses in Winnetka, and only one other designed by Erickson and Stevens, and that other house is very different, not displaying the level of design creativity as the Doblin House.

Erickson, who studied with Frank Lloyd Wright, and is acknowledged as being one of the more successful Taliesin Fellows, was a distinguished and recognized modernist architect on his own, apart from being associated with Wright. Dennis Stevens, also a Taliesin Fellow, was also an accomplished and successful architect. In partnership, the two architects designed a large number of architecturally significant buildings, and can be credited with developing an architectural prototype, the Jamaican roof building, of which the Doblin Residence was among the earliest designed and built.

The Doblin House is organic in the true sense of the word. It was designed specifically for its site, nestling into the treescape and landscape of its surroundings. The way it extends into the landscape through brick walls, wood beams, decks and gravel terraces make the house part of nature, not standing apart from it as a design by a Miesian architects does. The use of natural materials, including brick, pecky cedar, gravel aggregate, and other natural materials on the interior and exterior, contribute to making this building at one with nature, thus embracing Wright's organic teachings. On the exterior, gaps in the roofs allowing for trees to grow through; rooms project into the site, and outdoor decks with sliding doors create outdoor rooms. Vast expanses of glass on every elevation bring nature inside the house, truly making this house at one with its site.

Not only is this house an excellent example of organic architecture-- but it is also unique, designed with an individualistic and expressionistic flair, capturing a true sense of drama.

It is rare to find such a significant house with such excellent architectural integrity. There have been no significant changes to the house since it was constructed in 1964. The house is intact. Demolition of this building would be an irretrievable loss to the architectural history of this community.

Modern Houses in Winnetka

There are not many modern houses in Winnetka. They include 1000 Old Green Bay Road, are a few on Fisher Lane, including architect Howard Fisher's own house, and at least one on Hibbard Road. However, none of those houses are as unusual and singularly distinctive as the Doblin Residence.

Evaluation of Neighborhood Impact

The section of Westmoor upon which that 1265 lies is a small, north projecting lane with four houses. 1265 Westmoor Road is on the northwest side of this lane. Demolition of this building would have a deleterious effect on the quiet streetscape. The house marks the termination of the north-south leg of Westmoor road.

Summary Opinion

The Doblin House is extraordinary, when evaluated in the history and development of the modern house. In its intimate relationship to the surrounding landscape, it clearly reflects the organicism that both Don Erickson and Dennis Stevens learned from their study at Taliesin, Frank Lloyd Wright's school. The interior opens onto terraces, creating outdoor rooms. The spatial relationships within the house are characteristically Wright's use of contraction and expansion. The house is entered from a small vestibule, which opens into a tall 1-1/2 story atrium. Throughout the house low narrow hallways open into one of the two atria or other living spaces. Like Wright's houses of the 1930s through the 1950s, the Doblin House is composed of Chicago common brick, wood and glass. Nature dominates the house—whether in the intimate relationship of the house and its setting or in its use of natural materials. Unlike most modern houses of the period, the Doblin House is highly individualistic. Dramatic atria dominate the home's unique design.

There are no modern houses in Winnetka that convey the same sense of drama in such a unique way. Even the other house designed by Erickson & Stevens, located on Old Green Bay Road, doesn't display the same design ingenuity. It is long and low, and distinctive, but not nearly as unusual. Winnetka is a village of generally traditional houses. There are relatively few that are modern, and none even closely resembling the Doblin House at 1265 Westmoor Road. The demolition of this house, with no comparable examples, would be a terrible loss in a community that takes pride in its distinguished architectural heritage.

APPENDIX

Attachment A. Bibliography

Attachment B. Exterior Photos of 1265 Westmoor Road

Attachment C. Interior Photos of 1265 Westmoor Road

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

Attachment E. Photos of Residences in the Surrounding Neighborhood

Attachment F. Select Research

1. 1938 Sanborn Map
2. U.S. Geoinformation Systems Map
3. Plot Plan
4. Articles
5. Permits

APPENDIX

Attachment A. Bibliography

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Attachment B. Exterior Photos of 1265 Westmoor Road



East atrium and carport



East atrium



Carport



Carport bicycle storage



Entrance to east atrium from carport



West atrium, south elevation



View of carport from house, looking south



Front entry



West atrium looking east



West atrium looking southeast

Attachment C: Interior Pictures of 1265 Westmoor Road



Front entry as viewed from the interior



Dining room, looking east



Study, with built-in desk



Study wet bar



Living room, looking northwest



Living room fireplace, looking east



Living room fireplace, looking east



Playroom



Hall looking west, stairs to basement



Kitchen



Kitchen



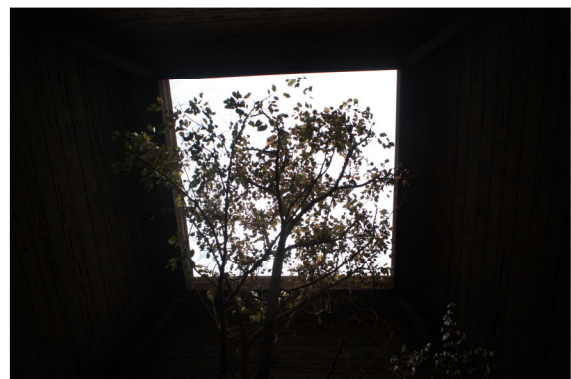
Bathroom



Primary bedroom



Primary bedroom



Skylight



View from west bedroom, through jack-and-jill bathroom to playroom, looking east

Attachment D. Table of Information for Residences in Surrounding Neighborhood

ADDRESS	DATE OF PERMIT APPLICATION	ARCHITECT/BUILDER	ARCHITECTURAL STYLE	ORIGINAL OWNER
1255 WESTMOOR	9/2/1954	Loebl, Schlossman & Bennett/J.T. Carp, Inc.	Modern	Saul Sherman
1250 WESTMOOR	9/21/1929	Granger & Bollenbacher/R.C. Wieboldt	Tudor Revival	W.F. Straub
1245 WESTMOOR	2/26/03 <i>Demolished: 1/27/1956</i>	Grunsfeld Shafer Architects, LLC/Rizzolo Bros.	Modern	Mark & Barbara Horwitch
1235 WESTMOOR	3/12/1990 <i>Demolished: 2/3/1954</i>	Ullman & Fill/Contempo Builders	Neo-Arts & Crafts	John & Sandra Miller
1234 WESTMOOR	10/1/2002 <i>Demolished: 2/24/1953</i>	Charles Page/Page Builders	Neo-French	Charles Page
20 KENT	<i>Demolished: 6/1/1977</i>		No building on property	
2 KENT	Prior to 1928 (Owner: 1906)	Unknown	English Country	Unknown

Attachment E. Photos of Surrounding Residences on Both Sides of the Street



1255 Westmoor Road



1250 Westmoor Road



1245 Westmoor Road



1235 Westmoor Road



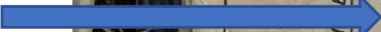
1234 Westmoor Road



2 Kent Road

Attachment F. Select Research
1. 1938 Sanborn Map

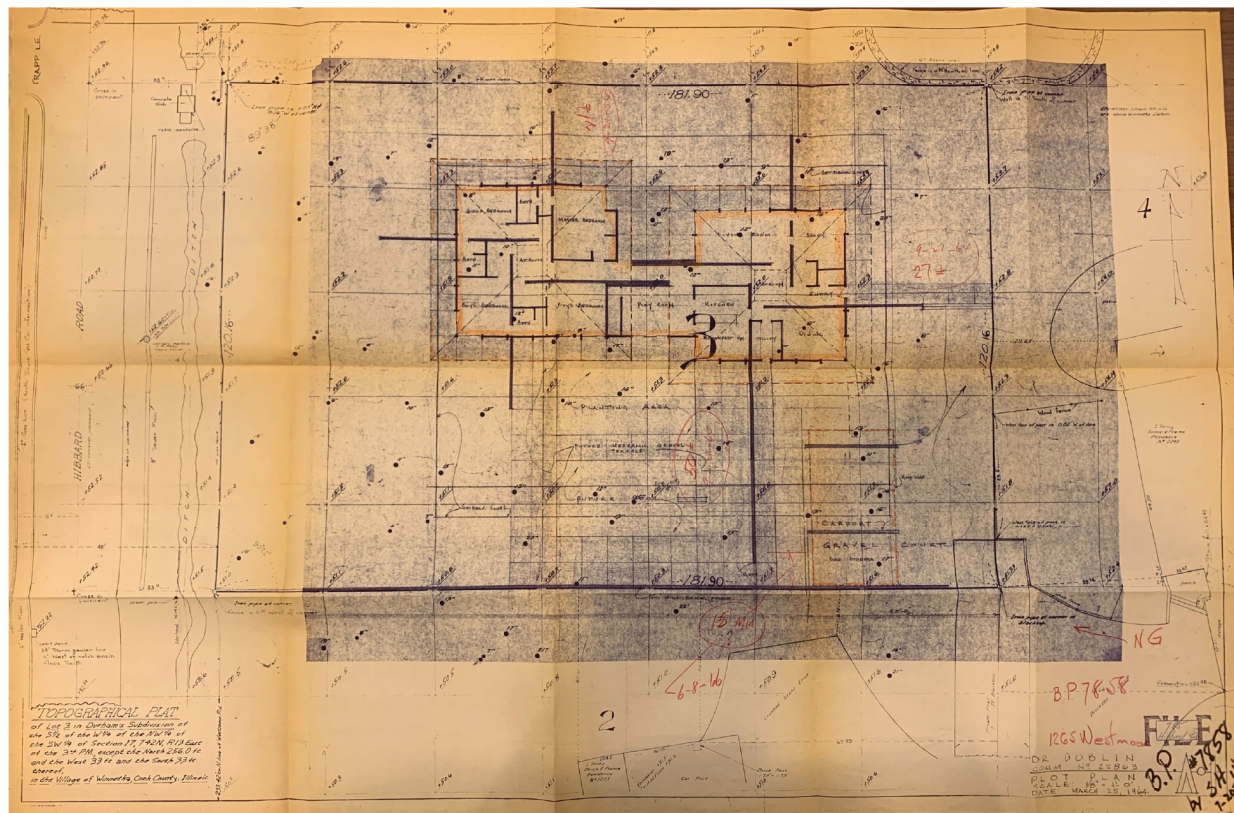




2. U.S. Geological Survey Map



3. Plot Plan



4. Articles

WINNETKA ARCHITECTURAL SURVEY NO. _____
DATE _____

Street Address 1265 Westmoor

Current Owner Dr. & Mrs. Morton Dablin Years 1964 to 1982
Original Owner " " " " Years _____ to _____
Other Owners _____ Years _____ to _____
_____ Years _____ to _____

Construction Date 1963-64 DESCRIBE
Dates of Additions _____ brick, wood & glass house
or
Major Alterations _____ Frank Lloyd Wright influence

Architect / Builder Don Erickson

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

Provide other information if available

Photograph
Please attach

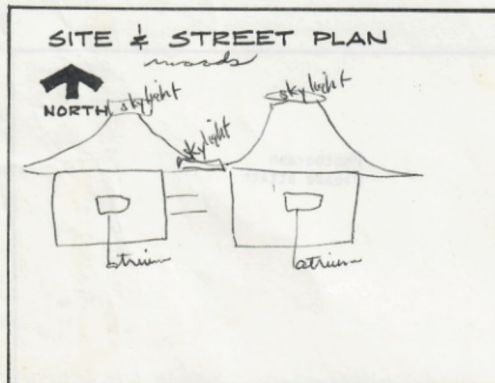
ARCHITECTURAL INFORMATION & PHYSICAL FEATURES

Number of stories 1 Exterior Wall Materials wood
 Foundation material _____ Roof Material pagoda style - large overhang
 Entrance (Front/Side) (Side) Roof Type wood shingles
 Windows (Type) Sliding glass Garage car port
 Other Features: Three large skylights - Two atriiums
rooms do not have ceilings - all open

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

built by architect that studied with Frank Lloyd Wright

ADDRESS: 1265 Westmore Rd



Survey By: _____

Date: _____

Survey Revised by: _____

Date: _____

Date: _____

Dr. Morton J. Doblin and Arline Perlman Doblin



The Herald Statesman (Yonkers, New York), June 30, 1951

Doblin, M.D., Morton J.

Morton J. Doblin, M.D., 92, beloved husband of Arline, nee Perlman, for 67 wonderful years; loving father of Rick (Lynne) Doblin, Bruce Doblin (Lisa Wainwright), Sharon (Larry) Porter and Stuart (Sheri) Doblin; cherished grandpa of Eden, Lilah, Eliora, Liam, Nathaniel (Snežana), Ari, Zachary, Kanoa (Jessica), Adam and Rain; devoted son of the late Freida and Louis Doblin; treasured friend of many. Morton was a dedicated and well respected pediatrician for over 40 years and he supported many Jewish organizations within the US as well as in Israel. Funeral service Monday 11:30 AM at Am Yisrael, 4 Happ Road, Northfield. Interment Memorial Park Cemetery, Skokie. In lieu of flowers, donations may be made to Am Yisrael or Hagar: Jewish Arab Education for Equality. For information, **Shalom Memorial Funeral Home**, (847) 255-3520 or www.shalom2.com



Chicago Tribune, December 16, 2018

Doblin, Arline

Arline Doblin, nee Perlman, 91, beloved wife of the late Morton J. Doblin, M.D. for 67 wonderful years; loving mother of Rick (Lynne) Doblin, Bruce Doblin (Lisa Wainwright), Sharon (Larry) Porter and Stuart (Sheri) Doblin; cherished grandma of Eden, Lilah, Eliora, Liam, Nathaniel (Snežana), Ari, Zachary, Kanoa (Jessica), Adam and Rain; devoted daughter of the late Leona and Nathan; treasured friend of many. Private service and shiva. Interment Memorial Park Cemetery, Skokie. In lieu of flowers, donations may be made to Am Yisrael (amyisrael.org) or League of Women Voters of Winnetka-Northfield-Kenilworth, P.O. Box 93, Winnetka, IL 60093 (my.lww.org). To leave condolences and for information, including link to view service via zoom: **Shalom Memorial Funeral Home** (847) 255-3520 or www.shalom2.com



Chicago Tribune, August 19, 2020

8—Tues., July 8, 1958 The Chicago American

This Architect Cuts Corners

★ ★ ★ ★ ★

Round House Wins Prize



Don E. Erickson, 28, of 301 S. George st., Mt. Prospect, is an architect who has made an art of cutting corners. He has designed a complete house in the shape of a circle.

For his design of a glass and concrete building, Erickson today was awarded the Merit Award for architectural design — the second highest award of its kind in the nation. At the same time, his work will be displayed at the Cleveland Museum.

But his success is not due to a formal education. At the University of Illinois Erickson could not get along with his instructors. He kept bringing up the name of Frank Lloyd Wright. One day Professor Marion Gutnayer complained:

"If you like the man so much, why don't you go to him?"

WRIGHT APPRENTICE

Thanks to this kindly advice, Erickson spent the next three years as an apprentice to Wright. It was principally under Wright's influence that

he conceived of the circular house.

Everything in the pink and mahogany structure fits into the circular pattern.

The storage space is carefully hidden. In the hallway around the living room, paneling conceals 20 closet doors. The kitchen is also stark and efficient with mixers, sinks and stove burners built into the counters.

The living room opens on a terrace through glass French doors for an effect of blending the indoors with the surrounding countryside. The whole house is radiant-heated with only one 14-foot wide fireplace in the living room curved on one side. The bathroom is equipped with a peach mirror designed to give the owner, Jack Mayes of 1000 Clifton rd., Glen Ellyn, and

his family of three a "rosy outlook on life."

VARIED TEXTURE

Asked if the circular pattern ever becomes monotonous, Mayes replied:

"Each section of the house has a different texture. Every season of the year, every time of day casts varying shadows and patterns in the house."

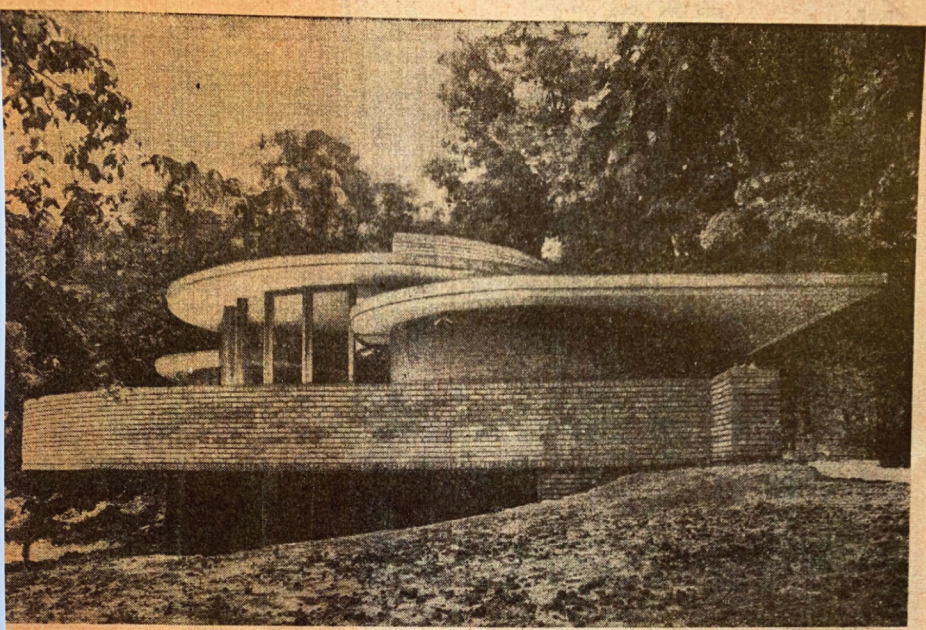
What inspired the offbeat design? Wright had some influence, but Don said:

My wife, Shirley, has been my main inspiration. I always do my best work when she is sitting beside me and I always show her sketches and need her judgment."

The Ericksons have two children, Karyn, 5, and Don, 2. After leaving Wright in 1951, Erickson spent three years in the construction business and is now practicing in a private office at 1873 Des Plaines.

NEW PLANS

Asked whether he has a plan drawn up for a



Prize-winning circular house is designed to blend with landscape.

office at 1873 Busse hwy. in Des Plaines.

NEW PLANS NOW

Asked whether anyone could have a plan drawn up for a

circular house by him, Erickson said:

"No, that design was nearly five years ago and I've learned a lot since then. I wouldn't think of

letting you have those plans. I would take out all the little mistakes, and you would have a different house."

The only diploma Erickson

has is one from Wright which hangs on his office wall. It says that, in Wright's opinion, Erickson "will make a good builder."

Merit Award

Small house class (1,600 sq ft).

Don Erickson, architect

Location: Glen Ellyn, Ill.



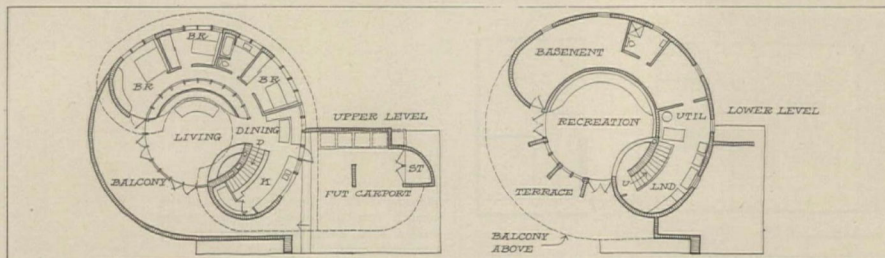
Photos: Merrill Studio

House is approached from right; brick circle surrounds kitchen and stairs to lower level. Center circle is the living area, which opens through swinging doors to wide balcony.



Major rooms are on upper level, even with carport. Utilities, laundry, and recreation room are below. Recreation room has direct access to its own terrace.

Jury cited house for emotional content of its forms, but questioned some things such as merit of placing heavy brick parapet for balcony so far out on a cantilever.





Living room is also circular. Jury said: "This space might be difficult if you had to group just anybody in it, but for the right people—those who like it—it would be fine."

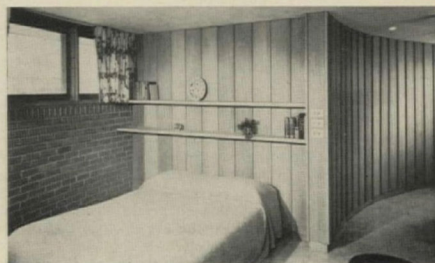
CITATION: The jury commended this house for its restrained and effective handling of unusual forms and for the architect's personal use of forms so conspicuously in the Wright tradition.

Goodman: "This house is extremely well-handled. It works with shapes that aren't easy to build because our building shapes are fundamentally rectangular. But if Frank Lloyd Wright had never been born, we would all look at this house and say that this fellow is really going to get someplace. The danger and difficulty of this kind of design is that too often the student gets lost trying to do it like the master."

Burchard: "All men of great talent set up vocabularies, and it's very difficult to escape from them. This house is a very emphatic personal statement. Coming up to these floating forms is great for the guy who likes to do this. I would hope that more people would take what Wright laid down and work for a refinement of it. We get a lot of fine architecture from refining things and not always trying to be different."

Grossi: "We criticized this form because it might be costly or even inconvenient, depending on how you like to live. But this is a very, very handsome house. It would be wrong to discuss it or condemn it on logical grounds because it is an emotive kind of architecture."

Master bedroom is in outer circle of rooms, opens to living room and to encircling corridor. Long corridor is lined with closets. Jury cited handsome use of materials.



JULY 1958

104a



VAULTED ROOF over main living area (view 1 in plan) is framed with curved glue-lam beams, planked with pecky cedar. Skylight is 25' above floor.

5 **This spectacular house is for buyers who want contemporary design but can't afford custom prices**

Its builders, who normally do custom contemporaries in the \$75,000-to-\$150,000 class, feel there is a small but strong market among young buyers who appreciate contemporary design but whose budgets limit them to an under-\$40,000 house. Apparently they are right; since last winter, they've sold some \$500,000-worth of houses based on this model.

Next to its soaring vaulted roof, the model's chief attraction is its flexibility. Four posts support the curved glue-lam beams in the main building, so no bearing partitions are needed, and rooms can be laid

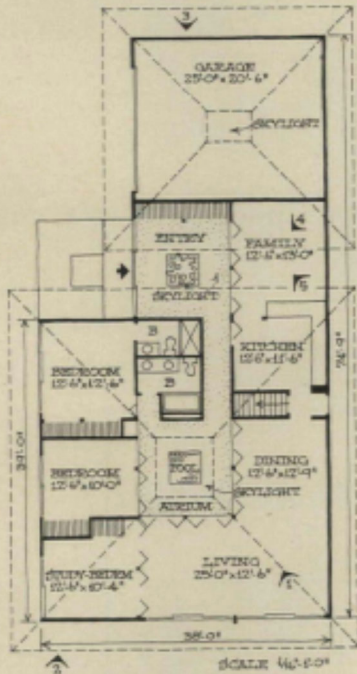
out to suit each buyer. Light comes in through skylights in the main room and over the family room, and through clerestories above the top plate.

The unusual structural module—13'—is based on the span of the 2x6 pecky-cedar roof decking between roof beams. Partitions are 7' high, and interior plastic skylights are built over rooms, such as baths, which require acoustical privacy. Other rooms are completely open to the vaulted roof.

The house has 1,900 sq. ft. of living area and is priced at \$39,500, including land.



REAR ELEVATION (2) has two 13' sliding glass doors opening to terrace from living room.



GARAGE WING (3), seen here from street, is a smaller-scale version of the main house.



STRIP-PLASTIC SKYLIGHT (4) bridges gap between main house, left, and garage wing, right.



ENTRY (5), beyond folded doors, has terrace floor with planting area in center.

BUILDER: *Architectural Enterprises*
ARCHITECTS: *Erickson & Stevens*
LOCATION: *Palatine, Ill.*

JANUARY 1967

continued

71



Left: Streetview view of award-winning north shore home shows skyline that includes circular staircase and, at right, roof extension that reaches to garage.

Award Winner on a Ravine

By Anne Douglas

A DRAMATIC semi-circular house designed to embrace the view of a wooded north shore ravine, has won the 1968 Distinguished Building Award of the Chicago Association of Commerce and Industry and the Chicago chapter, American Institute of Architects.

Designed by Ivan Erickson, architect, Evanston, and Stevens, Inc., the home is designed so that all major rooms on the upper level have a view of the round terrace, which is the heart of the semi-circle. Beyond it is the ravine.

Bedrooms at each end of the semi-circle also have private, cast-ironed balconies overlooking the ravine. On the lower level are two more bedrooms that look out onto the ravine.

Erickson designed an overhanging roof. Swept up like the form of a hat around the perimeter of the house, it protects the building from the sun and weather. A strip of clerestory windows around the curved portion provides interior light, yet preserves privacy toward the street side.

The architect, who said too many contemporary homes today are sterile and without heart, has used sweeping curves and circles thrust to soften the hard lines of brick and beams. The circular staircase between the floors is in a dome of its own projecting from the front. A two-sided curved fireplace separates the living room from the entrance hall. The compartment next to the of the downstairs bedroom, is circular, with a round shower stall and half-round vanity lavatory.

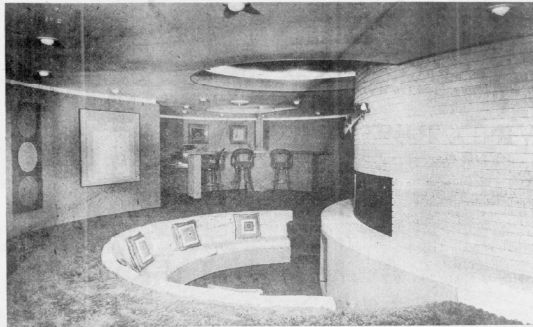
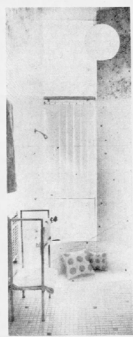
The long, curved passage along the outside wall serving the master bedroom and older daughter's bedroom and bath is lined with built-in cabinets, providing an enormous amount of storage.

Just below the living room fireplace is another fireplace for the master semi-circular conversation area, and beneath the fireplace is a niche for a television set. A semi-circular bar is off to one side, and a playroom for the children is on the other side.

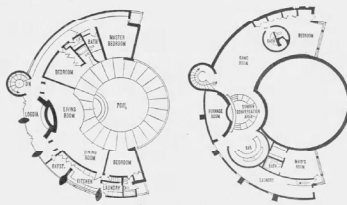
The owners had Richard Harnett, interior designer, provide their former home's furnishings, and called him in

(Continued on page 2, col. 3)

Below: Master bath has round, sunken tub-shower with shower heads on both sides. Tub, floor, walls, and lavatory counter are ceramic tiled in white with orange and yellow accents.

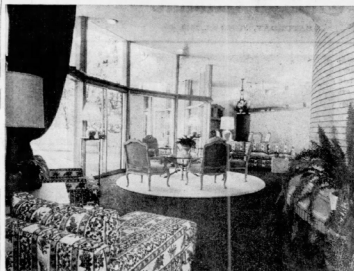


Lower level has sunken conversation pit facing curved fireplace and, below it, niche for television set. Beyond is semi-circular bar. Thick carpeting is blue and safe cushions are yellow. Glass light valves are introduced in the pillars and modern geometric paintings on the wall.

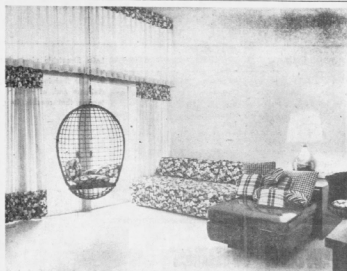


Home of the Week

CHICAGO TRIBUNE, SATURDAY, JUNE 22, 1968



Living room view shows how the house is built around the circular patio and pool, visible at left. Built terrace flooring is used outdoors also. Curved wall at right has a fireplace. Furnishings carry out a color scheme of blue and yellow in French motif.



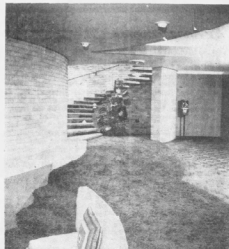
Bedroom of a daughter away at school also serves as a den, with twin beds that are lounges by day. The black vinyl-covered one slides part way beneath a table. Color scheme of blue, green, black, and white includes a variety of pillows.

Home of the Week on Ravine

(Continued From Page 1)
again. He used most of their existing pieces in the new home. The three major living areas with yellow velvet chairs around an oval glass-topped table and a round white rug in the living room. The dining room is separated from the adjoining dining area of a blue and yellow sofa. The dining furniture is French, including white-painted with blue and

yellow trim and a glass-topped table. Walls throughout are white. The kitchen is a cheerful yellow, well lit by clerestory windows and two skylights with lighting fixtures installed inside so they work as well by night as by day. The kitchen does not overlook the ravine. An sliding glass doors to a little landscaped terrace adjoining the garage, which is connected to the house by a covered walkway.

Another skylight illuminates the circular staircase, and a modern tapestry decorates its curving wall. Among the many evidences of the architect's attention to detail are the strategically placed lighting fixtures in ceilings, for example, and the decorative finishing of the support posts in the large, open arm of the lower level. Erickson covered them with finely finished vertical wood strips.



Circular floating staircase from upper floor has light fixtures attached under steps for safety and dramatic accent. Carpeting, which covers the conversation pit area in the foreground, has free-form border going way to parquetry in children's playroom area.

The Flower Box.
Natural Bouquet

Chicago Tribune, June 22, 1968

1968 Distinguished Building Award, AIA Chicago Chapter and Chicago Association of Commerce and Industry

Three-story 'Babylon' in Des Plaines

LE RONDE, A three-story office building under construction in Des Plaines, will join a growing number of new structures in that northwest suburb when completed this spring.

The 26,000-net-square-foot building at 950 Lee St. is on the edge of a downtown redevelopment area where old buildings are being razed to make way for the new.

Developers of the \$1.2-million structure are the Le ronde Limited Partnership and Kunkel Development Corp., a subsidiary of William L. Kunkel & Co., Realtors, a Des Plaines real estate firm. Ralph H. Martin, president of both Kunkel companies, served as syndicator for another local office building, the four-story Jefferson-Pearson Building, 640 Pearson St., which was completed in 1971.

MARTIN ALSO IS vice president of the Des Plaines Redevelopment Association, a nonprofit corporation involved in the downtown renaissance.

Rents in Le ronde are expected to run roughly from \$7.50 to \$8 a square foot—if it goes on the market as a rental building. Martin said one potential tenant interested in about half the structure's space has expressed an inclination to buy. If that happens, Le ronde could turn into a condominium office building, Martin said.

Developers believe one strong selling point, to renters or buyers, will be the building's design. The exterior will be of reinforced concrete with very little window space, an indication of the building's inward orientation. The interior will be characterized by heavy use of glass and landscaping.

IN THE CENTER will be a 45-foot high atrium (or vertical open space)

extending from the first floor to the roof. Topping it will be four pyramid-shaped skylights that will admit natural light.

The atrium will feature a two-tiered garden. The second level will have large saucer-shaped planters 5 to 9 feet wide that will hang from the top of the atrium. Suspended "park benches" also are planned.

The effect will be of "a kind of hanging Babylonian garden," says architect Don Erickson of the firm of Erickson & Stevens, Inc., Des Plaines.

The building's entire first floor will be devoted to lobby and landscaping. Offices on the second and third floors, served by a free standing glass-enclosed elevator, will circle the atrium. Those offices directly facing the atrium will be enclosed by uninterrupted glass.

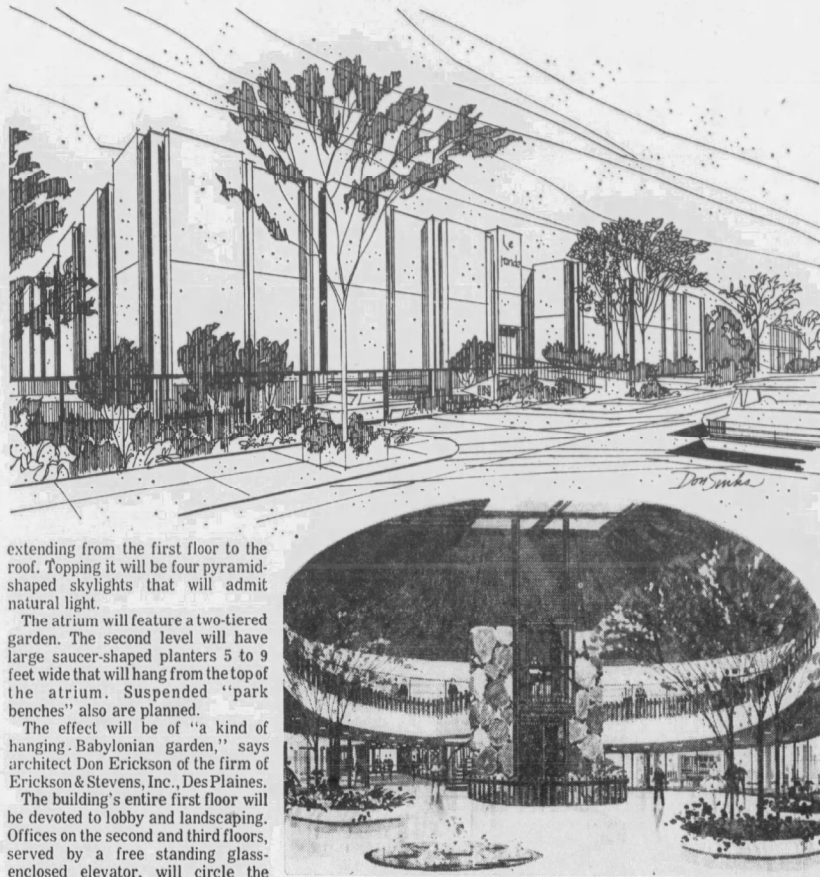
ERICKSON BELIEVES the interior design of the building will create "a social atmosphere," and at the same

time provide a good work environment.

Besides its design, Martin says the building has good location going for it. People can get to work by bus, rail, or the nearby Tri-State Tollway or

Kennedy Expressway, he said.

Interim financing is being provided by the First National Bank of Des Plaines. End financing, arranged through the bank, will come from the Washington National Insurance Co., Evanston.

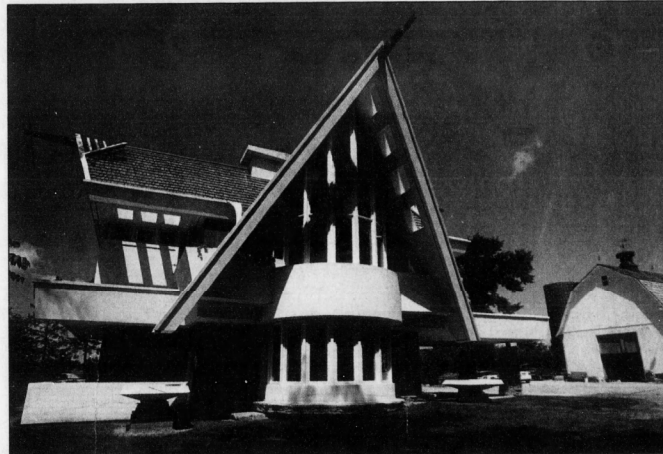


Le Ronde, Des Plaines, Illinois
Erickson & Stevens
Chicago Tribune, December 16, 1973



"Would I want to live the rest of my life in a MOBILE HOME? No. But do they serve a niche? Absolutely."

James Belli (shown with his wife, Karen), after living for four years in a single-wide while watching the family's dream home take shape



"It has tremendous detail for such a compact building," Barrington architect Don Erickson says of the Bellis' new home in Wadsworth. He notes the influence of Frank Lloyd Wright that can be seen in the projecting overhangs and trellis openings in the roof.

FARMHOUSE MODERNE

When architect James Belli bought an heir's Lake County farm, who knew it would lead to 4 years living in a mobile home . . . and, then, this?

Story by Ross Wertland ■ Photos by Bob Fila

While serving as a leader among architects, James J. Belli of Wadsworth housed his family of four in what would seem to be the cardboard box of American design: a mobile home. And they stayed there for years. And they ended up liking it. Though not exactly a case of Michelangelo admiring Jesus on velvet, Belli said he did develop an appreciation for the metal box, all 18½ by 67 feet of it.

"Would I want to live the rest of my life in a mobile home? No," he said. "But do they serve a niche? Absolutely. And bear in mind, I bought a low-end mobile home, the biggest single-wide you could buy."

At the time there was a good reason for it. The mobile home would be the bridge to the family's dream home, and on top of that, the experience taught Belli a couple things.

"One is that you really don't need that much space, because a mobile home is extremely limited closetwise and every other way. The other

thing is it brought my family back together, not that we were dysfunctional or anything like that, but like most families, I think what happens is we eat dinner, and after dinner the kids would run to their own rooms. In a mobile home, you can't do that. There isn't enough room to hide. What ends up happening is that the family comes back together again."

Larry Leffingwell, a friend who lives in nearby Old Mill Creek in northern Lake County, thinks part of what made the family's four years in the mobile home easier to take was that they are unpretentious, comfortable people to begin with. Serving as a metaphor for the family, he explained, was their baby-grand piano taking up half the mobile home's living room.

"They seem to be able to make a home wherever they are," he said. "They are high on life, just a neat family. But I think looking over at the house also gave them the energy to stay there."

He was referring to the work of art that

SEE BELLI, PAGE 11



A winding staircase in the center of the space leads to the second floor, with the master bedroom and the lower half of the girls' two-story bedroom.



The "public space" on the first floor is made up of the living room, a stone entryway that wraps around a fireplace made of white concrete with white marble dust and aggregate, and the kitchen (not seen in these photos).

James J. Belli House, Wadsworth, Illinois
James Belli, past president of Illinois Society of Architects
Chicago Tribune, July 9, 2000

Don Erickson | 1929 ~ 2006

Architect designed Indian Lakes resort

By Graydon Megan
Special to the Tribune

A disciple of Frank Lloyd Wright, architect Don Erickson's 55-year career featured houses and buildings that were delicate, beautiful and always original.

"Every building is a unique piece of art," said his wife, Patricia, citing a building she and her husband called the Bird Cage apartments near Ridge and Pratt Boulevards on the Far North Side of Chicago.

"[The building] inspired me to become an architect," said Mettawa architect Thomas Heinz. He said Mr. Erickson's design incorporates thin vertical black metal elements reminiscent of bird cage wires against a creamy rough stone structure.

Perhaps Mr. Erickson's best-known design is Indian Lakes Resort in Bloomingdale, completed in the 1980s. To avoid the boxy look and long corridors of many hotels, he designed a pyramid shape with hexagonal rooms and interior spaces and a six-story atrium lobby.

Mr. Erickson, 77, died of multiple myeloma, which he battled for 13 years, Tuesday, Oct. 24, in his Barrington home.

Mr. Erickson grew up around Chicago. His father built staircases and his mother was a classical pianist, and he was torn between music and architecture.

He was drawn to Wright after seeing some of the architect's buildings near his home in Portage Park. His father gave him a book of Wright's work, which prompted him to pursue architecture at the University of Illinois at Navy Pier, where he began in 1948 after graduating from Proviso High School. As the story goes, he told a professor that an assignment was "not the way Wright would do it." The professor responded by telling Mr. Erickson that if he liked Wright so much, he should go study with him.

Mr. Erickson was initially turned away from Wright's Taliesin studio in Wisconsin and drove to a pay phone and called the studio. Wright answered and agreed to take him on as an apprentice if he would go to Wright's Taliesin West in Arizona. He was with Wright for three years, splitting time between Arizona and Wisconsin until he started his own practice in 1951.

"Don considered Mr. Wright a second father," his wife said. "It was a very powerful time in his life." Wright is said to have put

his arm on Mr. Erickson's shoulder while telling him the world had enough musicians and what it needed was good architects.

By 1952, Mr. Erickson was building his first house, for his parents, in Inverness. In December of that year, he married his first wife, Shirley Erickson. She said that instead of a honeymoon in Mexico, the couple spent two weeks driving icy roads to look at Wright houses in Wisconsin, Iowa and Illinois.

The couple soon built a house for themselves near Palatine. By 1966 they had a house on 10 acres on the north side of Barrington and lived there with their three children. A tornado in April 1967 destroyed the home, but Mr. Erickson rebuilt on the foundation and lived there the rest of his life.

Mr. Erickson spent some time in the 1970s helping to establish a design program at Northern Illinois University in DeKalb. While there he met and married his second wife, Sharon Dam. They later divorced.

Mr. Erickson was co-founder in 1998 of the Association of Licensed Architects, where he sought to offer architects continuing education and other benefits at reasonable dues.

Patricia Lusk renewed an acquaintance with Mr. Erickson in 1989 when she asked if she could be an unpaid summer intern in his office as part of her course work in interior design at Arizona State University. She said the experience featured a great deal of work. They were married six months later on her Christmas break, before she went back to finish work on her degree.

"We were beautiful together as a team," she said. Their collaboration won a recent Sub-Zero Kitchen Design Award as well as an award for an addition at what is now Fifth Third Bank in Wauconda. "He lived and breathed architecture," she said. "He was still working up until last week."

"He stood up for what's right and true," Heinz said. "You can see that in his buildings—honest buildings from an honest man."

Other survivors include three daughters, Karyn, Elizabeth and Shay Dam-Erickson; a son, Don; and a grandchild.

Visitation will be held from 4 to 9 p.m. Saturday, in Mr. Erickson's home, 26280 W. Illinois Highway 22, Barrington. A memorial ceremony will be held at 7 p.m.

ERICKSON, DON

Don Erickson, architect, 77, of Barrington, at rest Tuesday, Oct. 24, 2006, beloved husband of Patricia, nee Lusk; devoted father of Karyn, Don and Elizabeth Erickson and Shay Dam-Erickson; fond father-in-law of Pam Piotrowski; cherished grandfather of Cora Schoofs; loving son of the late Gunnar and Ebba, nee Larson. Memorial ceremony by friends and family Saturday, 7 p.m., with visitation from 4 to 9 p.m., at the Erickson residence, 26280 W. Hwy. 22 in Barrington. Interment 10 a.m., Sunday, at White Memorial Cemetery in Barrington. Memorials may be made to the Multiple Myeloma Research Foundation at www.multiplemyeloma.org or 203-972-1250. For information, **Davenport Family Funeral Home**, 847-381-3411.

Sign Guestbook at chicagotribune.com/obituaries

Chicago Tribune, October 26, 2006

Chicago Tribune, October 27, 2006

(Arthur) Dennis Stevens

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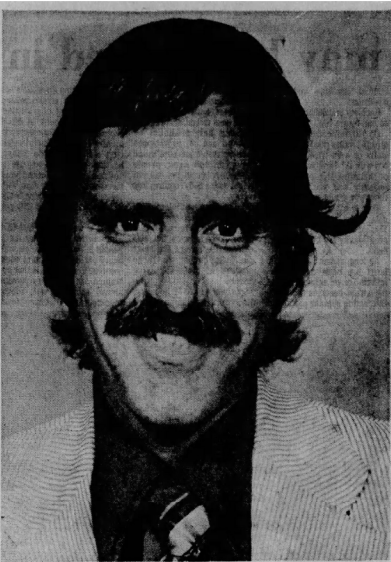
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the
mammoth
And
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he "rests" with his
trans-
wife
and
three
children.
Occa-
sionally
I go
to
read



DENNIS STEVENS

People in profile

Dennis Stevens is a city savior.

The 45-year old architect-engineer-land developer from Des Plaines, Ill., who's been hired to revamp downtown Moline and design the Metro Center is more than a

mechanical hand behind a slide rule. Stevens is an imaginative professional whose talent for creative construction generates enthusiasm.

"We create environments," said Stevens. "My partner and I are romanticists. We relate to natural materials and to people. The human element should be important to this architect. Environments are for people, not machines. We try to preserve some dignity in a world of concrete and steel."

What is a creative environment?

Examples of Stevens' innovations include several Chicago-area structures, among them "After Hours," a 13-level lounge. Another of his accomplishments is an office building cum atrium at O'Hare International Airport, Chicago.

Like hanging gardens.

"Office buildings don't have to look antiseptic," Stevens declared. "In the O'Hare building, the center atrium looks like a hanging garden of Babylon. A glass elevator goes through the trees."

Currently Stevens and his partner, Don Erickson, are completing a \$14 million project for Corson Fren Scott and Co. The complex features hotel and banquet facilities and a theater in the round. Other developments have included, he

re-
sident
condom-
iniums
in As-
pen,
Colo.,
Florida
and the
West
Indies.

"I enjoy what I do," enthused the mismatched architect. "I won't assume a project if it's not fun. Clients seem to think imagination is worth saying share for. We generate enthusiasm in

mina-
tion is
Stevens'
theory
is that
good
with a
sound
economic
equals
success.

One architectural hobby of Dennis Stevens is the salvation of crumbling downtown business districts. The faded grid to buildings and underdeveloped streets that most developers ignore, Stevens sutures back to a vitality, contending that "old it the downtowns are simply too valuable to throw away."

In addition to the downtown management, Stevens is also engineering a \$15 million redesign of the downtown Des Plaines.

In between the mammoth And endeavors he "rests" with his transwife and three children.

Occasionally I go to read

Jamaica to vacation, but when I get there, I usually wind up buying some land and building something on it," said Stevens, with a contented sigh.

The young city savior is too busy building his mark on the world to really rest, for very long.

Reality of construction

"The reality of construction is very exciting," he said. "A drawer full of pretty drawings doesn't turn me on. I not only make the pretty pictures, I build them too. You have to get dirty once in a while. To learn sympathy for the men who make your sketches a reality you've got to do it yourself. Unless you have, you won't understand the limitations or the (in)flexibilities of the materials you tell them to build with. Or, as Frank Lloyd Wright said, 'If you do it with your own hands, you'll never forget it.'"

Stevens should be well-versed on the theories of Wright. He studied with him for four years.

As a 17-year-old high school senior Stevens was searching for the right place to study architecture. Wright's work appealed to him so the so-called Stevens telephoned the legendary architect to request an interview.

Most of Wright's students were post-graduates," recalled the enterprising Stevens. "When Wright asked me why I wanted to be an architect, I boldly asserted 'What else is there?'"

Wright asked the high school boy to stay.

Completion of studies with Wright led Stevens to Purdue University, where he then studied engineering.

During the Korean War, Stevens, then age 24, traveled throughout Europe building NATO bases.

Stevens' partner, also a "Tulsa-born Fellow," as Wright graduate, shares his zeal for "fun architecture."

Although their primary interests are public environments, they still "build a down or so house a year just for fun." Their "fun" homes have included those built around swimming pools, or other such nature objects.

Stevens' own home in Des

Plaines is a prototype of the "fun" house he designed 10 years ago as "an alternative to typical urban housing."

The house is "like a big wooden tent that breathes." Folding louvered doors expand or contract the one huge room. There's a skylight and center atrium with a 20-foot tree.

Chicago is so miserable," quipped Stevens. "So I try to bring greenery indoors whenever possible."

Stevens City savior. Hero of the thinking public. As a youngster he perpetually built tinker toy bridges and sky scrapers. His father was a ceramist.

"I always knew what I wanted to be," asserted Stevens.

Although his past-projects are fascinating tributes to the creative man, he claims that "the next project, not the one I just finished, is the most exciting."

By ANNE FLAHERTY

The time h

By ART BUCHWALD

WASHINGTON — My good friend Dr. Seuss wrote a book a few years ago titled "Marvin K. Mooney Will You Please Go Now!" He sent me a copy the other day and crossed out "Marvin K. Mooney" and replaced it with "Richard M. Nixon. It sounded like fun so I asked him if I could reprint it. Please read it aloud.

Richard M. Nixon will you please go now!
The time has come.
The time has come.
The time is now.
Just go.
Go.
GO!

I don't care how.
You can go by foot.
You can go by cow.
Richard M. Nixon will you please go now!

You can go on skates.
You can go on skis.
You can go in a hat.
But
Please go.
Please!

I don't care.
You can go

THE DAILY DISPATCH

Leo H. Small, President

Leo H. Small, Executive Editor

Edgar A. Shipley, Editor-Publisher

H.L. Schwartz III, Managing Editor

Russ Karpis, News Editor

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SUBSCRIPTION RATES

1 year \$17.00
6 months \$9.00
3 months \$5.00
1 month \$1.00

The Dispatch (Moline, Illinois), July 30, 1974

Architect's design is 'House of the Year'

The Boise designer apprenticed with Frank Lloyd Wright from 1948 to 1953.

BY KATY MOELLER

kmoeller@idahostatesman.com

© 2013 Idaho Statesman

Arthur Dennis Stevens received an unexpected accolade in December when one of his creations — that was built more than three decades ago just outside Chicago — was chosen as Wall Street Journal readers' favorite out of 200 homes for sale. Price tag? \$2 million.

Stevens has designed and constructed more



Arthur
Dennis
Stevens

than 230 buildings in the United States and Jamaica over the past 60 years, including houses, offices, schools and commercial spaces.

The 82-year-old architect, an Illinois native who has lived in Idaho since 1995, is still going strong.

His firm, Architectural Enterprises Ltd., is currently remodeling a three-story log house and designing four houses in the Robie Springs subdivision.

See HOUSE, A11



Boise architect Dennis Stevens says it takes him about the same amount of time to design a house as it does to make a baby — 9 months. Provided by VHT Studios

The Idaho Statesman (Boise, Idaho), January 4, 2013.

Stevens, Arthur Dennis, 88, a resident of Boise, passed away August 2, 2019 in Boise. Private services will be held. Arrangements are under the direction of Bowman Funeral Parlor of Garden City. www.bowmanfuneral.com 208-853-3131.

5. Permits

137-50
2

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, July 13, 64

THE SUPT. OF PUBLIC WORKS:

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

PROPERTY DESCRIPTION—Lot 3 in Durham's Sub. of the S
of W $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 17, T-42-N, R-13-E, 3rd PM
(EX. N 256' & W 33' & S 33' thereof)

REAL ESTATE INDEX NUMBER			
05	17	307	031
Vol. 101		Item 894-D	

STREET and NUMBER # 1265 Westmoor Road

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

NUMBER of ROOMS 9 Rooms 3 Baths 2 car garage detached

TOTAL COST \$ 60,000. KIND of MATERIAL Brick and frame

OWNER Dr. & Mrs. Morton Doblin Address 8938 Tamaroa Skokie

ARCHITECT Architectural Enterprises Address 1873 Busse Hwy Des Plaines

BUILDER Owner Address _____

CARPENTER Architectural Enterprises Address _____

MASON Fred Muehlfelder & Sons Suburban Park Address 229 Francis Ingleside Ill.

SEWER BUILDER _____ Address _____

PLUMBER Schuepfer Plumbing Co. Address 7259 W. Lawrence Av Chicago

ELECTRICIAN Scott Electric Co Address 737 Center Des Plaines Ill.

REMARKS _____

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

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

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

Permit Issued July 20, 1964 by _____

Building Permit Number # 7858

Occupancy Permit Number _____

C. B. No. # 4438

Dr. & Mrs. Morton Doblin
By Morton J. Doblin Jr.
SIGNED _____
ADDRESS 8938 Tamaroa Terrace
Skokie Ill.

2016-10-18 11:26

Hanson Roofing 847 328 3906 >> 1-847-716-3588

P 1/3
M 65.00**RECEIVED**
OCT 18 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 flat carport roof - Residential
(Work to be performed..... Type of building - residential, commercial, garage, etc.)
For Matt Dublin At 1265 Westmore Phone 847-446-4525
(Name of owner) (Address of building)
Application for: New Construction ☐ Addition ☐ Remodeling ☐ Plumbing ☐ Electric ☐ Demo ☐ Other Roofing
(Specify)
Estimated Cost of Construction \$ 13,000.00 (Include materials & labor)
Signature Charles S. Neuhaus Printed Name Charles S. Neuhaus Phone 847-328-2550 Date 10-18-16

Lic Bond

CONTRACTOR INFORMATION

(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**PERMIT FEES**

Building Permit	\$ _____	Tree Rem./Repl./Fencing	\$ _____
Plan Review	\$ _____	Roofing	\$ <u>105.-</u>
Plumbing	\$ _____	Street Replacement	\$ _____
Electrical	\$ _____	Water Use	\$ _____
HVAC	\$ _____	Other	\$ _____
Sewer	\$ _____	D/C Recycling Filing	\$ _____
Water Service/Meter	\$ _____	TOTAL FEES	\$ <u>105.-</u>
Electric Service	\$ _____	Approved this <u>19</u> Day of <u>Oct</u> 20 <u>16</u>	
Impermeable Surface	\$ _____	Permit # <u>12R2016-1146</u> Expires <u>11/19/18</u>	
ROW Occupancy/Opening	\$ _____		

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

Original: Community Development
Yellow: Finance Department

revised 9/07/2011

CN 44 5636

VILLAGE OF WINNETKA

WATER & ELECTRIC DEPT.

APPLICATION FOR PERMIT TO DO ELECTRICAL WORK

1265 Westmoor
785
Hibbard Rd
1265 Westmoor

Date Nov. 6, 1964

Electrical Contractor Bengt Electric Inc.

Address 38 N. Broadway Des Plaines, Ill. Phone No. 827-5108

Registered in City of Chicago, Ill. Reg. No. 125

Work To Be Done On Premises Known As 785 Hibbard Road Winnetka, Ill.
Address

Name Dr. & Mrs. Martin Doblin

Work To Be Started Nov. 6, 1964 Ready For Inspection
Date

WIRING INSTALLATIONS		Totals
Base Charge	\$3.00	
Plus Total of 153 Outlets @10¢ Each	15.30	
Note: Outlets For Motors Of Less Than 1/2 H.P. or Heating Devices of Less Than 600 Watts to be Included.		18.30
FIXTURE INSTALLATIONS		
Base Charge	\$2.00	
Plus Total Of 46 Fixtures @10¢ Each	4.60	
		6.60
MOTOR INSTALLATIONS		
Base Charge	\$3.00	
Plus Total Of 3 H.P. @ 10¢ per H.P.	.30	
Note: Motors of 1/2 H.P. and Larger Only.		3.30
HEATING INSTALLATIONS		
Base Charge	\$3.00	
Plus Total Of K.W. @ 10¢ per K.W.		
Note: Heating Units of 600 Watts and Larger Only.		
Total Fees Due \$		\$28.20
Remittance Herewith \$		\$6.90

Remarks Temporary service charge of \$33.50 included.

Current consumed will be billed to owner: Dr. Martin Doblin

8938 Tamaroa

Skokie, Ill.

Note: The permit issued on this application will authorize only work here applied for.
If other work is done it must be covered by additional permits.

PERMIT NO. ISSUED

4438

Bengt
Signature of Applicant

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS
APPLICATION AND PERMIT FOR CONSTRUCTION

I, Portage Park Plumber the undersigned Plumber
(applicant's name) (trade, occupation, etc.)
hereby make application to Install plumbing fixtures & connections
(work to be performed)

The undersigned agrees that all such work will be done in the location as indicated below and will be performed strictly in accordance with the provisions of the Winnetka Village Code - 1959 noted below and all rules and regulations as pertaining thereto.

Frank R. Stanke
(signature)

(address)

LEGAL DESCRIPTION				
PROPERTY ADDRESS <u>1265 Westmoor Rd.</u>		TYPE OF BUILDING _____		
LOT _____ BLOCK _____ SUBDIVISION _____				
OWNER OF PROPERTY <u>D. Morton Dublin</u>		ADDRESS _____		
REAL ESTATE INDEX NUMBER <u> </u>		VOL. _____ ITEM _____		
Type of Construction — Description	Village Code Authorization	Fee	Charge	
☐ Driveway Construction Location _____ Material _____ Dimensions _____	Sec. 14: 31-42	\$ 2.00		
☒ Street Excavation Purpose _____ Size _____ Replacement Charge _____ Replacement Deposit <u>1913</u> Job Order # _____	Sec. 14: 3-20	\$10.00 As estimated As estimated	10 ⁰⁰ 125 ⁰⁰	
☐ Occupation of Streets Purpose _____ Time Limit _____ Days	Sec. 4: 31-38	Deposit \$3.00 per front ft. \$100 minimum		
☐ Oil Burning Equipment Location _____ Type _____ Control _____ Make _____	Sec. 7: 45-46	\$ 5.00		
☒ Plumbing No. of Fixtures <u>22</u>	Sec. 4: 49-53	\$1.00 per fixture Minimum \$2.00	22	
☐ Private Swimming Pool	Sec. 4: 101-107	\$25.00		
☒ Sewer Sanitary ☒ Storm ☒	Sec. 4: 56-70	\$ 7.00	14	
☐ Sidewalk Construction Engineering _____	Sec. 14: 27-30	\$ 2.00		
☐ Tank Installation Location _____ Size _____ Type _____ Construction _____	Sec. 7: 29-35	\$ 3.00		
☐ Forestry Permit	Sec. 19: 16-19			
☐ Signs	Sec. 75-85	\$2.00 no frontage consents required. \$5.00 frontage consents required.		
TOTAL			171 ⁰⁰	

Permission is hereby granted to the applicant to proceed with the above noted work.

Robert H. Anderson
Superintendent of Public Works

5150

No. 64-109
Date 7-28-64

Per _____

FILE COPY

CV 5149

WATER AND ELECTRIC DEPARTMENT
APPLICATION FOR WATER TAP

DATE 9/28/64
PLUMBER'S NAME Portage Plc. Plumbing PHONE NO. MU 5-3030
ADDRESS 6206 Irving Pl CITY Chi

Dr. Doblin
ADDRESS OR LOCATION OF TAP 1265 Westmore Rd.
LOCATION OF MAIN 18' E of W LL
SIZE OF MAIN 6" DEPTH _____
TYPE OF SERVICE Copper SIZE 1 1/2"

	CHARGE	DATE PAID	CREDIT
SIZE OF TAP <u>1 1/2"</u>	<u>97.00</u>		
PERMIT FEE _____	<u>5.00</u>		
SIZE OF METER <u>1 1/2"</u>	<u>100.00</u>		
FLAT RATE _____			
HYDRANT RENTAL _____			
OTHER MISC. CHARGES _____			

DATE PAID _____
WORK TO BE STARTED DATE _____
READY FOR TAP DATE _____

REMARKS _____

BY J. Starke

PERMIT # 91-798

PERMIT HISTOR

PAGE 1

FENCE
STATUS: COMPLETED

PIN # 05-17-307-046-0000

AS OF 05/06/92

.....NAME AND ADDRESS.....	CONTACT(S).....	OTHER INFORMATION.....
LOT/BLOCK: 3		ZONE: / /
SUBDIV: NORTH CENSUS TRACT		ZONING: A3 ISSUED: 09/06/91
LOCATION: 1265 WESTMOOR		USE GROUP: COMMERCIAL COMPLETED: 12/04/91
WINNETKA, IL 60093		SINGLE FAMILY RESIDENTIAL CO ISSUED: / /
		CLASS: ALTER TO EXIST BLDG EXPIRES: 09/05/92
		CONSTRUCT'N TYPE: LAST ACTIVE: 12/04/91
		VALUATION: 0
OWNER: DOBLIN, MORTON		STRUCTURES: 1 ENTERED BY:
1265 WESTMOOR		UNITS: 1 ON: / /
WINNETKA, IL 60093		STORIES: 1 AT: :
		PARKING-REGULR: 0
		PARKING-HANDCP: 0 TOT SQ FT: 0
		FORMER USE: SPR SQ FT: 0
CONTRACTOR: HOMEOWNER	WBR: 2000	CONDITION: AVERAGE AREA PR FL: 0
WINNETKA, IL 60093		SMOKE ALARM: NO BLDG HEIGHT: 0

OWNERSHIP TYPE:
SEWER TYPE:
WATER TYPE:

FEES.....	DUE....	..ADJUST..	...PAID...	DATE PAID
FENCE	25.00	0.00	25.00	09/06/91
REINSPECT	0.00	0.00	0.00	
TOTALS	25.00	0.00	25.00	

PROJECT NUMBER: 91-798
PELIC. NUMBER:
ELATED PERMITS:
FEN 91-798

DESCRIPTION OF PROPERTY

FENCE/WALL PERMIT APPLICATION
Community Development – Village of Winnetka 510 Green Bay Rd.
Telephone (847)716-3520 Facsimile (847)716-3588

Property Address: 1265 Westmoor Contractor Name: Fence Works Inc
Owner Name: Morton Dublin Contractor Address: 2356 Skokie Valley Rd H.P.
Owner phone number: 446-4525 Contractor phone number: 847-432-0900
PERMIT F11-00190 PERMIT FEE: \$15.-

Submission requirements:

☒ This completed application, with all information provided;
☒ Fence plan, showing location of proposed fence on a plat of survey (2 copies). The Plat of Survey must accurately depict all that is currently on the property & be within the past 5yrs. Fence must be located within the property lines of property and may not be placed on any public street right of way, private road easement, or on neighboring property. Any tree(s) measuring 8 inch diameter or greater within 5 feet of proposed fence/wall must be accurately located.
☒ Permit fee of \$65.
☒ Contractor must have a current license and permit bond in the amount of \$20,000 on file with the Community Development Department prior to release of permit. Attach copy or call (847) 716-3520 to verify if bond already on file.

1. DESCRIPTION OF PROPERTY

Multiple-family, institutional, or commercial use? No (Yes/No) (If YES, fence or wall must be reviewed and approved by Winnetka Design Review Board)

Swimming Pool located on property? No (Yes/No) (If YES, fence must meet specific additional requirements of 15.56 of Winnetka Village Code to limit access to pool.)

Trampoline located on property? No (Yes/No) (If YES, fence must meet specific additional requirements of Section 15.56 of Village Code to limit access to trampoline.)

Corner Lot? No (Yes/No) (If YES, fences in front or corner yard of corner lots must observe corner visibility "cut-back" to provide adequate visibility at intersection (see diagram, page 3).)

Property adjacent to alley? No (Yes/No) (If YES, fences must be cut back to provide 10 foot visibility "cut back" where alley crosses sidewalk to provide adequate visibility.)

As authorized by the owner of the property, for which this permit is being requested, I hereby certify that the information provided is true and correct.

Authorizing Agent Signature: [Signature] Date: 12/12/11

RECEIVED
DEC 12 2011
BY: [Signature]

CHK 10422
R: 00005160
10:22 AM

11:26

.Hanson Roofing 847 328 3906 >> 1-847-716-3588

P 1/3
H 65.00

OCT 18 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 flat carport roof - Residential
(Work to be performed..... Type of building - residential, commercial, garage, etc.)
For Moat Doblin At 1265 Westmore Phone 847-446-4525
(Name of owner) (Address of building)
Application for: New Construction ☐ Addition ☐ Remodeling ☐ Plumbing ☐ Electric ☐ Demo ☐ Other Roofing
(Specify)
Estimated Cost of Construction \$ 13,000.00 (Include materials & labor)
Signature Charles A. Nelson Printed Name Charles S. Nelson Phone 847-328-2550 Date 10-18-16

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

PERMIT FEES

Building Permit \$ _____
Plan Review \$ _____
Plumbing \$ _____
Electrical \$ _____
HVAC \$ _____
Sewer \$ _____
Water Service/Meter \$ _____
Electric Service \$ _____
Impermeable Surface \$ _____
ROW Occupancy/Opening \$ _____

Tree Rem./Repl./Fencing \$ _____
Roofing \$ 105.-
Street Replacement \$ _____
Water Use \$ _____
Other \$ _____
D/C Recycling Filing \$ _____
TOTAL FEES \$ 105.-

Approved this 19 Day of Oct 2016
Permit # 12R-2016-1146 Expires 11/9/18

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

Original: Community Development
Yellow: Finance Department

revised 9/07/2011

ATTACHMENT B



April 14, 2021

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

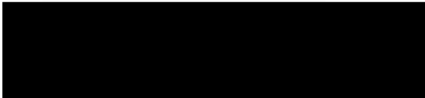
Dear Mr. Marx,

The Winnetka Historical Society has reviewed Benjamin Historic Certifications thorough research of the Doblin House at 1265 Westmoor. We agree with the assessment that the property is both historically and architecturally significant due to its unique architectural style. The house at 1265 Westmoor adds to the architectural diversity of this historic Village, and we emphatically agree that demolition of the house would be terrible loss for the Winnetka community.

Sincerely,

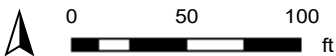
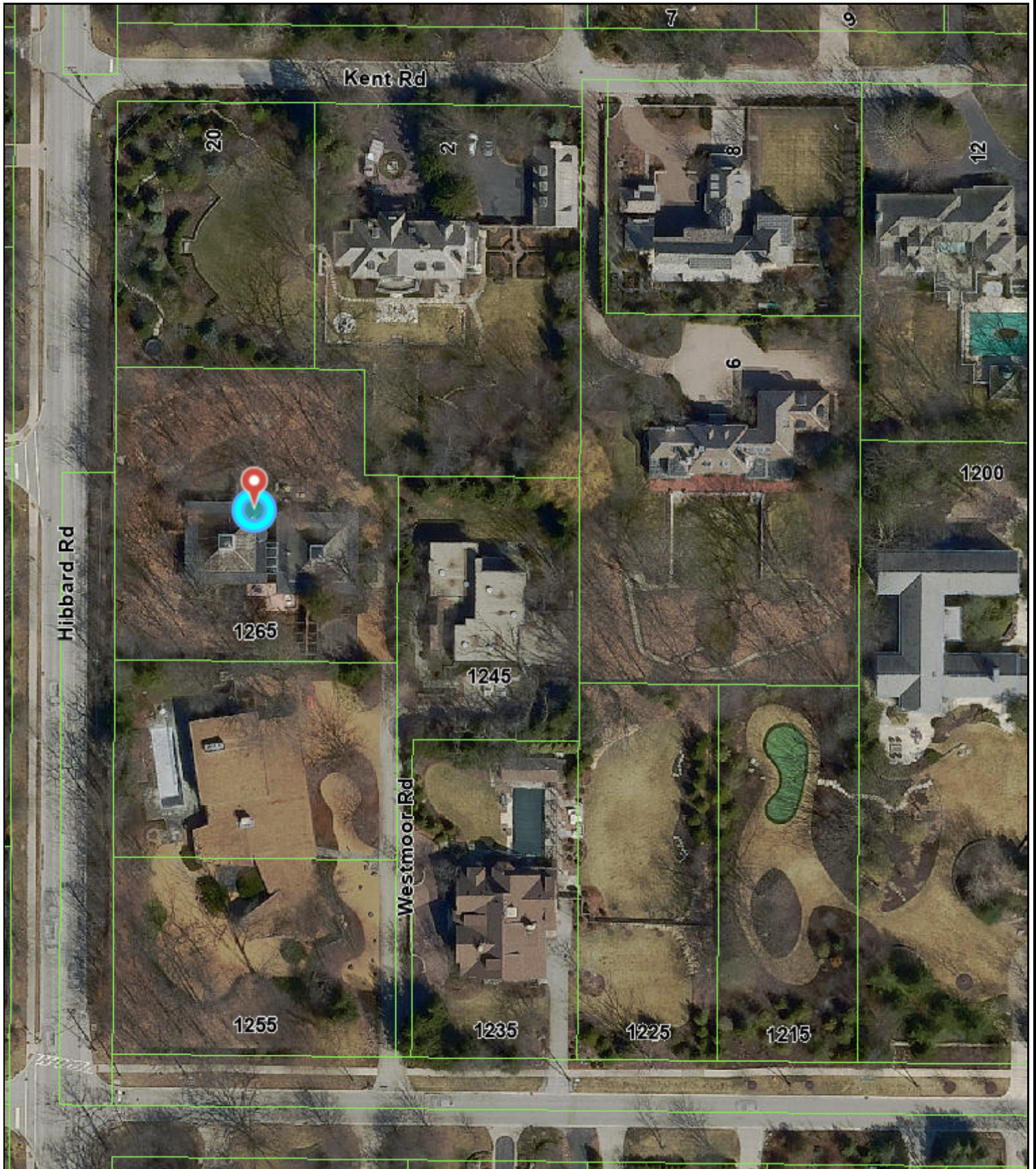


Mary Trieschmann
Executive Director



Meagan McChesney, PhD.
Curator

ATTACHMENT C



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: FEBRUARY 3, 2021
SUBJECT: CASE NO. 21-05: 1265 WESTMOOR ROAD

INTRODUCTION

On March 1, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage at 1265 Westmoor Road. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Friday, February 19, 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

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
7-20-1964	Construct a single family residence	Dr. and Mrs. Morton Doblin	Architectural Enterprises
12-27-1973	Construct room addition to single family residence	Mort Doblin	Not listed



Scale - 1 inch = 30 feet

Jens K. Doe
Professional Land Surveyors, P.C.
PLAT OF SURVEY
of

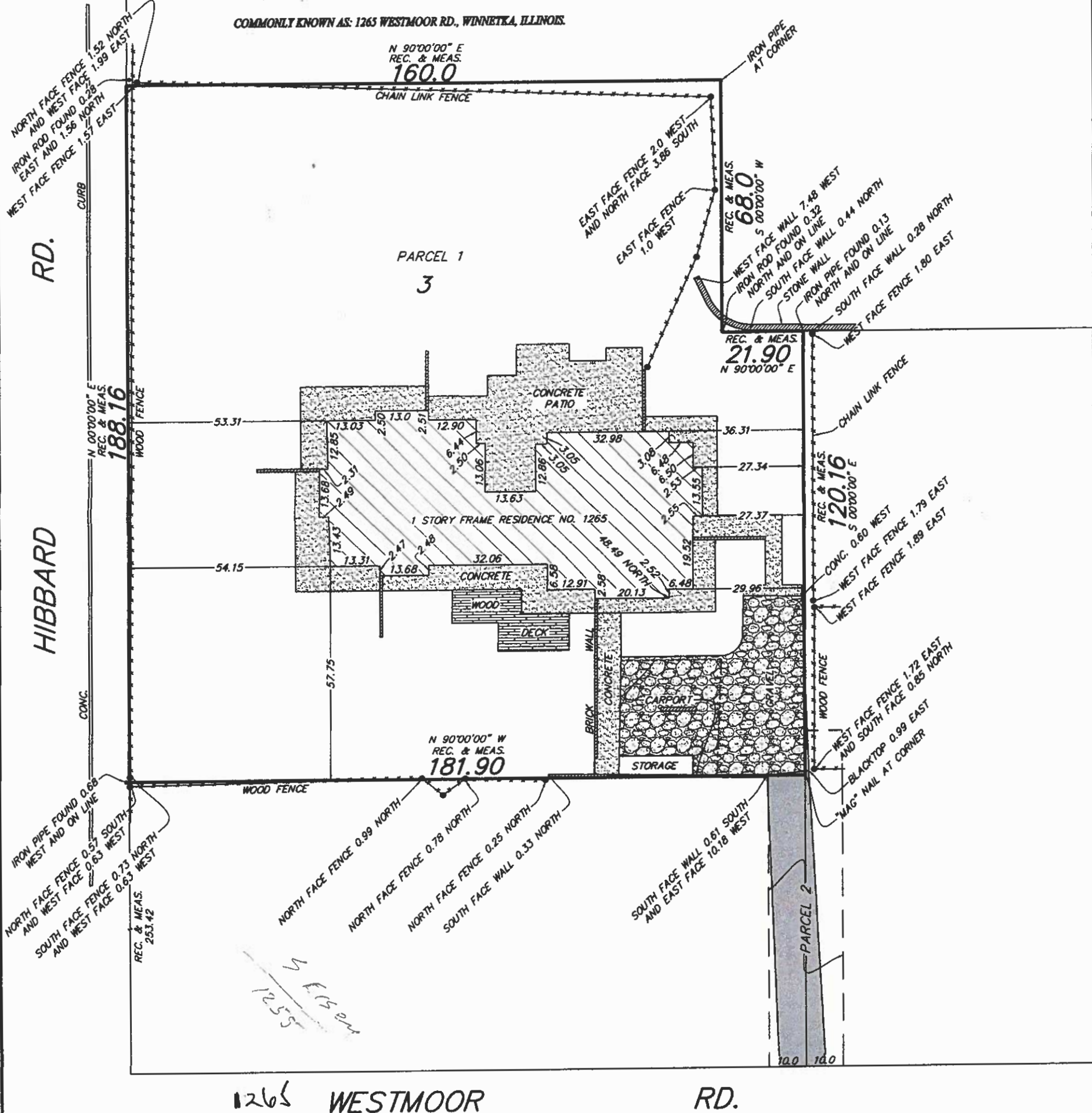
ORDER NO.
20-0731

PARCEL 1: LOT 3 IN ANDREW'S RESUBDIVISION OF LOTS 1 AND 2 IN NEVITT'S SUBDIVISION OF THE NORTH 256.0 FEET OF THE SOUTH 1/2 OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOGETHER WITH LOT 3 OF DURHAM'S SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, AFORESAID, ALL IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT CREATED BY GRANT FROM SAUL S. SHERMAN AND OTHERS TO ELI A. GOLAN AND WIFE, FOR THE BENEFIT OF LOT 3 IN DURHAM'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, SAID GRANT RECORDED JANUARY 15, 1954 AS DOCUMENT 15812043 FOR A DRIVEWAY AND FOOT PATH FOR NORMAL AND CONVENIENT ACCESS TO AND FROM WESTMOOR ROAD OVER, THROUGH, ACROSS AND UPON THE FOLLOWING DESCRIBED PREMISES, TO WIT:

THE EAST 10 FEET OF LOTS 1 AND 2 AND THE WEST 10 FEET OF THE SOUTH 263.42 FEET OF LOT 4 IN DURHAM'S SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1265 WESTMOOR RD., WINNETKA, ILLINOIS.



1265 WESTMOOR RD.

NOTE:
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : October 28, 2020.

ORDERED BY:

RUBEN & GOLDBERG

State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the map hereon drawn is a correct representation of said survey.

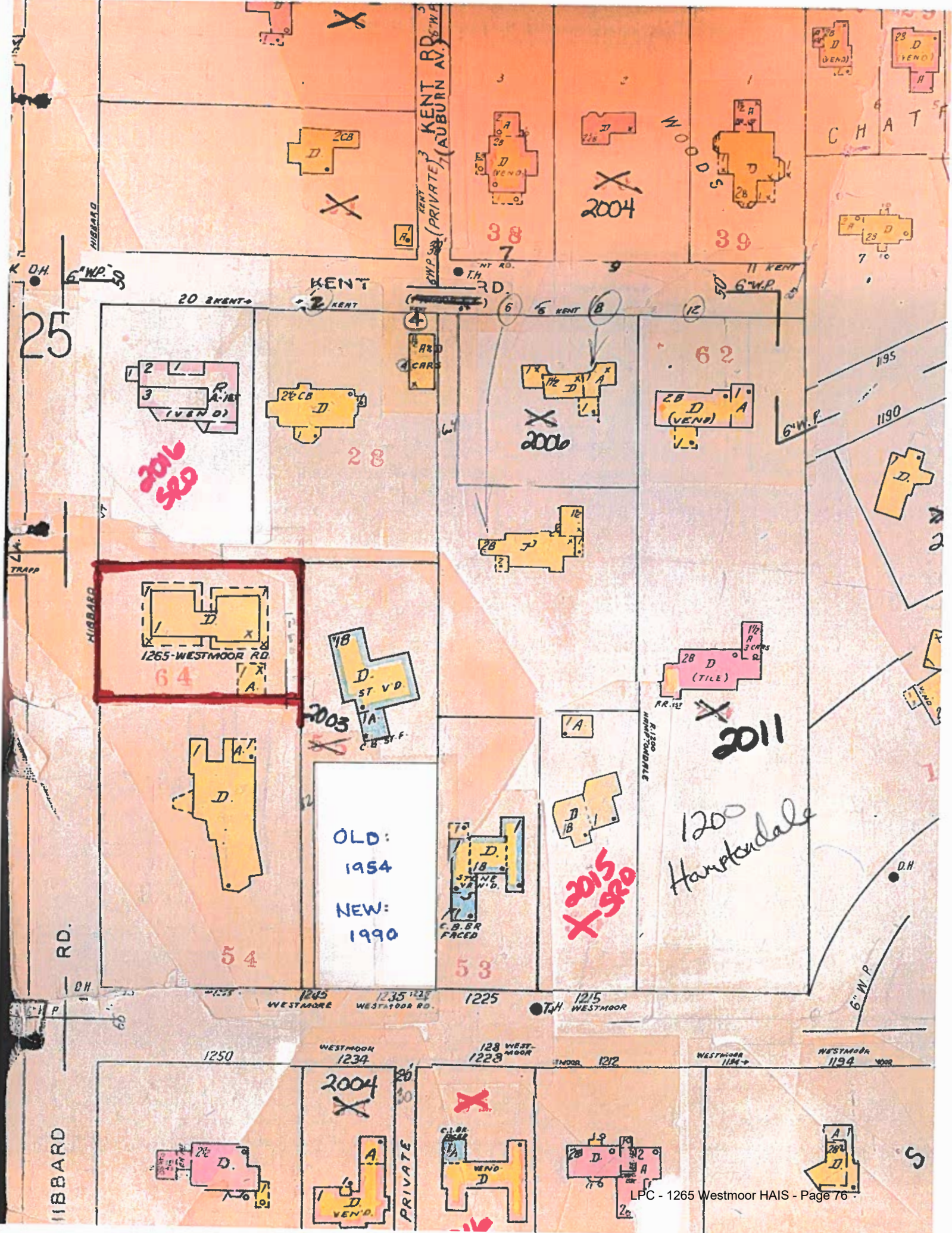
Chicago, Illinois, Dated this 30th Day of October

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL
LAND SURVEYORS, P.C.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION : 11 - 30 - 20





1265 Westmoor – January 2021









PROPERTY RESEARCH COVERSHEET



Address: 1265 Westmoor

Construction Details:

Original construction date: 1964

Construction type: Brick, wood, glass

Style: Modern

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Morton and Arline Dublin	1964 – 2020	Building permit; Cook County Assessor records; <i>Chicago Tribune</i> obituaries; Winnetka Architectural Survey	Local doctor and longtime Winnetka resident

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Donald Erickson & Dennis Stevens – Architectural Enterprises (later called Erickson and Stevens)	Construct single family residence	<i>Chicago Tribune</i> obituary; Modern Illinois page; Chicago Bauhaus information on Stevens; <i>Wall Street Journal</i> House of the Year article; Stevens Signature Homes “Our Legacy” article

RESEARCH SOURCES USED: Cook County Assessor, *Chicago Tribune*, WHS property files, Google search, *Wall Street Journal*

Findings:

Our research indicates that this property is not historically significant but is architecturally significant. In particular, this property is significant for its association with architects Donald Erickson and Dennis Stevens, as well as for its design.

Erickson and Stevens were both innovative and accomplished architects who began their careers as apprentices for famed architect Frank Lloyd Wright. After working with Wright, Erickson and Stevens co-founded the firm Architectural Enterprises (later called Erickson and Stevens). Both together and independently, Erickson and Stevens designed several notable buildings and homes across the Chicagoland area and beyond. Stevens, for example, designed the Reisler-Feingold

House in Highland Park. Erickson is perhaps best-known for designing the Indian Lakes Resort in Bloomingdale.

Collectively, Erickson and Stevens were well-known for their unique “Jamaica house” architectural style. While maintaining elements of the Prairie style made famous by their mentor Wright, Erickson and Stevens’ “Jamaica house” designs contain a pagoda-style roof, often with a bubble skylight in the middle. One of Stevens’ “Jamaica house” designs (located in Riverwoods, IL) was named the *Wall Street Journal*’s House of the Year in 2012. Although the property at 1265 Westmoor is not the only remaining property designed by Erickson and/or Stevens in Winnetka, it is likely the best (and possibly the only) example of a quintessential “Jamaica house” design.

Date of Research: 2/5/2021

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, July 13, 64

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct a

Single Family Residence

(work to be performed)

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

PROPERTY DESCRIPTION- Lot 3 in Durham's Sub. of the S

of W $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 17, T-42-N, R-13-E, 3rd PM

(EX. N 256' & W 33' & S 33' thereof)

STREET and NUMBER # 1265 Westmoor Road

REAL ESTATE INDEX NUMBER			
05	17	307	031
Vol. 101		Item 894-D	

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

NUMBER of ROOMS 9 Rooms 3 Baths 2 car garage detached

TOTAL COST \$ 60,000. KIND of MATERIAL Brick and frame

OWNER Dr. & Mrs. Morton Doblin

Address 8938 Tamaroa Skokie

ARCHITECT Architectural Enterprises

Address 1873 Busse Hwy Des Plaines

BUILDER Owner

Address _____

CARPENTER Architectural Enterprises

Address _____

MASON Fred Muehlfelder & Sons

Address 229 Francis Ingleside Ill.

SEWER BUILDER _____

Address _____

PLUMBER Schuepfer Plumbing Co.

Address 7259 W. Lawrence Av Chicago

ELECTRICIAN Scott Electric Co

Address 737 Center Des Plaines Ill.

REMARKS _____

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

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

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

Permit Issued July 20, 1964 by _____

Building Permit Number # 7858

Occupancy Permit Number _____

C. B. No. # 4438

Dr. & Mrs. Morton Doblin

By SIGNED _____

ADDRESS 8938 TAMAROA TERRACE

RECEIVED
OCT 18 2016
BY: *[Signature]*

**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 flat carport roof - Residential
(Work to be performed..... Type of building - residential, commercial, garage, etc.)
For Mort Doblin At 1265 Westmore Phone 847-446-4525
(Name of owner) (Address of building)
Application for: New Construction ☐ Addition ☐ Remodeling ☐ Plumbing ☐ Electric ☐ Demo ☐ Other Roofing
(Specify)
Estimated Cost of Construction \$ 13,000.00 (Include materials & labor)
Signature Charles S. Newhaus Printed Name Charles S. Newhaus Phone 847-328-2550 Date 10-18-16

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

PERMIT FEES

Building Permit	\$ _____	Tree Rem./Repl./Fencing	\$ _____
Plan Review	\$ _____	Roofing	\$ <u>105.-</u>
Plumbing	\$ _____	Street Replacement	\$ _____
Electrical	\$ _____	Water Use	\$ _____
HVAC	\$ _____	Other	\$ _____
Sewer	\$ _____	D/C Recycling Filing	\$ _____
Water Service/Meter	\$ _____	TOTAL FEES	\$ <u>105.-</u>
Electric Service	\$ _____	Approved this <u>19</u> Day of <u>Oct</u> 20 <u>16</u>	
Impermeable Surface	\$ _____	Permit # <u>IR2016-1146</u> Expires <u>11/9/18</u>	
ROW Occupancy/Opening	\$ _____		

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

Original: Community Development
Yellow: Finance Department

revised 9/07/2011

VILLAGE OF WINNETKA

WATER & ELECTRIC DEPT.

APPLICATION FOR PERMIT TO DO ELECTRICAL WORK

1265 Westmoor

FILE
785
Hibbard Rd
1265 Westmoor

Date Nov. 6, 1964

Electrical Contractor Benge Electric Inc.

Address 38 N. Broadway Des Plaines, Ill. Phone No. 827-5108

Registered in City of Chicago, Ill. Reg. No. 125

Work To Be Done On Premises Known As 785 Hibbard Road Winnetka, Ill.
Address

Name Dr. & Mrs. Martin Doblin

Work To Be Started Nov. 6, 1964 Ready For Inspection
Date Date

<u>WIRING INSTALLATIONS</u>			<u>Totals</u>
Base Charge		\$3.00	
Plus Total of <u>153</u> Outlets @10¢ Each		15.30	
Note: Outlets For Motors Of Less Than 1/2 H.P. or Heating Devices of Less Than 600 Watts to be Included.			18.30
<u>FIXTURE INSTALLATIONS</u>			
Base Charge		\$2.00	
Plus Total Of <u>46</u> Fixtures @10¢ Each		4.60	6.60
<u>MOTOR INSTALLATIONS</u>			
Base Charge		\$3.00	
Plus Total Of <u>3</u> H.P. @ 10¢ per H.P.		.30	
Note: Motors of 1/2 H.P. and Larger Only.			3.30
<u>HEATING INSTALLATIONS</u>			
Base Charge		\$3.00	
Plus Total Of <u> </u> K.W. @ 10¢ per K.W.			
Note: Heating Units of 600 Watts and Larger Only.			

Total Fees Due \$ 28.20

Remittance Herewith \$ 28.20

Remarks Temporary service charge of \$33.50 included. temp ser: 33.50

Current consumed will be billed to owner: Dr. Martin Doblin \$16.19

8938 Tamaroa

Skokie, Ill.

Note: The permit issued on this application will authorize only work here applied for.
If other work is done it must be covered by additional permits.

PERMIT NO. ISSUED 4438

Benge
Signature of Applicant

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS
APPLICATION AND PERMIT FOR CONSTRUCTION

1265 Westmoor.

I, Portage Park Plumber the undersigned Plumber
(applicant's name) (trade, occupation, etc.)
hereby make application to Install plumbing fixtures & connections
(work to be performed)

The undersigned agrees that all such work will be done in the location as indicated below and will be performed strictly in accordance with the provisions of the Winnetka Village Code - 1959 noted below and all rules and regulations as pertaining thereto.

Frank R. Stanke
(signature)

(address)

LEGAL DESCRIPTION			
PROPERTY ADDRESS	<u>1265 Westmoor Rd</u>		TYPE OF BUILDING
LOT	BLOCK	SUBDIVISION	
OWNER OF PROPERTY	<u>Dr. Morton Dublin</u> ADDRESS		
REAL ESTATE INDEX NUMBER	VOL. ITEM		

Type of Construction — Description	Village Code Authorization	Fee	Charge
☐ Driveway Construction Location _____ Material _____ Dimensions _____	Sec. 14: 31-42	\$ 2.00	
☒ Street Excavation Purpose _____ Size _____ Replacement Charge _____ Replacement Deposit _____ Job Order # <u>1913</u>	Sec. 14: 3-20	\$10.00 As estimated As estimated	10 ⁰⁰ 125 ⁰⁰
☐ Occupation of Streets Purpose _____ Time Limit _____ Days	Sec. 4: 31-38	Deposit \$3.00 per front ft. \$100 minimum	
☐ Oil Burning Equipment Location _____ Type _____ Control _____ Make _____	Sec. 7: 45-46	\$ 5.00	
☒ Plumbing No. of Fixtures <u>22</u>	Sec. 4: 49-53	\$1.00 per fixture Minimum \$2.00	22
☐ Private Swimming Pool	Sec. 4: 101-107	\$25.00	
☒ Sewer Sanitary ☒ Storm ☒	Sec. 4: 56-70	\$ 7.00	14
☐ Sidewalk Construction Engineering _____	Sec. 14: 27-30	\$ 2.00	
☐ Tank Installation Location _____ Size _____ Type _____ Construction _____	Sec. 7: 29-35	\$ 3.00	
☐ Forestry Permit	Sec. 19: 16-19		
☐ Signs	Sec. 75-85	\$2.00 no frontage consents required. \$3.00 frontage consents required.	
☐			
TOTAL			171 ⁰⁰

Permission is hereby granted to the applicant to proceed with the above noted work.

Superintendent of Public Works

No.

Date

LPC - 1265 Westmoor HAIS - Page 86

Per

CV 5149

WATER AND ELECTRIC DEPARTMENT
APPLICATION FOR WATER TAP

DATE 9/28/64
PLUMBER'S NAME Portage Plc. Plumbing PHONE NO. MU 5-3030
ADDRESS 6206 Irving Pl CITY Chi

Dr. Doblin
ADDRESS OR LOCATION OF TAP 1265 Westmore Rd.
LOCATION OF MAIN 18' E of W LL
SIZE OF MAIN 6" DEPTH _____
TYPE OF SERVICE Copper SIZE 1 1/2"
SIZE OF TAP 1 1/2" CHARGE 97.00 DATE PAID _____ CREDIT _____
PERMIT FEE _____ 5.00 _____
SIZE OF METER 1 1/2" 100.00 _____
FLAT RATE _____
HYDRANT RENTAL _____
OTHER MISC. CHARGES _____

DATE PAID _____
WORK TO BE STARTED DATE _____
READY FOR TAP DATE _____

REMARKS _____

BY J. Starke

WINNETKA ARCHITECTURAL SURVEY

NO. _____

DATE _____

Street Address 1265 Westmoor

Current Owner Dr. & Mrs. Morton Doblin Years 1964 to 1982

Original Owner " " " " Years _____ to _____

Other Owners _____ Years _____ to _____

_____ Years _____ to _____

_____ Years _____ to _____

Construction Date 1963-64 DESCRIBE

Dates of Additions _____ brick, wood & glass house

or
Major Alterations _____ Frank Lloyd Wright influence

Architect / Builder Don Erickson

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

Provide other
information
if available

Photograph
Please attach

ARCHITECTURAL INFORMATION & PHYSICAL FEATURES

Number of stories 1

Exterior Wall Materials wood

Foundation material _____

Roof Material pagoda style - large overhang

Entrance (Front/Side) (Side)

Roof Type wood shingles

Windows (Type) Sliding glass

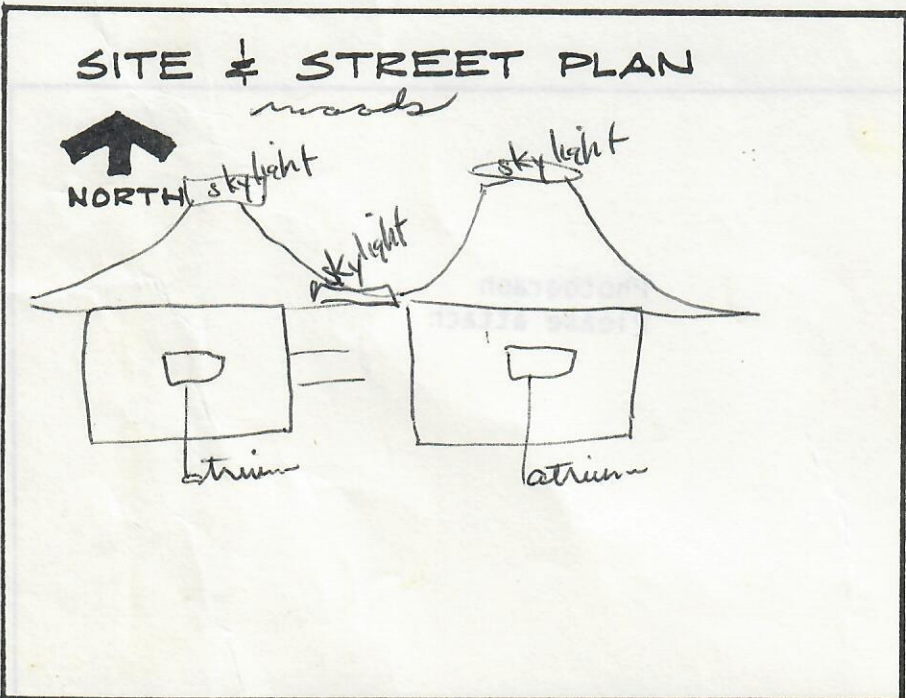
Garage car port

Other Features: Three large skylights - Two atriums
rooms do not have ceilings - all open

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

built by architect that studied with Frank Lloyd Wright

ADDRESS: 1265 Westmoor Rd



Survey By: _____

Date: _____

Survey Revised by: _____

Date: _____

Date: _____

temporary no images test. User does not want to print images.

Property Details

05-17-307-046-0000

1265 WESTMOOR RD • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	204
SQUARE FOOTAGE (LAND)	32,713
NEIGHBORHOOD	22
TAXCODE	23008
NEXT SCHEDULED REASSESSMENT	2022

Assessed Valuation

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

	2020 Assessor Certified	2019 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	\$1,045,310	\$1,136,210
TOTAL ASSESSED VALUE	\$104,531	\$113,621
LAND ASSESSED VALUE	\$73,604	\$73,604
BUILDING ASSESSED VALUE	\$30,927	\$40,017

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 \$784.60
	Senior Citizen \$627.68
	Senior Freeze N/A
2016	Homeowner N/A
	Senior Citizen N/A
	Senior Freeze N/A
2015	Homeowner \$645.40
	Senior Citizen \$461.00

Senior Freeze | N/A**Exemption History**

2018

2017 **Homeowner, and Senior Citizen exemption was applied to the property this year.**

2016

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	Frame/Masonry
FULL BATHS	3
HALF BATHS	1
BASEMENT ¹	Partial and Unfinished
ATTIC	None
CENTRAL AIR	Yes
NUMBER OF FIREPLACES	1
GARAGE SIZE/TYPE ²	None
AGE	54
BUILDING SQUARE FOOTAGE	4,001
ASSESSMENT PHASE	Assessor Valuation

¹ Excluded from building square footage, except apartment² 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	\$133,333 (2015)	\$125,061	\$133,381	18127	DR MORTON DOBLIN	RICHARD SHAPIRO	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.

[HOME](#)[MODERN HOMES FOR SALE](#)[MODERN MINUTE NEWSLETTER](#)[GET MODERN HOME LISTINGS BY EMAIL](#)[ABOUT](#)[CONTACT](#)

CURRENTLY BROWSING TAG

Don Erickson



Modernism in Winter

Last week we were having a particularly beautiful snowfall, and I decided that rather than hunker down indoors, I'd head out to ...



Don Erickson's Barrington Estate on the Market Again

Don Erickson, easily my favorite local modernist architect, built an amazing home for himself and his family on 10 acres in Barrington ...



LPC - 1265 Westmoor HAIS - Page 93

June 13th = Modern Mayhem in the Suburbs!

Whoa! I'm not sure what's in the air, but we had three new modern homes hit the market in the suburbs today: ...



New on the Market: Don Erickson-Remodeled Chalet in North Barrington

If you love contemporary design and you have an appreciation for a sense of whimsy, don't miss this one! Don Erickson remodeled this ...



Erickson & Stevens Home for Sale in

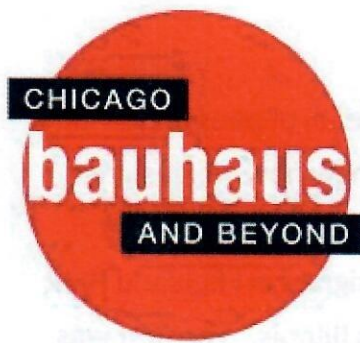
A Don Erickson-Remodeled Hillside Ranch in Barrington for Sale

View as slideshow Ebba and Ian knew they wanted waterfront property and a good location. So in October of '97 when they ...



Former Residence of Frank Louis Glick for Sale in Park Ridge

Many of my readers know I'm a huge Don Erickson fan. Before he was on his own, Erickson worked for a number ...

[MENU](#)

Dennis Stevens » Architects + More

Following are just some of the great Architects, Designers, Artists, Manufacturers and Retailers of interest:

- [Go back to directory.](#)

Dennis Stevens

Architect



Biography

Dennis Stevens was the youngest apprentice to Frank Lloyd Wright. "I was 17, and it was about 2 weeks before my high school graduation when I first contacted Mr. Wright," says Stevens. "I showed him an isometric drawing I'd done of a home – a sort of 3-dimensional view of it – and I had drawn every board of the framing. Mr. Wright said 'You did this?' and I said 'Yes' and that was it. I finished high school, then I was up at Taliesin for several years, and then I served for 2 years with the CE as an architect for a NATO base near Verona in Italy." After returning to the U.S., Dennis began working with Don Erickson in the

[Privacy - Terms](#)

LPC - 1265 Westmoor HAIS - Page 95

mid-'50s. Due to the unusual nature of many of the homes designed by Don and Dennis, most of their projects were design + build.

"We used mostly residential contractors, and we put together a team of people over time who we'd work with over and over," says Dennis, "because they knew how we designed and how things needed to be built and how to deal with the parts of our designs that weren't traditional." The Reiseler-Feingold house that Dennis designed in Highland Park that we'll be visiting on the tour was the 3rd house he designed in Illinois. "The first was on Murphy Lake in Park Ridge," says Dennis, "and then the second one was an octagonal one in Barrington. This one was the 3rd one and I used to joke that it was the 'house that was never finished' because the owner kept updating and modifying and adding things to the interior, as he was an interior decorator."

"Originally the house had a carport, but that got turned into a garage. And then there was a tool shed that was added to be compatible with the house. The house has been landmarked by the town of Highland Park," says Dennis. The Highland Park home features a variation on post-and-beam construction, where the traditional wood posts have been replaced with columns of concrete block. The house includes a number of floor-to-ceiling windows and glass doors, as well as many clerestory window banks and plenty of wood on the interior. Together with some built-ins, this home has a tremendous amount of warmth and character.

A home in Riverwoods, chosen by the Wall St. Journal readers as their "favorite home of 2012" may be more recognizable to fans of Erickson & Stevens homes, due to the multiple instances of what Don and Dennis called their "Jamaican roof". "The Jamaican roof is something Don and I came up with together," says Dennis, "and the idea came from some buildings we'd seen while working in Jamaica. The idea is actually pretty similar to a gambrel roof, but upside down and backwards." Homes with an Erickson & Stevens Jamaican roof are often referred to by neighbors, and even some owners, as "pagoda" houses, since, at first glance, they resemble that roof line so often associated with traditional Japanese architecture.

At the top of every Jamaican roof, however, is a bubble skylight. And, usually, the space underneath the roof on the inside of the house is mostly open into that volume. "The Riverwoods house was one of the first we built with a Jamaican roof," says Dennis. "The woman who I designed the house for rented space from a building of ours on Lee Street in

Des Plaines. She got this piece of land in Riverwoods, and she asked if I'd work on a design for her, and I said 'Sure!'"

"The main living space of the house is a 39-foot square...and there are a couple of 26-foot square sections in the house," continues Dennis. "That first big room, when you walk in, you actually walk up to the front door, so that when you walk in, you're on the upper level looking down into the living room and that whole big open space. I designed it with lots of indoor plants, which is something she wanted, and we left a big mound of earth and rocks in that space, too, so that you walked down to the living room through the forest."

But even more than the organic nature of the home, what always gets people in a house with a Jamaican roof is the roof itself, and the dramatic nature of being in that space. The roof is constructed with what Don & Dennis described as a "compression ring-expansion ring" system, using massive, curved gluelam beams that they had made to specification for each project by a company in Missoula, Montana.

"The gluelam beams come together at the top with some other heavy beams that make a frame that the skylight goes into," explains Dennis. "And then they curve down and at the bottom, they rest on the posts around the perimeter of the house. When we built the first few homes with the Jamaican roof, we put support columns about halfway up each of the main hip gluelam beams. And then we put double tongue-and-groove decking on top of the beams, so that the ceiling and the roof are the same thing. Of course we put shingles on the outside of the roof, too."

"But what happened," says Dennis, "is that when we'd go to start putting the decking on top of the beams, once the weight of the decking was distributed on the big curved beams, they'd start lifting up off of those 4x4 columns, and we thought 'Gee, we really don't even need those supports.'"

While the earliest Jamaican roof homes (several that Erickson & Stevens designed and built in Palatine including Dennis' own home of many years, as well as others in Winnetka, Wooddale and even in Jamaica itself, and a restaurant in Mt. Prospect on River Road that's now, sadly, in a state of disrepair) had these support columns, the Riverwoods home doesn't have them, leaving each area wide open to the space above.

The result is breathtaking, as entire sections of the home open up into those soaring volumes, with natural light pouring in and bouncing off the texture of the pecky cedar

wood ceiling, creating a warmth that you have to experience to appreciate – pictures definitely do not do it justice. (so make sure you take part in the tour!!)

As Dennis and I finished our chat, I asked him “Would you still design a Jamaican-roof home if somebody wanted one?” and Dennis replied with a simple “Yes, sure, have them call me!”

Dennis continues to work as an architect and developer in the Boise, Idaho area with his son Sean.

This interview written by CBB member Lou Zucaro, from his site [Modern Illinois](#)

Leave a Reply

You must be [logged in](#) to post a comment.

Death Notice: ARLINE DOBLIN

Publication info: Chicago Tribune ; Chicago, Ill. [Chicago, Ill]19 Aug 2020: 10.

[ProQuest document link](#)

FULL TEXT

Arline Doblin, nee Perlman, 91, beloved wife of the late Morton J. Doblin, M.D. for 67 wonderful years; loving mother of Rick (Lynne) Doblin, Bruce Doblin (Lisa Wainwright), Sharon (Larry) Porter and Stuart (Sheri) Doblin; cherished grandma of Eden, Lilah, Eliora, Liam, Nathaniel (Sne ASCIICHAR_17E ana), Ari, Zachary, Kanoa (Jessica), Adam and Rain; devoted daughter of the late Leona and Nathan; treasured friend of many.

Private service and shiva.

Interment Memorial Park Cemetery, Skokie.

In lieu of flowers, donations may be made to Am Yisrael (amyisrael.org) or League of Women Voters of Winnetka-Northfield-Kenilworth, P.O. Box 93, Winnetka, IL 60093 (my.lwv.org). To leave condolences and for information, including link to view service via zoom: Shalom Memorial Funeral Home (847) 255-3520 or www.shalom2.com Sign Guestbook at chicagotribune.com/obituaries

This is a paid death notice.

DETAILS

Identifier / keyword:	Death Notice
Publication title:	Chicago Tribune; Chicago, Ill.
First page:	10
Publication year:	2020
Publication date:	Aug 19, 2020
Section:	Business
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

Don Erickson: 1929 - 2006 ; Architect designed Indian Lakes resort

Graydon, Megan . Chicago Tribune ; Chicago, Ill. [Chicago, Ill]27 Oct 2006: 2C.14.

[ProQuest document link](#)

ABSTRACT (ABSTRACT)

Mr. Erickson was initially turned away from [Frank Lloyd Wright]'s Taliesin studio in Wisconsin and drove to a pay phone and called the studio. Wright answered and agreed to take him on as an apprentice if he would go to Wright's Taliesin West in Arizona. He was with Wright for three years, splitting time between Arizona and Wisconsin until he started his own practice in 1951.

FULL TEXT

A disciple of Frank Lloyd Wright, architect Don Erickson's 55- year career featured houses and buildings that were delicate, beautiful and always original.

"Every building is a unique piece of art," said his wife, Patricia, citing a building she and her husband called the Bird Cage apartments near Ridge and Pratt Boulevards on the Far North Side of Chicago.

"[The building] inspired me to become an architect," said Mettawa architect Thomas Heinz. He said Mr. Erickson's design incorporates thin vertical black metal elements reminiscent of bird cage wires against a creamy rough stone structure.

Perhaps Mr. Erickson's best-known design is Indian Lakes Resort in Bloomingdale, completed in the 1980s. To avoid the boxy look and long corridors of many hotels, he designed a pyramid shape with hexagonal rooms and interior spaces and a six-story atrium lobby.

Mr. Erickson, 77, died of multiple myeloma, which he battled for 13 years, Tuesday, Oct. 24, in his Barrington home.

Mr. Erickson grew up around Chicago. His father built staircases and his mother was a classical pianist, and he was torn between music and architecture.

He was drawn to Wright after seeing some of the architect's buildings near his home in Portage Park. His father gave him a book of Wright's work, which prompted him to pursue architecture at the University of Illinois at Navy Pier, where he began in 1948 after graduating from Proviso High School. As the story goes, he told a professor that an assignment was "not the way Wright would do it." The professor responded by telling Mr. Erickson that if he liked Wright so much, he should go study with him.

Mr. Erickson was initially turned away from Wright's Taliesin studio in Wisconsin and drove to a pay phone and called the studio. Wright answered and agreed to take him on as an apprentice if he would go to Wright's Taliesin West in Arizona. He was with Wright for three years, splitting time between Arizona and Wisconsin until he started his own practice in 1951.

"Don considered Mr. Wright a second father," his wife said. "It was a very powerful time in his life." Wright is said to have put his arm on Mr. Erickson's shoulder while telling him the world had enough musicians and what it needed was good architects.

By 1952, Mr. Erickson was building his first house, for his parents, in Inverness. In December of that year, he married his first wife, Shirley Erickson. She said that instead of a honeymoon in Mexico, the couple spent two weeks driving icy roads to look at Wright houses in Wisconsin, Iowa and Illinois.

The couple soon built a house for themselves near Palatine. By 1966 they had a house on 10 acres on the north side of Barrington and lived there with their three children. A tornado in April 1967 destroyed the home, but Mr. Erickson rebuilt on the foundation and lived there the rest of his life.

Mr. Erickson spent some time in the 1970s helping to establish a design program at Northern Illinois University in DeKalb. While there he met and married his second wife, Sharon Dam. They later divorced.

Mr. Erickson was co-founder in 1998 of the Association of Licensed Architects, where he sought to offer architects continuing education and other benefits at reasonable dues.

Patricia Lusk renewed an acquaintance with Mr. Erickson in 1989 when she asked if she could be an unpaid summer intern in his office as part of her course work in interior design at Arizona State University. She said the experience featured a great deal of work. They were married six months later on her Christmas break, before she went back to finish work on her degree.

"We were beautiful together as a team," she said. Their collaboration won a recent Sub-Zero Kitchen Design Award as well as an award for an addition at what is now Fifth Third Bank in Wauconda. "He lived and breathed architecture," she said. "He was still working up until last week."

"He stood up for what's right and true," Heinz said. "You can see that in his buildings--honest buildings from an honest man."

Other survivors include three daughters, Karyn, Elizabeth and Shay Dam-Erickson; a son, Don; and a grandchild.

Visitation will be held from 4 to 9 p.m. Saturday, in Mr. Erickson's home, 26280 W. Illinois Highway 22, Barrington. A memorial ceremony will be held at 7 p.m.

DETAILS

Subject:	Deaths – Erickson, Don
People:	Erickson, Don
Publication title:	Chicago Tribune; Chicago, Ill.
Pages:	2C.14

[HTTPS://STEVENSSIGNATUREHOMES.COM/OUR-STORY](https://stevenssignaturehomes.com/our-story)

OUR LEGACY

Stevens Signature Homes is the story of a legacy of residential design and building craftsmanship spanning across the generations.

Sean Stevens (right) is pictured here with his father Dennis (left) - with whom he apprenticed in residential design and building for the past 15 years - at the entrance to the subdivision Dennis began at the young age of 67.

Dennis envisioned building a community of unique architectural homes on the beautiful sloping hills just outside Boise, ID.



THE BEGINNINGS (1948-1953)

Apprentice to the Master

Stevens Signature Homes finds its roots in the architectural career of perhaps the youngest apprentice to Frank Lloyd Wright - Arthur Dennis Stevens.

At the ripe old age of 17, just weeks before his high school graduation, Arthur James Stevens took his firstborn son, Dennis - a young aspiring architect - to visit Mr. Wright (as he was respectfully addressed) at the school he founded near Spring Green, Wisconsin called Taliesin in order to ask the master some advice on pursuing a career in architecture.

Dennis recalled Mr. Wright asking him why he wanted to be an architect - to which he replied, "There is nothing else I want to do!" Dennis then showed Mr. Wright some perspective drawings he had made in high school of a house in the framing stage. Impressed with his knowledge of how a home is constructed, Mr. Wright asked him to join them at Taliesin. Shortly after his high school graduation from Park Ridge High School (Park Ridge, IL), Dennis packed his things and joined the Taliesin Fellowship in the summer of 1948.



Taliesin near Spring Green, Wisconsin.

It was at Taliesin that Dennis learned the principles of organic architecture, together with dozens of other young men from around the world.

"What a man does, that he has."

So read the engraving on a large wood beam in the drafting room at Taliesin. That principle was lived out at the school by requiring that aspiring architects first learn to perform the basics of the construction trades before drawing lines on a page and designing a structure - perhaps a principle derived from the famous adage attributed to Wright's mentor, Louis Sullivan:

"Form follows Function"



Arthur Dennis Stevens at Taliesin West around 1950 where he studied with Frank Lloyd Wright

THE EARLY YEARS (1953-1963)

Echoes of Wright

After studying with Wright and Taliesin Fellowship for some 5 years (1948-1953), Dennis spent a brief period in the U.S. Army near the end of the Korean conflict designing structures at a base in Northern Italy. After his time of military service was completed, he returned to his home in the Chicago area and began working with a friend and talented architect he met at Taliesin, Don Erickson. Architectural Enterprises, LTD was formed in 1953 in the State of Illinois.

The first home Dennis designed was for his parents who purchased land on Murphy Lake in Park Ridge, Illinois.

The third home he designed (pictured to the right) was added to the Highland Park, Illinois local registry of historic homes in 2012. The signature of Wright's architectural grammar was very evident in both homes.



The Wrightian influence is evident in Dennis' third home in Highland Park, Illinois built in 1958.

THE EMERGING SIGNATURE (1964-1994)

The Jamaica Houses

Dennis' partnership with Don Erickson was formalized in 1964 with the incorporation of Erickson and Stevens, Inc. in the state of Illinois. They developed together what would be known in the Chicago area as the "Jamaica houses" which Dennis said was similar to a gambrel roof only upside-down and backward. They were called Jamaica houses because the first two were built in Montego Bay, Jamaica - one a hotel and the other a residence.

Pictured to the right is the interior of a home that Dennis designed as a spec home in a neighborhood in Palatine, Illinois in 1964. Dennis wanted to demonstrate that the unique architecture could be built at the same price point as more traditional designs. The home cost \$40K to build in 1964 - about \$325K in 2019.

Architectural and Affordability are not necessarily mutually exclusive.

This is the home where Sean Stevens was born and raised. It has been featured in several newspaper and magazine articles over the years. Several Jamaica homes were built around the Chicago area over the years, as well as Atlanta, Georgia.

One house in particular would gain national notoriety in 2012...



Stevens family residence from 1964-1999.

Wall Street Journal House of the Year

The house pictured to the right was built in 1981 for a client who wanted Dennis to design her a unique home. He told her she need to buy some land to build it on first! She found a beautiful wooded parcel in the village of Riverwoods, Illinois. The densely wooded lot gave the needed privacy to accommodate the generous use of glass - letting the outside in.

The house was awarded "House of the Year" by the [Wall Street Journal](#) in 2012.

The signature of the these pagoda roof structures includes elements such as:

- vaulting roofs with skylights supported by a glulam compression ring at the top and a glulam tension ring around the base
- clerestory windows around the entire perimeter of the house allowing additional light to flood the interior
- ample use of glass windows and doors on the south-facing elevation
- large planter allowing trees and plants to grow inside the home under the skylights



The quintessential Jamaica house.

ROBIE SPRINGS (1994 - PRESENT)

Cliffside

After their children had grown and left the home, Dennis and Jackie Stevens sold the Jamaica house in Palatine, Illinois and traveled the West as Dennis looked for a parcel of land to develop a dream he had been nurturing - to build a community of unique architectural homes. The couple traveled to Colorado, New Mexico, and Arizona looking for the land which could host the dream. After much searching, a friend of the family suggested they visit Boise, Idaho - to which Dennis replied "Where is that?"

In the summer of 1994, Dennis and Jackie made their first visit to Boise and were shown land by their realtor near the city. The land was too flat for Dennis. Dennis envisioned hillside lots with houses growing out of the hills in harmony with the land.

They were shown land that had just come on the market in Boise County, just 30 minutes from Boise. As Dennis headed out Highway 21 out of town and came over the top of the hill - revealing the mountainous Idaho back country - he remembered getting goose bumps.

He found the land he had been seeking in an area at the north end of Lucky Peak Lake near the Robie Creek boat ramp. He purchased the parcel in 1996 and used his surveying skills acquired during his army days to site some ten home sites and create a subdivision named Robie Springs.

In 1998, he taught himself how to use AutoCAD and generated the design for the first home on the land. He named the project "Cliffside" because of the steepness of the lot on the north side.

The home was completed in 2000 and became the Stevens family homestead. Sean made several visits to Cliffside with his family from out east over the next five years. It was experiencing the design, construction, and the grammar of this amazing home that awakened a desire in Sean to shift his

career trajectory from software architecture to perpetuating the unique signature of architecture that his father created.

Sean and his brother Michael, who also has a keen eye for design, have spent countless hours working on drawings with Dennis for the hillside lots in Robie Springs.



"Cliffside" in Robie Springs - just a half hour away from Boise.
THE PASSING OF THE BATON (2005 - 2019)

Twilite

In 2005, Dennis and Jackie Stevens sold Cliffside to a couple from Southern California. They relocated to Colorado Springs, Colorado to spend more time with their grandchildren. Around 2006, their friend and realtor who sold Cliffside presented Dennis with an opportunity to design a home for a couple who had just purchased a lot overlooking Boise and the Treasure Valley. That meeting would become the catalyst for the passing of the baton to the next generation as Sean worked from his house near Charlotte, North Carolina with Dennis on the designs of the house. Sean was now the draftsman, and Dennis sat next to him and explained the "why" of every line that was drawn on the 15 sheets that comprised the working drawings.

Sean began to visit Boise with Dennis as the clients explored having Sean and Dennis build their home. Sean had already purposed to relocate to Boise

in January 2007 with a view towards continuing to develop the vision in Robie Springs after his children graduated from high school.

After some revisions to the plans to align with the budget, the clients decided to not only invest in their home, but to make an investment in what would become Stevens Signature Homes by having Sean and Dennis build their house.

It was a "carpe diem" moment that Sean recognized would most likely not present itself again as Dennis was advancing in years. Sean unplugged from his IT career for a season and completely immersed himself in every aspect of the construction process from engineering to permitting to budgeting and scheduling....all the way to the H.O.

The C.O. is the Certificate of Occupancy - issued by the permitting authority certifying that the house is built to code and safe for human habitation.

The H.O. is the Happy Owner - evidenced in the smiles on the owners' faces when they have patiently waited and successfully navigated the challenging waters of building a custom home and move in!

At Stevens Signature Homes, our conviction is that a C.O. alone is not a measure of success. The Happy Owner is the only true measure of success when it comes to building a home that both satisfies the owners wants and desires and lives in harmony with the land on which it was built.

It has been Dennis' experience that clients become lifelong friends. Sean is finding this to be true as well.



This project was named Twilite by the owners for good reason
My Airplane

Sean obtained his private pilot license in 2000. When learning as a student pilot, it is imperative for the instructor and student to have a clear understanding of who is controlling the yoke and flying the plane in order to maintain safe and level flight. If the instructor needs to take control of the plane for one reason or another, he or she will say "my airplane" - signalling the student to release the yoke and let the instructor manage the controls. When the instructor is satisfied that their intervention is no longer needed, they will say "your airplane".

This home in the East End of Boise has become the last and final project that would enable Dennis and Sean to work together. The plans were originally drafted in 2014 as a collaboration between Dennis and the owner's late husband - who loved organic architecture. Unforeseen circumstances delayed the project until 2017. Dennis' health was declining, and Sean found himself saying "my airplane," re-drafting the entire working drawing set - bringing it up to date with current building codes, preparing the estimate for the project budget, submitting the plans electronically to the city's new online system (with the structural engineer's stamp instead of his father's architectural stamp), as well as managing the construction of the home.

Dennis died at the ripe old age of 88 in August 2019 before the project was completed. He died not having worked a day in his life - as he often said - because he did what he loved to do.

His memorial service was held at Twilite - where family, friends, and tradesmen gathered to celebrate his life in the space that he and Sean created together. Truly clients become lifelong friends.

As apprentices came from all over the world to observe Frank Lloyd Wright in motion, Sean is very grateful for the time he has been afforded to observe his father in motion...absorbing his way of thinking and seeing a structure while it is being both designed and constructed.

In addition to investing in their home, these clients also made an investment in our legacy by affording Sean the opportunity not only to manage the construction of the home, but also do the trimming of the exterior and interior. Sean is now more intimately acquainted than ever with the craftsmanship required to execute some of the unique features of a Stevens Signature Home - and if not doing the trim work himself, will be managing it's quality closely in the future.

The House of The Year; Out of 200 homes profiled in our House of the Day feature, readers picked an unusual favorite

Chen, Stefanos . Wall Street Journal (Online) ; New York, N.Y. [New York, N.Y.]03 Jan 2013: n/a.

[ProQuest document link](#)

ABSTRACT

Inspired by what Mr. Stevens calls the "Jamaica house" style, the home features a pagoda-like roof above a two-story great room encased in wood and glass. The couple's good fortune was the product of years of planning, and a bit of luck. Because of their proximity to the mainland, they were able to bury their utilities underground.

FULL TEXT

Out of roughly 200 homes for sale profiled this year in WSJ.com's House of the Day feature, our readers voted on an unusual favorite: This home in suburban Chicago with a pagoda-style design. In the contest, which got 456,939 total votes, this home had 52,633 votes, handily beating out 48 other House of the Week winners.

Joyce Marcus's home is a playful and futuristic mix of architectural styles, with echoes of Frank Lloyd Wright and a dash of 1970s interior design.

Its provenance is explained in part by Ms. Marcus's fond feelings for the 1970s, shag carpeting notwithstanding.

While working at an office building in Des Plaines, Ill., in the late '70s, she met architect Arthur Dennis Stevens. He had designed the building, and she was taken by its unconventional features. A wall of windows faced inward towards an atrium flush with tropical plants, palm trees and a swing set. A glass elevator peered over the scene. "I'd never seen anything like it," Ms. Marcus recalls.

She discovered Mr. Stevens had an office in the building. "I walked in one day and I said, 'I'd like you to build me a house.'"

Mr. Stevens, who studied under Wright, was up for the task. Just one thing, he noted: she hadn't bought land yet.

By 1978, Ms. Marcus, who owns a creative marketing and design company, had her roughly 2-acre property in the village of Riverwoods in northeastern Illinois, and Mr. Stevens was on board.

They completed this roughly 5,700-square-foot home for about \$400,000 in 1981, she said. Inspired by what Mr. Stevens calls the "Jamaica house" style, the home features a pagoda-like roof above a two-story great room encased in wood and glass.

As with many Wright homes, the design emphasized bringing the outside in. Stone aggregate flooring is used inside and out. Large boulders that line an exterior stone walkway are also found in the living room, where a 30-foot rubber tree was planted during construction. Thanks to a large skylight above the tree, it's still growing.

"I saw his drawings and I just went nuts," Ms. Marcus recalls about the planning stage. She says she didn't change Mr. Stevens's design, except for one detail. She opted not to put a hot tub in the living room; it was built in the master bedroom instead, although it was later removed during renovations.

Ms. Marcus, 65, lives in the home with her husband, Gary Janowitz, 60, whom she married in 2009.

The home backs up to wooded conservation land with several miles of hiking trails. She added waterfall features, thick landscaping and a gazebo built to mimic the look of the main home.

"I've gotten lost at least twice walking through there," Mr. Janowitz says about the large forest reserve behind the home.

But their remote location might also be the reason why the home hasn't found the right buyer, says listing agent Tracy Wurster of Prudential Rubloff Properties. "It's a sleepy town--nobody knows about Riverwoods," she said.

Ms. Marcus also says the home isn't child-friendly, with open-tread staircases that have turned off at least one prospective buyer.

The home was listed in June 2011 for about \$2.7 million, Ms. Wurster said, but was reduced to just under \$2 million. The couple says they're looking to sell to split their time between Florida and downtown Chicago.

As for when they might find the right buyer, "I don't pay attention to it, to be honest with you," said Mr. Janowitz. "When the right person sees the house, they're going to grab it that fast."

Where Are They Now?

An Island Haven

When superstorm Sandy was bearing down on the Northeast in late October, Barrie Zesiger, 68, and her husband Al, 83, holed up in the safest place they could think of--their private island home in Norwalk, Conn.

"It was the place to be," said Ms. Zesiger, 68, who has lived on the island practically year-round with her husband for 26 years.

They had seen their fair share of storms from the window of their Tudor-style home on the island, and this would be no different. The next day, all of the buildings on the island were intact, save for part of the dock, which ended up on the front yard. "There wasn't one drop of water in the basement" of the main home, she said. She estimates having to spend about \$50,000 in repairs on what could have been far worse damage.

The couple's good fortune was the product of years of planning, and a bit of luck. Because of their proximity to the mainland, they were able to bury their utilities underground. A private generator powers the property, even as thousands lost power on shore. Most important, the island sits on a higher elevation, which protected them from the worst of the surge.

Since the storm, though, prospective buyers have been scarce, she said. The property was listed in October for \$12.9 million with Doug Werner of William Pitt Sotheby's International Realty.

The couple also owns an apartment in New York, where they run a money-management firm, but from Thursday to Monday morning, they're commuting to work by boat and then hopping on a train to the city.

For the sailing-averse, she says they're considering adding a helipad to the property.

Luau-Ready Retreat

Richard Erickson, a stock trader in Asian markets, purchased this half-acre property within the Hualalai Resort in Kailua-Kona, Hawaii, for \$1.9 million in 2005. The following year, he built this 5,200-square-foot, Bali-inspired home for about \$5.5 million, including furnishings.

The house has a fire pit on the yard, an infinity-edge pool overlooking the ocean, five bedrooms, five full baths and an outdoor shower.

Mr. Erickson, 48, and his family were living in Japan before purchasing the home. Now they have another residence on the island of Oahu, and Mr. Erickson said this home was being underutilized.

He listed the home in April for \$5.65 million. In October, it sold to the owner of a U.S. telecommunications company for roughly \$4.7 million

The listing agent, Rob Kildow of Hualalai Realty, said the buyer was a frequent visitor to the resort.

Stefanos Chen

An Arizona Fun House

In the late 1990s, Bill Gibbs, the former president of the University of Phoenix, began building the ultimate play house.

The roughly 16,000-square-foot home, located in Scottsdale, Ariz., includes an observatory with a retractable roof. There is a 4,700-square-foot indoor gym, a woodworking area and an eight-car garage. There are eight bedrooms, nine full bathrooms and two indoor kitchens.

For kids of all ages, there is a custom-built train with an adult-size conductor's seat that snakes around the property. When the children graduate to more grown-up endeavors, a 300-foot zip line is installed on the property. Including the land, Mr. Gibbs said he spent \$12 million on the property.

All of this adds up to a highly customized property the owner knew would fare better on the auction block than in a conventional sale. "A lot of people are still under the impression that distressed assets are what auctions are most appropriate for, and that's not true," said Stacy Kirk Reich, president of Grand Estates Auction Company, which oversaw the sale of the property.

The home went to absolute auction in February and sold for \$4.62 million to a buyer from Chicago looking for a second home, she said.

Write to Stefanos Chen at

Corrections & Amplifications A hot tub in the Riverwoods, Ill., home was removed in 1999 during renovations. An earlier version of this article didn't note that it was taken out.

Credit: By Stefanos Chen

DETAILS

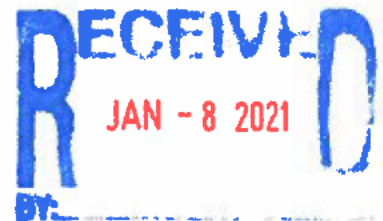
Subject:	Real estate sales; Houses; Interior design; Architecture
Business indexing term:	Subject: Architecture; Industry: 54141 : Interior Design Services
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VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. DR2001-016Property InformationSite Address: 1265 WESTMOOR RDParcel Identification Number(s) (PIN): 05-17-307-046-0000Description of all structures to be demolished: SINGLE FAMILY RESIDENCE & CARPORTCurrent Property Owner InformationLegal Name: STEPHEN EISENPrimary Contact: STEPHEN EISENAddress: [REDACTED]City, State, Zip: WINNETKA, IL 60093Phone No. [REDACTED]Email: [REDACTED]Date owner acquired property: 11/2/20Applicant InformationLegal Name: [REDACTED]Primary Contact: [REDACTED]Address: [REDACTED]City, State, Zip: [REDACTED]Phone No. [REDACTED]Email: [REDACTED]Applicant's relationship to current property owner:

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

Contractor Information (If known, otherwise indicate "not known")Legal Name: EVANSTON REBUILDING WARE.Address: 2101 DEMPSTER ST.City, State, ZIP: EVANSTON, IL 60201Phone No. 847-220-7167Email: KORT@EVANSTONREBUILDINGWAREHOUSE.ORG

Property Maintenance Requirements

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

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

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

Applicant Signature: 

Date: 12-28-20

Printed Name: STEPHEN EISEN

Owner Signature: 

Date: 12-28-20

Printed Name: STEPHEN EISEN

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: 12-28-20

Printed Name: STEPHEN EISEN

Owner Signature: 

Date: 12-28-20

Printed Name: STEPHEN EISEN

From: [Steve Eisen](#)
To: [Christopher Marx](#)
Subject: 1265 photos
Date: Tuesday, February 2, 2021 11:11:13 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.

Hopefully this method is better.

Demo process is to begin 3/8, conclude 5/28

We are acquiring asbestos approval, cook county thereafter, so should be good to start once Winnetka issues permit.



February 23, 2021

Chris Marx, AICP
Village of Winnetka

Dear Chris,

My submission for a request for demolition of 1265 Westmoor Rd, Winnetka, (Case No. 21-05-LPC) is scheduled to be reviewed on March 1, 2021 by the Landmark Preservation Committee (LPC).

This note is an effort to encourage the commission members to act positively on my request, rather than delay its decision by requiring any additional HAIS study. While the Property Research Report adequately describes the architecture of the residence, it in no way addresses the house's extremely poor condition.

The subject house was built in 1964 and was occupied by the same couple until the death of the later survivor late last year. The couple's children, heirs to the real estate who had grown up in the house, recognized the house's multiple deficiencies and valued the property for its land only. The original owner couple, for whatever reason, ignored upkeep and upgrades, a few of which I cite below (some example photos on following page):

- Sagging and dangerous roof;
- Outdated original kitchen, vintage 1964;
- Outdated original washrooms, vintage 1964;
- Missing appliances;
- Non-weatherproof windows and doors; and
- Carport clearance of only 74" (unable to accomodate many of today's popular SUV's).

Further, the utilities (electric, water and gas) have been disconnected and removed, in compliance with demolition requirements.

Please note that we plan, not to demolish the house, but to deconstruct it at significant cost. The reclaimed materials will be donated for further use. I am confident that it is unlikely that this house would appeal to anyone not ready to spend a prohibitive amount of time and money to reconstruct.

Thank you in advance for your consideration and please feel free to contact me with any questions or requests for further information.

Steve Eisen





Monday, July 26, 2021

[REDACTED]
Winnetka, IL 60093

To: Winnetka Landmark Preservation Commission (LPC)
Via Email and US Post

Re: Case No. 21-05-LPC – 1265 Westmoor Road

Dear Members of the Landmark Preservation Commission:

I am [REDACTED] neighbor of the property at 1265 Westmoor Road and can view the home from almost every room on my first floor. (1265 Westmoor was actually purchased from previous owners of my home, the Durham family, and prior to that sale was a part of our house's garden.) I am writing to respectfully request that the LPC avoid any further delay and approve the demolition of the house at 1265 Westmoor Road.

1265 Westmoor has been in a state of visible and increasing disrepair for the entire time we have lived next door. During our fourteen years next door, we have not seen any sign of work being done to the house, maintenance or otherwise - no roofers, no plumbers, no painters, no landscapers - nothing.

We moved into our 1906 home in 2007, at which time the owners of 1265 Westmoor, Dr. and Mrs. Doblin, were in their early seventies. Shortly thereafter, we learned that they had been in a terrible car accident which required hospitalization and a lengthy stay in a rehabilitation facility. After their return home, we understood that Mrs. Doblin required medical assistance in her home, and that assistance level increased over the years.

Approximately five years ago, Dr. Doblin reached out to my husband to inquire whether we wanted to purchase some or all of the lot at 1265 Westmoor. At that time, Dr. Doblin gave my husband a tour of the interior and exterior of the home. It was obvious at that time that the house had not been maintained since the 1970s and was in a state of obvious disrepair - both cosmetically and structurally. During their conversation, it was clear to my husband that Dr. Doblin assumed that any sale would be for land value only and that he did not think the house would remain. We declined to purchase the lot.

ATTACHMENT G

Dr. Doblin passed away in late 2018 and Mrs. Doblin passed in 2020. Shortly thereafter, the Doblins' son approached my husband, as well as the other immediate neighbors, asking whether we would be interested in purchasing some or part of the lot. It was abundantly clear to us that Mr. Doblin, like his father before him, did not think that the house was salvageable. He made clear that any sale would be as is, for land value only. (We would not be surprised if the family/estate failed to maintain the house given their expectation of demolition. We never saw any sign of work or maintenance.) We declined to purchase the lot but understand that the immediate neighbors to the south, the Eisens, purchased the lot and have asked permission to demolish the house. We wholeheartedly support that decision.

Mr. and Mrs. Eisen are wonderful neighbors and Winnetka residents. They live in a Tony Grunsfeld home, which they restored and maintain impeccably. The Eisens purchased 1265 Westmoor at the request of the Doblin family and will no doubt restore the lot in a way which will please the neighborhood.

Thank you LPC for serving our community.

Sincerely,



Amy Brock

Cc: Mr. Chris Marx, Staff Liaison