



LANDMARK PRESERVATION COMMISSION VIRTUAL MEETING AGENDA

MONDAY, MAY 3, 2021 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-06 and Senate Bill 2135, the Winnetka Landmark Preservation Commission meeting on Monday, May 3, 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: 984 7978 2067 (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: 984 7978 2067; Webinar Password: LPC050321

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 6:00 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 REGULAR VIRTUAL MEETING AGENDA
MONDAY, MAY 3, 2021 - 7:00 PM

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of Minutes – April 5, 2021 meeting.
4. **Case No. 21-14-LPC – 592 Cherry:** Advisory review of proposed alterations to 592 Cherry Street, a locally designated landmark.
5. **Case No. 21-13-LPC – 111 Thorn Tree:** Review of the demolition permit application submitted for the single-family residence at 111 Thorn Tree Lane.
6. **Case No. 21-11-LPC – 701 Hibbard:** Review of the demolition permit application submitted for the single-family residence at 701 Hibbard Road.
7. **Case No. 21-14-LPC – 265 White Oak:** Review of the demolition permit application submitted for the single-family residence at 265 White Oak Lane.
8. **Case No. 20-21-LPC – 1015 Starr (Continued from the February 1, 2021 meeting):** Review of the Historical Architectural Impact Study (HAIS) for the single-family residence at 1015 Starr Road.
9. **Case No. 21-05-LPC – 1265 Westmoor:** Review of the Historical Architectural Impact Study (HAIS) for the single-family residence at 1265 Westmoor Road.
10. Other Business.
 - a. Preservation Award Nominations due May 28, 2021.
 - b. June 7, 2021 Meeting - Quorum check.
11. Public Comment.
12. 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).

**LANDMARK PRESERVATION COMMISSION
APRIL 5, 2021 VIRTUAL MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Katie Comstock
Mr. Gibala Enck
Laura Good
Beth Papoutsis
Joseph Stuart
Paul Weaver

Non-Voting Member Present:

Jack Coladarci

Members Absent:

None

Village Staff:

David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community Development
Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:07 p.m.

Introductory Remarks Regarding Conduct of Virtual Meeting.

Chairman Coladarci read the Oral Declaration into the record.

Approval of March 1, 2021 meeting minutes.

Chairman Coladarci asked if there were any comments or corrections to be made to the March 1, 2021 meeting minutes. Ms. Papoutsis clarified her comments on page 2, line 40 and page 3, line 48. Mr. Weaver clarified his comment on page 4, lines 49 and 50. Mr. Enck clarified his comment on page 4, line 15.

Chairman Coladarci asked for a motion to approve the March 1, 2021 meeting minutes, as amended. A motion was made by Mr. Weaver and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Enck, Good, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Coladarci

Case No. 21-07-LPC – 490 Cherry Street: Review of the demolition permit application submitted for the single family residence at 490 Cherry Street:

Mr. Marx stated the demolition application was submitted by Newgard Custom Homes on behalf of the property owner, Richard Schneider. He identified the property's location, zoning classification and 1922 date of construction along with photos. Mr. Marx stated the Historical Society indicated the property has architectural significance due to its association with architects Robert Seyfarth and Ralph Huszagh and asked if there were any questions.

Chairman Coladarci asked if there were any questions. Ms. Papoutsis referred to the additions and architects who constructed them. Mr. Marx referred the Board to Attachment C which identified owner information and architects.

Mr. Norkus allowed the applicant into the meeting. Mr. Weaver asked Mr. Eisen what are the plans for the new home and Mr. Eisen responded his clients are interested in building a home and described the new home to be built. Chairman Coladarci asked why the existing home is not reusable for a new buyer. Mr. Eisen informed the Commission the home was listed for two years and the realtor would be able to comment on that. Chairman Coladarci informed Mr. Eisen the Commission's responsibility is to determine whether homes can be preserved as

1 opposed to torn down. Mr. Eisen stated the basement is not workable and the home does not have enough
2 bathrooms and reiterated the realtor can answer those questions.
3

4 Ms. Good asked what are the plans for the property. Mr. Eisen responded several clients are interested in the
5 property and described potential plans for the new home. Mr. Enck asked Mr. Eisen if his clients are envisioning
6 properties in their Winnetka search as vacant lots. Mr. Eisen responded his clients are unable to find existing
7 homes they want and referred to economics on the clients' part. Chairman Coladarci referred to home buyers who
8 are not familiar with living in older homes and asked if he would be willing to list the home. Mr. Eisen informed the
9 Commission he is the contract purchaser and would not be willing to put the home on the market. Ms. Good asked
10 Mr. Eisen if he is familiar with the architect and his work and Mr. Eisen responded he is not. Ms. Good commented
11 on the home buying market being much better today than it was years ago.
12

13 Mr. Norkus allowed John Phillips, 627 Brier Street, Kenilworth, into the meeting. Mr. Phillips described his
14 background as a real estate agent and history regarding the home's ownership. He also described the length of
15 time the home has been on the market and the home's outdated condition and its inadequate configuration. Mr.
16 Eisen informed the Commission of the number of people who looked at the home who had no interest. Mr. Enck
17 asked if the home was on the market this year and Mr. Phillips responded it was not. Mr. Phillips then referred to
18 homes which are being sold substantially above the purchase price and the cost it would require to remodel the
19 home.
20

21 Chairman Coladarci asked if there were any other questions. Ms. Papoutsis asked if the Embry family is aware the
22 home is now a teardown and Mr. Phillips confirmed that is correct.
23

24 Chairman Coladarci stated the Commission would now hear public comment. Mr. Norkus allowed members of the
25 public into the meeting to comment. No comments were made at this time.
26

27 Chairman Coladarci then called the matter in for discussion. Ms. Good asked if the Commission can consider
28 demolition if the property's sale has not closed. Mr. Marx confirmed the contract buyer can facilitate and request a
29 demolition permit and is authorized to act as the property owner's representative. Mr. Schoon stated the
30 demolition permit will be issued after site restoration plans or a new home's building permit has been issued. Ms.
31 Papoutsis asked Mr. Enck for his opinion relating to the original Seyfarth home. Mr. Enck described the home as
32 appearing to be intact with Mr. Stewart and Mr. Enck commenting on certain features of the home. Mr. Weaver
33 referred to the Hoyt family and the Commission Members then discussed the home's former owners.
34

35 Chairman Coladarci asked if there were any other comments. No additional comments were made at this time.
36 Chairman Coladarci then asked for a motion to issue a demolition permit without delay or for an HAIS. A motion
37 was made by Mr. Weaver to require an HAIS for 490 Cherry Street due to the structure having sufficient
38 architectural significance and associated architects to warrant a full HAIS prior to issuance of a demolition permit.
39 The motion was seconded by Mr. Stewart. A vote was taken and the motion unanimously passed, 5 to 0:

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

41 NAYS: None

42 NON-VOTING: Coladarci
43

44 Mr. Marx referred to the code amendment changes in terms of the application being submitted prior to the code
45 changes being adopted with regard to the demolition time limit delay.
46

47 **Case No. 21-08-LPC – 462 Provident Avenue: Review of the demolition permit application for the single family**
48 **residence at 462 Provident Avenue:**

49 Mr. Marx stated the demolition permit application was submitted by Allure Builders on behalf of the owner, Duck
50 Key North Homes, LLC. He described the property's location, zoning classification and size as well as its photos. Mr.
51 Marx stated the home may have been built as early as 1894 and the Historical Society concluded the property has
52 no architectural or historical significance. He then asked if there were any questions. No questions were raised at
53 this time.

1
2 Mr. Norkus allowed the applicant into the meeting. Peter Theodore introduced himself as an architect and stated
3 the property was purchased to tear down the home which he described as rundown and has suffered damage over
4 the winter. He stated the prior owner agreed the home qualified as a teardown and the new home would be
5 attractive and keep with the neighborhood's style. Mr. Theodore stated at this time, the new home would be built
6 for themselves and described the new home as a modern and traditional version of a farm house with materials
7 similar to other homes in the neighborhood. Mr. Enck described the neighborhood as popular for developers with
8 new homes affecting the neighborhood. Mr. Theodore informed the Commission the new home would be in
9 character and compatible with the neighborhood in that it would not be over-scaled or dominant. Mr. Enck
10 referred to the very large home built to the south in comparison to others in the neighborhood. Mr. Theodore
11 described the new home as being the mitigating factor in terms of what happened between that home and
12 neighboring homes.

13
14 Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time. Mr.
15 Norkus allowed members of the public into the meeting to comment. No comments were made at this time.

16
17 Chairman Coladarci then called the matter in for discussion. Ms. Papoutsis referred to the Historical Society's
18 report. No additional comments were made at this time. Chairman Coladarci then asked for a motion to approve
19 the demolition permit for 462 provident without delay. A motion was made by Ms. Papoutsis and seconded by Mr.
20 Enck. A vote was taken and the motion unanimously passed, 6 to 0:

21 AYES: Comstock, Enck, Good, Papoutsis, Stuart, Weaver

22 NAYS: None

23 NON-VOTING: Coladarci
24

25 **Case No. 21-09-LPC – 950 Westmoor Road: Review of the demolition permit application submitted for the single**
26 **family residence at 950 Westmoor Road:**

27 Mr. Marx stated the application was submitted by Chris Gibala on behalf of his father and property owner, Daniel
28 Gibala. He identified the property's location, zoning classification, size and photos. Mr. Marx noted the home was
29 built in 1915 and the Historical Society stated the home does not have architectural or historical significance. He
30 then asked if there were any questions. No questions were raised at this time.
31

32 Mr. Norkus allowed the applicant into the meeting. Chris Gibala informed the Commission his father purchased the
33 property at a tax auction and is a builder who has built many homes on the North Shore over the last 35 years. He
34 stated they planned to demolish the home and garage. Mr. Gibala noted the home is occupied and his father has
35 had no access to the home since its purchase in late 2020. Mr. Gibala informed the Commission they are in court
36 with their attorney attempting to get the occupants out of the home. Chairman Coladarci asked Mr. Gibala for the
37 date of the tax deed. Mr. Gibala responded the deed was recorded in February 2021. He added the detached
38 garage recently collapsed and they hope to fast track the garage's demolition as opposed to paying for its repair.
39 Chairman Coladarci stated he is concerned that the legal proceedings are not complete with regard to the
40 demolition request. Ms. Comstock referred to the amount of traffic on Westmoor and noted her concern related
41 to the danger with construction equipment. No additional questions were raised at this time.
42

43 Mr. Norkus allowed members of the public into the meeting to comment. Wayne Rhine informed the Commission
44 the property is a mortgage foreclosure which is currently on appeal with the Illinois Appellate Court waiting on a
45 ruling. He stated an eviction case was filed with the Skokie court where he filed an appearance and jury demand
46 arguing a motion to strike and dismiss the lawsuit due to the federal and governor's stay order. Mr. Rhine stated a
47 summary judgment hearing would be held in May and identified the home's occupants who have lived there many
48 years. He added there is historical value to the home. Mr. Rhine noted the garage may have collapsed due to the
49 heavy snow and confirmed a motion for a stay will be refiled after its initial technicality rejection noting the
50 eviction has not been adjudicated on.
51

52 Chairman Coladarci asked Mr. Schoon and Mr. Marx if the applicant can move for demolition. Mr. Schoon
53 responded this is the first he is hearing about the situation and has seen documentation confirming ownership. He

1 noted the Commission's concern is whether the application was properly filed by the property owner. Mr. Marx
2 confirmed the owner's signature is on the application and a special warranty deed was provided to the Community
3 Development Department. He also confirmed they were informed about the garage's condition this morning and
4 they had no knowledge of lawsuits or evictions until now. Mr. Rhine stated there would be irreparable damage to
5 his clients if they win their lawsuit and the home is demolished.

6
7 Ms. Comstock stated she did not see that the Commission has the ability to discuss the matter at this point.
8 Chairman Coladarci stated the Commission is to determine whether the application is complete and whether the
9 ownership is complete enough for the Commission to consider demolition. Mr. Rhine identified the steps they plan
10 to take with the courts to retain the home's ownership. Chairman Coladarci asked if there were any other
11 questions.

12
13 Mr. Gibala confirmed they are the property owners and did not understand how the occupants can still occupy the
14 home after it has been sold to them.

15
16 Chairman Coladarci then called the matter in for discussion. Mr. Weaver asked if the Village staff needed to go
17 through other steps to allow demolition regardless of the Commission's decision. Mr. Schoon responded the
18 property owner would need to submit an application for a new home or site restoration noting a special warranty
19 deed was submitted identifying the applicant as the property owner. He stated the other parties have rights to
20 appeal the decision and ask the court to take action if they believe the demolition is in violation of any court
21 determination. He noted no other documentation has been presented which would prevent a demolition permit
22 from being issued. Chairman Coladarci agreed there did not appear to be any basis for the Commission to not
23 discuss the matter.

24
25 Ms. Comstock moved to approve the demolition permit for 950 Westmoor without delay. She noted the case was
26 filed in 2016. Ms. Papoutsis stated it is a difficult situation with a lot of factors which are out of the Commission's
27 purview. Chairman Coladarci referred to the legal matters and stated there is nothing further the Commission can
28 do about it at this point. Mr. Enck referred to the lack of information on file with the Historical Society for this area
29 and agreed this type of situation is new to the Commission and is difficult. He added the homes in the area are
30 similar in style and age and may have been done by the same architect.

31
32 The motion was reluctantly seconded by Ms. Papoutsis. Ms. Comstock added the Commission has no other
33 alternative according to what the Commission is charged to do. A vote was taken and the motion unanimously
34 passed, 6 to 0:

35 AYES: Comstock, Enck, Good, Papoutsis, Stuart, Weaver
36 NAYS: None
37 NON-VOTING: Coladarci

38 39 **Other Business.**

- 40 a. Review of recent Village Council amendments to extend the demolition delay time period and to
41 provide a maximum building size bonus for homes found to be historic or architecturally significant.

42 Mr. Schoon identified the changes recently adopted by the Village Council relating to the extension of the 270
43 demolition delay period and the 20% GFA bonus extension for architecturally or historically significant homes. He
44 also identified the typical and revised start period relating to when the demolition delay period would begin and
45 when a property would qualify for the 20% GFA bonus. Mr. Schoon confirmed the demolition delay period would
46 begin at 270 days from the completed application submittal. He then identified the steps involved in submitting a
47 20% GFA bonus application. Mr. Schoon also stated if the Commission failed to issue a demolition delay or grant a
48 GFA bonus, the applicant now has the right to appeal the Commission's decision to the Village Council.

49
50 Mr. Schoon then identified the building features which are subject to review such as the building's critical exterior
51 historical or architectural features and outlined the process. He noted previously designated architecturally or
52 historical significant properties are eligible for the 20% GFA bonus with landmarked properties automatically
53 qualifying if they have not previously been inappropriately altered. Mr. Schoon then referred the Commission to a

1 chart outlining the maximum historic GFA bonus applied to the minimum lot area by zoning district. He added the
2 home would still need to comply with the other zoning requirements. Mr. Schoon then asked if there were any
3 questions.
4

5 Mr. Weaver and Ms. Papoutsis thanked Mr. Schoon, Mr. Norkus, Ms. Klaassen and Mr. Marx for their work on this
6 matter. Mr. Schoon noted they have only received one inquiry so far relating to the new process. Ms. Papoutsis
7 informed the Commission many real estate agents are pleased with the new ordinance requirements to protect
8 the Village's architectural and historically significant homes. Ms. Good agreed with all the comments made and
9 referred to page 7, item no. 5 relating to the appeal process. Mr. Schoon confirmed those standards are those that
10 the Commission is to consider in connection with the demolition review process.
11

12 b. Preservation Award Nominations due May 28, 2021.

13 Mr. Marx stated nominations are being accepted up to May 28, 2021 with no applications being received yet. Ms.
14 Comstock stated she knew several people who wanted to apply. Ms. Good suggested awards be given to those
15 who changed their minds after initially applying for a demolition permit. Mr. Marx indicated the process may be
16 able to be adjusted for next year's awards. The Commission Members discussed whether interior changes have the
17 ability to qualify for an award. Mr. Schoon stated they can discuss whether a category can be added for such
18 consideration for next year. Mr. Enck agreed with Ms. Good's suggestion and added stewardship should be added
19 as a category as well.
20

21 c. May 3, 2021 Meeting – Quorum Check.

22 The Commission Members confirmed their availability.
23

24 **Public Comment**

25 No additional public comment was made at this time.
26

27 **Adjournment:**

28 A motion to adjourn was made by Mr. Weaver and seconded by Ms. Good. A vote was taken and the motion
29 unanimously passed, 6 to 0:

30 AYES: Comstock, Enck, Good, Papoutsis, Stuart, Weaver

31 NAYS: None

32 NON-VOTING: Coladarci
33

34 The meeting adjourned at 9:37 p.m.
35

36 Respectfully submitted,
37

38 Antionette Johnson

39 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER MARX, ASSOCIATE PLANNER
DATE: APRIL 27, 2021
SUBJECT: 592 CHERRY STREET - ALTERATIONS TO LOCAL LANDMARK (CASE NO. 21-15-LPC)

INTRODUCTION

On May 3, 2021, the Landmark Preservation Commission (LPC) is scheduled to consider a request from Paul Janicki (the "Applicant"), for an advisory review of exterior alterations to the property commonly known as 592 Cherry Street (the "Subject Property").

PROPOSED PLAN

The Applicant has provided a written narrative along with descriptions, photos, renderings, and a floor plan of the existing conditions and proposed alteration to the existing residence on the Subject Property. The Applicant is proposing to enclose an existing covered porch on the south side of the house and convert the space into an enclosed entryway and mud room. The fascia, gutters, and corner column would remain the same while the enclosure would include the installation of two windows. The west wall of the enclosure would have a wood double-hung window designed to match the glazing on the rest of the house while the south wall would contain a small leaded glass casement window. Lastly, a new set of stairs would be installed with newel posts, stairs, and steel railings to match the other porches on the house. The proposed alteration complies with the Zoning Ordinance.



Figure 1 – Subject Property – Corner of Cherry Street and Walnut Street



Figure 2 – Subject Property – East Façade From Walnut Street



Figure 2 – Subject Property – Existing Rear Porch to be Enclosed

COMMISSION REVIEW

Exterior alterations of designated landmarks are subject to an advisory review by the LPC. The criteria to consider when conducting an advisory review of alterations are as follows:

1. General Standards:
 - a. Conformance with the Zoning Ordinance;
 - b. Reasonable effort shall be made to use the building, structure, object or site for its originally intended purpose or to provide a compatible use which requires minimal alteration, relocation or demolition;
 - c. The distinguishing original qualities or character of a building, structure, object or site should not be destroyed. The alteration, relocation or demolition of any historic material or distinctive architectural feature should be avoided except when necessary to assure an

economically viable use of the property;

- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site should usually be maintained and preserved;
- e. Deteriorated architectural features should whenever possible be repaired rather than replaced. If replacement is necessary, the new material should match as closely as practicable the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, where possible, should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings, structures, objects or sites;
- f. The surface cleaning of buildings, structures, objects or sites should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the architectural or historic features and building material shall be discouraged.
- g. New buildings and structures and the alterations and relocation of existing buildings or structures shall not be discouraged when such work does not destroy significant historical or architectural features and is compatible with the size, scale, color, material and character of the property or neighborhood.
- h. Alterations, relocations and demolitions which do not affect any significant exterior architectural or historic features of the building, structure, object or site as viewed from a private street, a courtyard open to the public or a public street, place or way should generally be permitted;
- i. Demolition of a designated landmark shall be discouraged if the building, structure or property, as the case may be, is economically viable and can yield reasonable return in its present condition or can be made economically viable and yield reasonable return after completion of appropriate alteration, relocation, renovation or restoration work.

2. Design Guidelines:

- a. Height. The height of any proposed alteration should be compatible with the architectural style and character of the designated landmark.
- b. Proportions of Windows and Doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the designated landmark.
- c. Roof Shape. The design of the roof should be compatible with the architectural style and character of the designated landmark.
- d. Scale. The scale of the structure should be compatible with the architectural style and character of the designated landmark.
- e. Directional Expression. The dominant horizontal or vertical expression of the facades should be compatible with the original architectural style or character of the designated landmark.
- f. Architectural Details. Materials, textures, colors and architectural details should be compatible with the original architectural style or character of the designated landmark.
- g. Appurtenances. Appurtenances including, but not limited to, signs, fences, accessory buildings or structures, permeable and impermeable surfaces should be compatible with the original architectural style or character of the designated landmark.

- h. Other. In addition to the foregoing, the Commission may consider the Secretary of the Interior's Standards for Rehabilitation Guidelines for Rehabilitating Historic Buildings.

FINDINGS

The LPC shall determine whether the proposed alterations will be appropriate or not appropriate to the preservation of the Subject Property. Considering the alteration, does the LPC find that the Subject Property continues to meet the criteria for designation as a locally designated landmark?

If the LPC determines that the proposed alteration is inappropriate, it shall make recommendations to the Applicant concerning changes, if any, in the proposed alteration which would cause the LPC to reconsider its determination and shall confer with the Applicant.

ATTACHMENTS

Attachment A: Description and visuals of alterations provided by Applicant

ATTACHMENT A
P A U L J A N I C K I
A R C H I T E C T S

5 9 2 C H E R R Y

April 13, 2021

Winnetka Preservation Commission

Dear Preservation Commission members,

We are providing this short letter of explanation of our proposed plans for 592 Cherry Street.

592 Cherry Street is a Winnetka landmark. It is a Queen Anne completed in 1894 and has had an addition added at an unknown later date.

We are planning a couple of minor interior restoration projects that have been vetted by the State Historic Preservation Office and approved.

The only changes to the exterior that we are planning is the enclosure of the rear, South porch. You can see in the floor plan that we have borrowed that space to create a mud room for the family. There is nowhere else on the plan, short of making an addition, that would allow us to provide that utility for the family. Seeing that we are already at our maximum FAR, an addition is not an option.

The existing rear porch would be retained in most aspects. The fascia, gutters, roof and corner column would remain as is. The two remaining open ends would then be enclosed. We are proposing incorporating a new West facing double hung window to match the house as well as a small leaded glass casement that would be in the South wall. All windows will be wood and the double-hung would have a half-wood screen as opposed to the standard modern full aluminum screen.

Since the plan demands that we get as much storage as possible, the entrance has now moved to the Southwest and a new staircase has been added. It was our proposal to add new newel posts, landing and stairs with a steel railing to emulate the steel railings elsewhere on the house. The space below the floor of the mudroom would also replicate the condition from the other two porches on the house.

We will match the clapboard from the original house in dimension and exposure. Whatever color the clapboard of the house is will also be matched.

Please let us know if there is anything else that we can provide.

A large black rectangular redaction box covering the signature area.

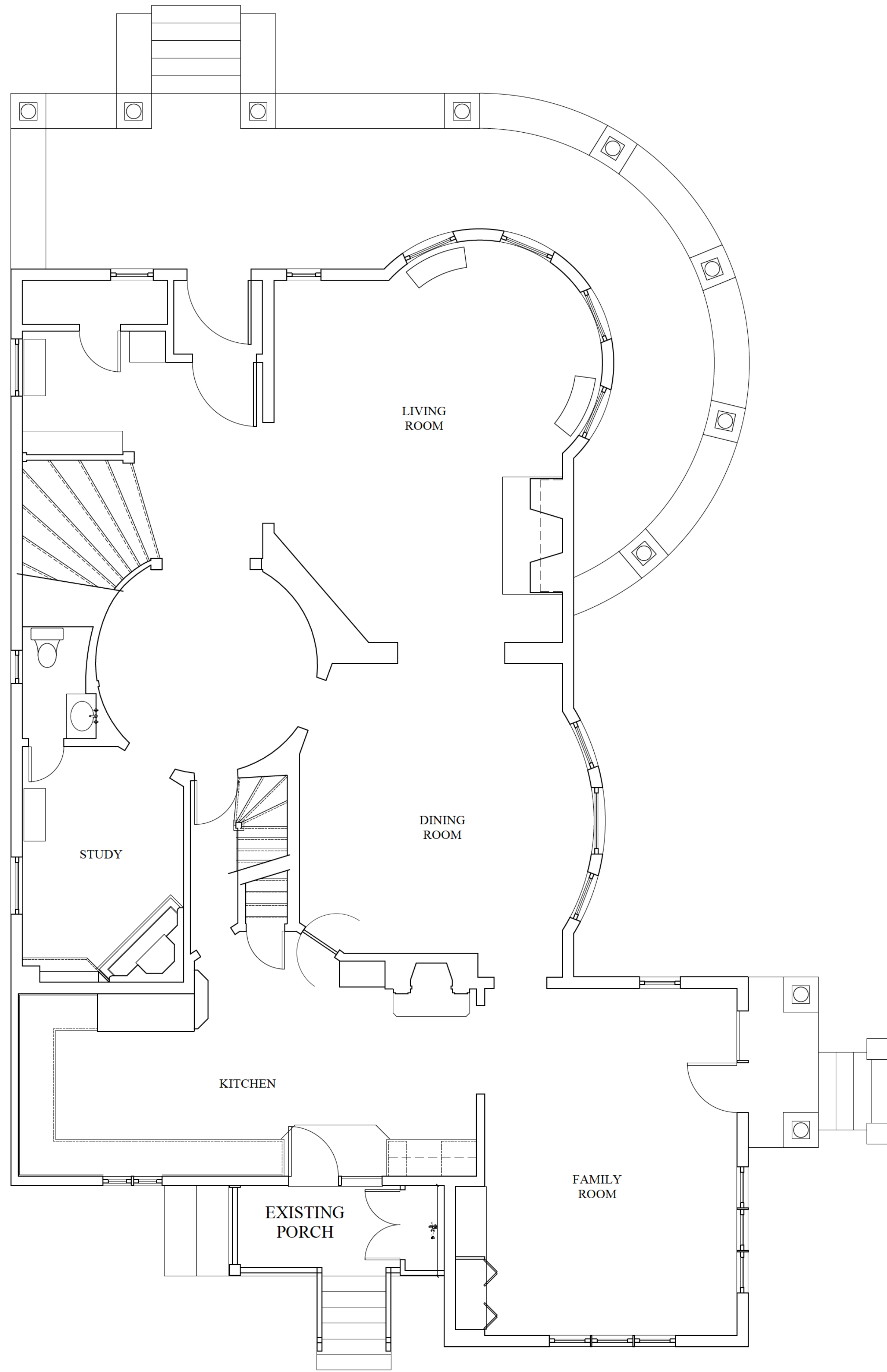
Sincerely,
Paul Janicki

Existing Conditions:

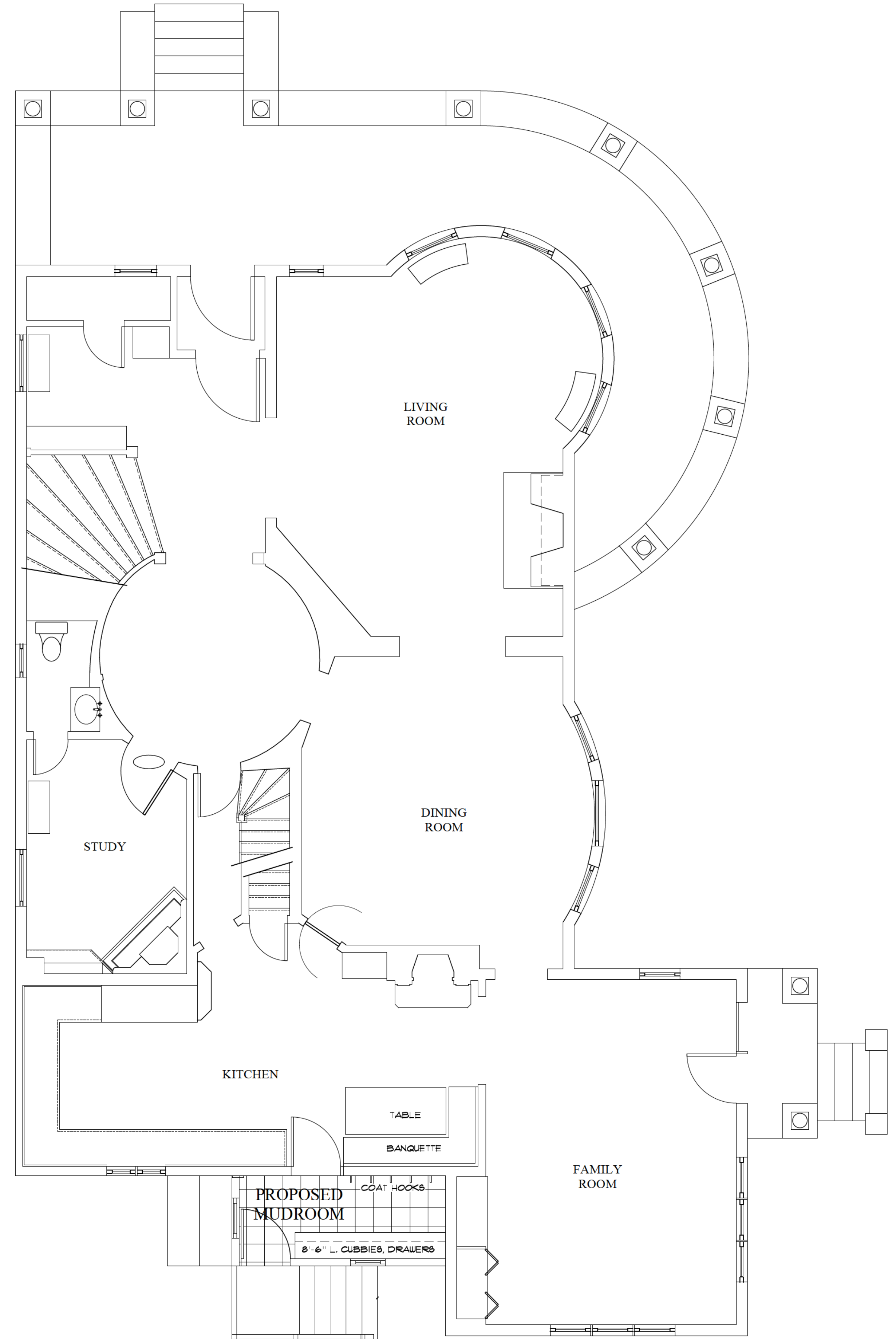


Proposed Alterations:





EXISTING 1ST FLOOR PLAN



PROPOSED 1ST FLOOR PLAN

Drawing No.	Sheet title	Project	Consultants	Issue		No.		Date	
		STANLEY-BURGENDORFER RESIDENCE 592 CHERRY STREET WINNETKA, ILLINOIS	PAUL JANICKI ARCHITECTS 1718 Sherman Avenue Evanston, Illinois 60201						



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: APRIL 27, 2021
SUBJECT: 111 THORN TREE LANE - DEMOLITION PERMIT (CASE NO. 21-13-LPC)

INTRODUCTION	
Meeting Date	May 3, 2021
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.
Property Address	111 Thorn Tree Lane (See Attachment A – Aerial Map)
Property Owner	Sam and Caroline McBride
Application Submitted by	Scott Rosett – Scott Lyon & Company
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	As of the date of this memo, staff has not received any written comment from the public regarding this application.
PROPERTY DESCRIPTION	
Size	0.97 acres
Location	East Side of Thorn Tree Lane between Sunset Road and Hill Road
Improvements	Single-family residence with attached garage
Zoning	R-2 Single Family Residential
Surrounding Zoning	R-2 Single Family Residential
PROPERTY HISTORY	
	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Research
Constructed	Uncertain. Village records indicate building permits dating back to 1958, WHS research indicates potential construction date of 1960.
Additional Construction Activity	1958 – Construct 1-story addition to convert single-family dwelling. 1967 – Remodel single-family residence.
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	The WHS research indicates that the property has no historical or architectural significance. See attached report from the WHS provided in Attachment C for details.

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

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

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

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

This application was submitted and considered complete on April 1, 2021. Should the LPC request an HAIS for the subject property at the May 3rd Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the home is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from May 3, 2021.

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

COMMISSION REVIEW

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

Historical Architectural Impact Study Required

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

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation;

3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit-

Building and/or Property is Not Historic or Architecturally Significant

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

ATTACHMENTS

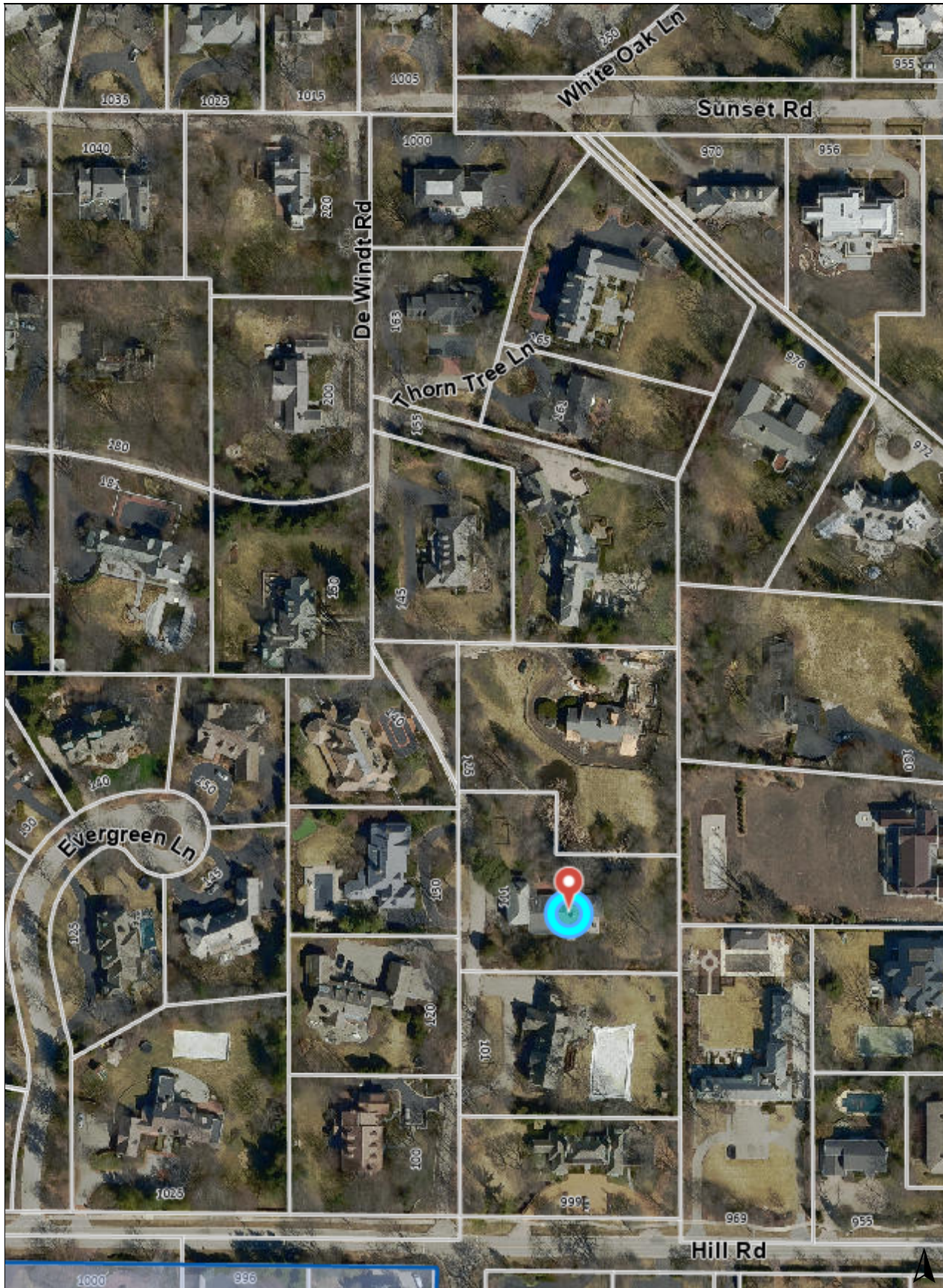
Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A



0 200 400
ft

Print Date: 4/6/2021

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.

LPC - 111 Thorn Tree - Page 4



**MEMORANDUM
VILLAGE OF WINNETKA**

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: APRIL 6, 2021
SUBJECT: CASE NO. 21-12: 111 THORNTREE LANE

INTRODUCTION

On May 3, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage at 111 Thorntree LANE. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Tuesday, April 20, 2021. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

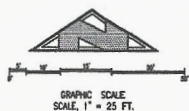
<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
10-8-1958	Construct a one story addition to convert single family dwelling	Mr. and Mrs. Talcott Griswold	Stanton & Rockwell
12-29-1967	Remodel single family residence	Mr. and Mrs. J.G. Maynard	Francis R. Stanton

PLAT of SURVEY with TOPOGRAPHY

LEGAL DESCRIPTION:

LOT 2 IN PHILLIP'S SUBDIVISION IN SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF WINNETKA, ILLINOIS, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED DECEMBER 22, 1955 AS DOCUMENT 16452379 IN BOOK 460 OF PLATS, PAGE 1, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 111 THORNTREE LANE, WINNETKA, ILLINOIS.



SITE NOTES:

Area of surveyed property = 44,316 sq. ft.

Reference Benchmark:
Per Monument Record for the South Quarter Corner of section 20-42-13 on file with the Village of Winnetka:
Concrete monument on the North side of Hill Road at the intersection of Locust Road.
Elevation = 627.47 feet (NAVD 1988)

Site Benchmark:
Manhole 4.50' North and 70.70' East of the Southeast corner of surveyed property.
Rim Elevation = 626.36 (NAVD 1988)

Unless otherwise noted, elevations shown refer to the top of ground or the top of pavement in roads, drives and walks.

Legend:

OP = Open Porch
P = Patio or Pond Edge
ROP = Roofed Open Porch
TF = Top of Foundation
TH = Top of Threshold
TW = Top of Wall

⊙ = Tree/Diameter (MTT = Multiple Trunk)

GENERAL NOTES:

All information provided to the surveyor is shown or noted hereon.

The legal description on this plat was provided to us by the client or obtained from public records and should be compared to your Deed, Abstract or Certificate of Title.
This plat and the legal description shown hereon does not determine, imply or guarantee ownership.

Prior to excavation call J.U.L.I.E. at 811 or 1-800-892-0123

All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances. No responsibility is assumed by the surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.	
R. E. HANSEN MEMBER: I.P.S.A. N.S.P.S.	SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
LOCATION <u>111 THORNTREE LANE</u>	SURVEY DATE <u>DECEMBER 30, 2020</u>
ORDER No. <u>20-21B</u>	ORDERED BY <u>ELLIOT FRIEDMAN</u>
AA/FC © 2020 B. H. Suhr & Company, Inc. All rights reserved.	

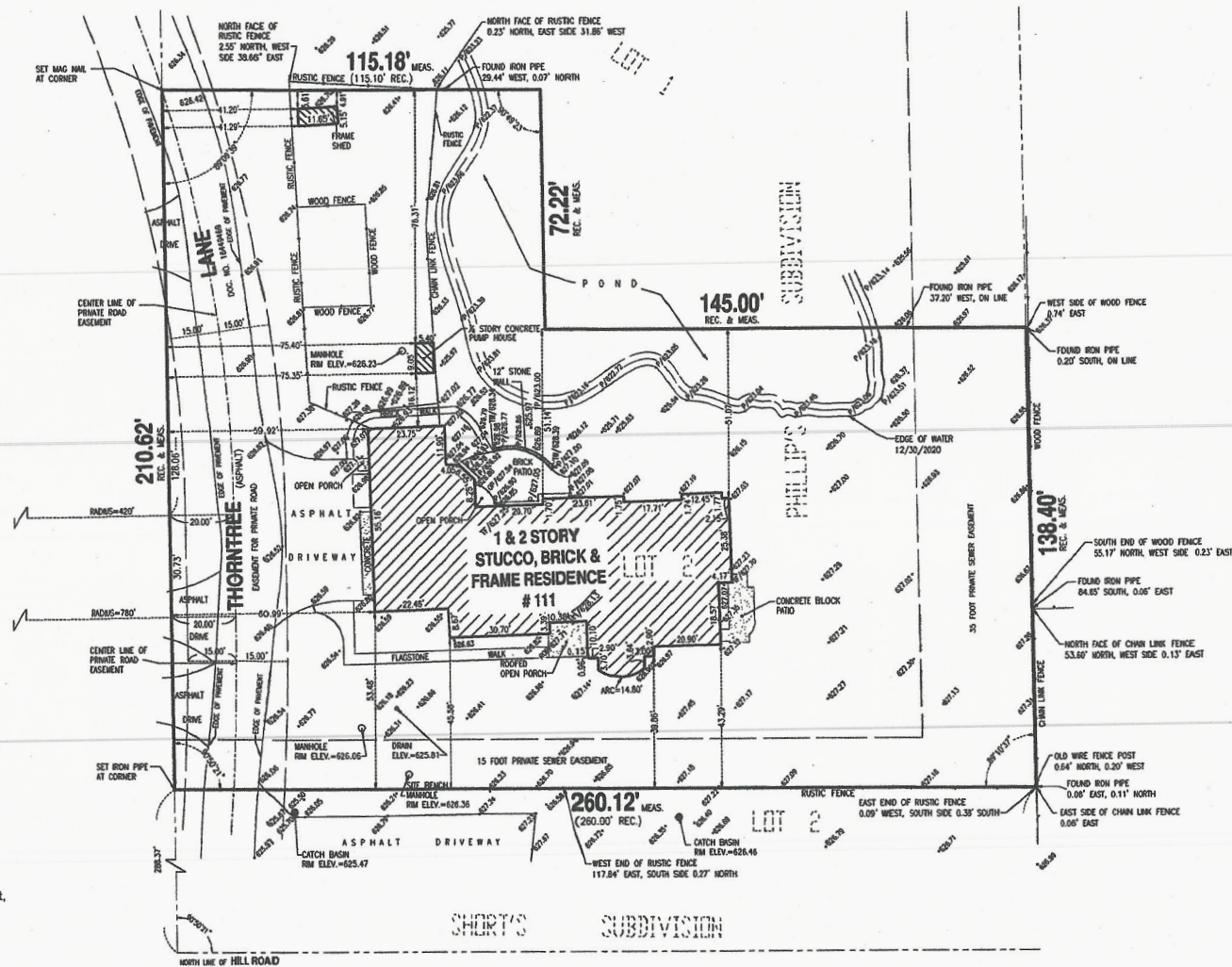
FIELD MEASUREMENTS COMPLETED DECEMBER 30, 2020

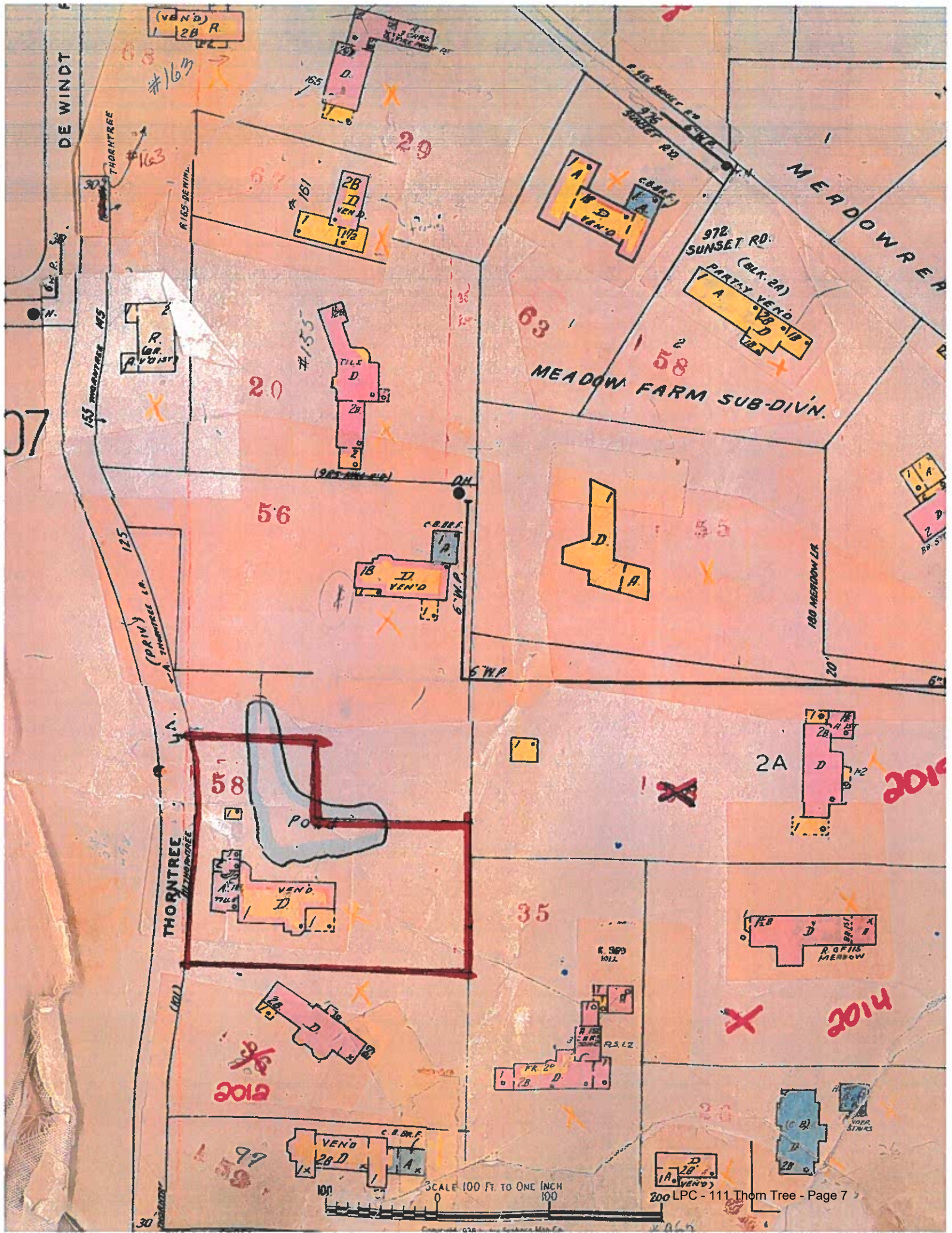
STATE OF ILLINOIS

COUNTY OF COOK

This professional service conforms to the current Illinois Minimum Standards for a boundary and topographic survey.

By Raymond R. Hansen Dated JANUARY 18, 2021
 Illinois Professional Land Surveyor No. 005-002542
 License Expiration Date 11/30/22





111 Thorntree – March 2021







PROPERTY RESEARCH COVERSHEET



Address: 111 Thorntree Lane

Construction Details:

Original construction date: c. 1960

Construction type: Stucco

Style: Traditional

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Talcott and Emily Griswold	1960 – 1967	1960 phone book; 1967 phone book; Excerpt from the HAIS for 101 Thorntree Lane	Talcott was an insurance executive at Marsh & McLennan
James G. and Joan B. Maynard	1967 – 2020	Cook County Recorder of Deeds records; <i>Winnetka Talk</i> obituary	

SIGNIFICANT EVENTS ON PROPERTY: N/A

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Stanton & Rockwell	1958 – Construct a one-story addition to convert single-family dwelling	<i>Chicago Tribune</i> obituaries
Francis R. Stanton	1967 – Remodel single-family residence	<i>Chicago Tribune</i> obituary

RESEARCH SOURCES USED: *Chicago Tribune*, *Winnetka Talk*, historic phone books, WHS property files, Cook County Assessor records, Cook County Recorder of Deeds records

Findings:

Our research does not indicate that the property at 111 Thorntree Lane maintains historic or architectural significance. While we were not able to confirm this, it appears that the property may have originally been a garage or other secondary structure for 101 Thorntree Lane before it

was converted into a single-family home by Stanton & Rockwell.¹ In addition, while Matthew Rockwell and Francis Stanton were both local architects who designed and built several structures in the greater Chicagoland area, the design of the home at 111 Thorntree Lane is not a notable representative of either architect's work.

Date of Research: 4/14/2021

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

¹ Prior to 1960, the Griswolds were listed at 101 Thorntree Lane. In some of the phone books (see 1967, for example), 111 Thorntree Lane was listed as both a residence and garage. It appears that 111 Thorntree Lane may have originally been the garage for 101 Thorntree Lane until it was converted into a single-family home from 1958-1960. Furthermore, an attached garage was built at 101 Thorntree Lane in 1959.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Oct. 8, 19 58

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct a 1 story
~~and~~ ~~basement~~ addition and convert to a single family dwelling
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT _____, Block _____

Subdivision see other side

STREET and NUMBER 111 Thorntree Lane

DIMENSIONS of BUILDING—Front 86 feet. Depth 46 irreg feet. Height 12 feet.

NUMBER of ROOMS 6 & 3 baths

KIND of MATERIAL brick veneer & stucco

OWNER Mr. & Mrs. Talcott Griswold Address 530 Longwood Dr. Glencoe

TOTAL COST \$70,000

ARCHITECT Stanton & Rockwell Address 23 N. Wacker Dr.

BUILDER Arnold Pedersen Address 711 Orchard St. Deerfield

CARPENTER " " Address _____

MASON Angelo Fabri Address Highwood

SEWER BUILDER V. J. Killian Address _____

PLUMBER " " Address _____

ELECTRICIAN Alert Electric Address _____

REMARKS _____

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

We hereby certify that we are the legal owner of all the property described above, comprising the land
(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 Oct 8 19 58

Building Permit Number 6996

Occupancy Permit Number 3117

Mr. and Mrs. Talcott Griswold
per

SIGNED Arnold Pedersen

ADDRESS 711 Orchard St. Deerfield

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, November 28, 1967

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to remodel

(work to be performed)

Single Family Residence

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	20	407	043
Vol. 101		ITEM 1018	

STREET and NUMBER 111 Thorntree Lane

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

NUMBER of ROOMS _____

EST. CONST. COST \$15,000.00 KIND of MATERIAL Frame Construction

OWNER Mr. and Mrs. J.G. Maynard Address 111 Thorntree Lane Phone No. 446-1728

ARCHITECT Francis R. Stanton Address 20 N. Wacker, Chicago 372-6041

BUILDER Arnold Pedersen Building Con. Address 747 Central, Deerfield WI5-1238

CARPENTER " " " " Address " " " "

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER Hausman Plumbing and Heating Address 8100 Hamlin, Skokie OR3-5759

ELECTRICIAN Kordick Electric Address 415 Central, Northfield 446-7744

REMARKS _____

Date Job Completed _____

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

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

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

Permit Issued December 29, 1967 by P.G.

By: Francis R. Stanton
SIGNED

Building Permit Number 8389

ADDRESS 111 Thorntree Lane

Occupancy Permit Number _____

Winnetka, Illinois 60093

C. B. No. 18373

PHONE NO. 446-1728 LPC-111 Thorn Tree - Page 14

Obituaries

Matthew Rockwell, 73, civic planner, architect

By Kenan Heise

Matthew Laflin Rockwell, 73, an architect and for 16 years executive director of the Northeastern Illinois Planning Commission, carried on a tradition of civic planning begun by his great-grandfather, Matthew Laflin, a Chicago pioneer.

Services for Mr. Rockwell, a resident of Winnetka, will be private. He died Wednesday at home.

"He was a very creative thinker as an architect and as a planner," said his daughter Ellen Galland, also an architect. "He was particularly proud of the Armature Plan that he authored through the Northeastern Illinois Planning Commission in the late 1960s."

The plan broad rather than detailed, focused on the principle shaping developments of the region, particularly the commuter railroads along which development would occur. It was called the Armature Plan because the approach was similar to one used by sculptors in which the artist first sets up an armature, or skeleton, for the work. It represented a new concept in planning at the time.

His great-grandfather, Matthew Laflin, arrived in Chicago in the 1830s with a load of blasting powder to help dig the Illinois and Michigan Canal. In the 1840s he became a director of the Hydraulic Company, which supplied the city's water. He donated the funds to build the Chicago Academy of Sciences building at 2001 N. Clark St.

Mr. Rockwell graduated from the Massachusetts Institute of Technology with a bachelor's degree in architecture and a master's degree in city planning.

During World War II, he was director of planning for the U.S. Army Corps of Engineers in the Chicago area and was responsible



Matthew Laflin Rockwell

for the site selection and design of the airfield that is now O'Hare International Airport.

From 1946 to 1961, he was a partner in Stanton and Rockwell, Architects and Planners, Chicago. From 1961 to 1963, he was director of public affairs and urban programs for the American Institute of Architects in Washington, D.C.

Mr. Rockwell was executive director of the Northeastern Illinois Planning Commission from 1963 to 1979. During that time, its staff grew to 130 from 19 and its budget to \$6.3 million from \$200,000.

In recent years, he had been a visiting lecturer and had been associated with his daughter's architectural firm, Rockwell Associates in Evanston.

Survivors, besides his daughter, include his wife, Molly; another daughter, Joan Eyster; five grandchildren; two brothers; and a sister.

Death Notice: Joan Barry Maynard

Winnetka Talk (IL) - February 22, 2018

- Edition: Final WTK
- Section: News
- Page: 30
- Readability: 4 grade level (Lexile: 710)

Joan Barry Maynard of Winnetka. Beloved wife of James G. Maynard; loving mother of Carrie Maynard, Tracy Maynard Silver and the late Elisabeth Maynard; proud grandmother of Taylor Trompeter, CeCe (Will) Brooks, Katie, Whitney and Christine Silver; great grandmother of Erynn, A.J. and Ava; dear sister of Ann (the late Jay) Tilliotson. Services are private. Memorials may be made to Alzheimer's Association, 8430 W. Bryn Mawr, Suite 800, Chicago, IL 60631. Info: www.donnellanfuneral.com or (847) 675-1990.

Sign Guestbook at chicagotribune.com/obituaries

This is a paid death notice.

- Index terms: *Death Notice*
- Record: *CT0063962583*
- Copyright: *Copyright 2018, Winnetka Talk, Pioneer Press. All rights reserved. REPRODUCTION PROHIBITED.*

1960 phone book

3-2459 Griswold B V 1425 Dobson Evnstr-----DAVIS 8-7985
 4-0415 Griswold E M 543SheridnRd Evnstr-----GRnlf 5-5521
 5-5015 Griswold Geo B 616 E Ryan Lk Forest-----CE 4-1872
 3-5046 Griswold H T 1232 Ridge Av Evnstr-----UN 4-5780
 5-2881 pvt garg 1232 Ridge Av Evnstr-----UN 4-2770
 4-6226 Griswold Harry M 2233 Peach TreeNorthbrk-CR 2-2402
 1-6199 Griswold Loys 718 Ill Rd Wilmet-----ALpin 1-0995
 5-1236 Griswold Talcott 111 Thorntree Winetka----HI 6-3456
 5-5232 Gritchen Jack D 8249 Monticello Skokie-ORchrd 4-9402

1967 phone book

215 Grinker B A 500 Drexel Av G-----VE 5-1574 Guggenh
 128 Gripp E C 2321 Birchwd Av Wil-----AL 1-2469 Guggenh
 776 Grisamore Thos L MD 411 Lake Wil--AL 1-0065 Guidarel
 310 Grisham Wm V 1077 Oak Win-----446-5510 Guilbault
 510 Griswold Edw B 114 5th Wil-----256-2621 Guild Sh
 492 Griswold Talcott
 954 res 111 Thorntree Win-----HI 6-3456 Guindon
 763 garg 111 Thorntree Win-----446-8318 Gulbranc
 Gritschke Robt O 1432 Gregry Wil----AL 1-1150 Res 1
 Child/

Cook County Recorder of Deeds

Cook County Clerk's Office Home Fraud Alert Search Cart

6 Documents Recorded on This Parcel

Date Recorded	Doc Type	Doc Num	Consideration	Names	Parcels	Related Docs	Add To Cart
2020-03-04	DEED IN TRUST	2006413849	None	Name: Type: All All FRIEDMAN ELLIOTT M TR GTE FRIEDMAN ELLIOTT M TR GTR JOAN B MAYNARD TRUST GTE JOAN B MAYNARD TRUST GTR MAYNARD JOAN B TRUST GTE MAYNARD JOAN B TRUST GTR	PIN: Address: All All 05204070430000 111 THORNTREE LN		SHOW DOC Add To Cart Show Cart Ajax Add Cart (Testing but try it)
2002-10-30	RELEASE	0021197442	0.00	Name: Type: All All MAYNARD JOAN TRUST GTE MAYNARD JOAN B TR GTE JOAN MAYNARD TRUST GTE BANK ONE GTR	PIN: Address: All All 05204070430000 111 THORNTREE LN	Doc:	SHOW DOC Add To Cart Show Cart Ajax Add Cart (Testing but try it)

Talcott Griswold was born in Illinois in March 17, 1908.⁶⁷ He was the son of Ethel Phillips and the stepson of Howard C. Phillips. Talcott Griswold married Jessie Beach Crane, daughter of Mr. and Mrs. Robert P. Crane of Pasadena, California, on June 22, 1934.⁶⁸ Ms. Crane was formerly of Winnetka and had been born on June 17, 1909.⁶⁹ After the wedding, they couple was said to plan on residing at the Phillip's residence in Winnetka while searching for a Chicago apartment;⁷⁰ although they instead built 101 Thorntree Lane in 1936 towards the south end of the Phillip's land parcel. In 1931 (a few years before marrying), Talcott Griswold had begun working with the firm of Marsh & McLennan Inc.⁷¹ In 1945, Talcott Griswold was promoted to the position of Manager of the Chicago Department of Marsh & McLennan Inc.,⁷² where he was an insurance executive.⁷³

A *Chicago Tribune* article in April, 1936, indicates that the Griswolds planned to start construction of their home on property adjoining Talcott's mother and stepfather on Hill Road in Winnetka, but had been delayed due to winter weather. The house would be "Georgian whitewashed brick" and was expected to be ready for their move in November.⁷⁴ The residence being constructed by the Griswolds was again referenced in the *Chicago Tribune* in a May article that discussed the increase in building in suburban Chicago. The article recognized the residence as one of three substantial houses being constructed in Winnetka at a cost of \$30,000.⁷⁵ Prior to their move to 101 Thorntree Lane, the Griswold's had their first child, Nathalie Claithorne Griswold, in June of 1936. According to the announcement, the completion of Thorntree Lane was planned for autumn.⁷⁶ However, the Griswolds were not able to move into their completed

⁶³ "Winnetka G.O.P. Women to Open Volunteer Unit." *Chicago Daily Tribune*, September 7, 1936, p. 13.

⁶⁴ "New Trier G.O.P. Women Elect Official Staff." *Chicago Daily Tribune*, November 9, 1941, p. N3.

⁶⁵ "Obituary: Ethel Phillips." *Winnetka Talk*, June 26, 1958, p. 95.

⁶⁶ Cass, Judith. "Mrs. Phillips New President of Fortnightly." *Chicago Daily Tribune*, April 27, 1934, p. 17.

⁶⁷ Social Security Death Index for Talcott Griswold.

⁶⁸ "Crane-Griswold Wedding June 22." *Chicago Daily Tribune*, April 27, 1934.

⁶⁹ Social Security Death Index for Jessie Griswold.

⁷⁰ Cass, Judith. "Talcott Griswold to Wed Friday in California." *Chicago Daily Tribune*, June 18, 1934, p. 17.

⁷¹ "People and Events." *Chicago Tribune*, June 23, 1945, p. 19.

⁷² *Ibid.*

⁷³ "Five Winnetka Girls Use Ruse to Reach Paris." *Chicago Tribune*, August 20, 1953, p. 17.

⁷⁴ "Hard Winter Delays New Home Plans." *Chicago Daily Tribune*, April 3, 1936.

⁷⁵ "Suburban Building Total Climbs Above Three Million Dollar Mark." *Chicago Tribune*, May 17, 1936, p. B14.

⁷⁶ "Talcott Griswolds Have Daughter." *Chicago Tribune*, June 24, 1936, p. 17.

HISTORIC AND ARCHITECTURAL IMPACT STUDY (HAIS)
VILLAGE OF WINNETKA: 101 THORNTREE LANE

home on Thorntree until March of 1937.⁷⁷ The couple would eventually have three children, two daughters, Nathalie⁷⁸ and Leslie Griswold,⁷⁹ and a son.

The Griswolds were very involved in their community and held membership in various nonprofit groups. Both Talcott and Jesse Griswold (and the Phillips) were on the Organizing Committee for a new Republican group to be created in New Trier.⁸⁰ Talcott Griswold was also Secretary of the University Club⁸¹ and President of Trustees for the North Shore Country Day School.⁸² While Mrs. Jessie Griswold served as President of the North Avenue Day Nursery⁸³ and as a Board Member for the Women's Auxiliary of United Charities.⁸⁴ She was one of thirty finalists selected in 1955 for the State Street Council's Volunteer of the Year Reward. Her contributions were listed as Member of the Board of Directors for United Charities of Chicago since 1951, noting that she helped to organize the first Women's Auxiliary for the United Charities. She also worked with the Community Fund, the Welfare Council, the North Avenue Day Nursery, the Junior League of Chicago, and North Shore Country Day School.⁸⁵

Following their son's marriage in 1966 in their Winnetka home, the Griswolds vacationed for two weeks in Tucson, Arizona.⁸⁶ Talcott and Ethel would eventually relocate to Tucson, where Talcott Griswold died in January of 1980⁸⁷ and Jessie Griswold in April of 1985.⁸⁸

Charles F. (Junior) and Jane Short, July 1, 1958 (sold Lot 1 on March 30, 1959) to June 12, 1963

Short's obituary notes that Charles F. Short Junior was born in East St. Louis in 1913.⁸⁹ He received his law degree and became a trial lawyer. The *Chicago Tribune* noted that in March of 1946, his law partner, Sveinbjorn Johnson, passed away.⁹⁰ The firm had an office at 111 W. Washington Street and represented a large number of high-profile Chicago area clients.. Johnson was prominent in his field, having been a law professor and counsel at the University of Illinois and serving as an Associate Justice with the North Dakota Supreme Court.⁹¹

⁷⁷ Cass, Judith. "Mild Weather Great Boon to Home Builders." *Chicago Daily Tribune*, March 5, 1937, p. 25.

⁷⁸ "Miss Nathalie C. Griswold's Troth to Pennsylvanian Being Announced." *Chicago Tribune*, December 29, 1956, p. 19.

⁷⁹ Page, Eleanor. "Weds Swedish Girl He Met in France." *Chicago Tribune*, October 10, 1966, p. B9.

⁸⁰ "Enlist Family as Unit in Fight to Rebuilt G.O.P." *Chicago Daily Tribune*, July 7, 1946, p. 26.

⁸¹ "University Club Holds Traditional Reception and Open House January 2." *Chicago Daily Tribune*, December 23, 1949, p. A3.

⁸² Loring, Katheryn. "Jean Gould to Be Bride of R.P. O'Connell." *Chicago Daily Tribune*, April 8, 1955, p. A9.

⁸³ Cass, Judith. "Mrs. Morgan New Head of Nursery Board." *Chicago Daily Tribune*, January 31, 1950, p. A3.

⁸⁴ "They Were There." *Chicago Daily Tribune*, November 22, 1953, p. D7.

⁸⁵ "Area Persons in Finals for Charity Title." *Chicago Daily Tribune*, April 17, 1955, p. N1.

⁸⁶ Page, Eleanor. "Weds Swedish Girl He Met in France." *Chicago Tribune*, October 10, 1966, p. B9.

⁸⁷ Social Security Death Index for Talcott Griswold.

⁸⁸ Social Security Death Index for Jessie Griswold.

⁸⁹ "Bears' Lawyer C.F. Short Junior is Dead at 53." *Chicago Tribune*, November 12, 1966, p. S_A9.

⁹⁰ "Johnson, U of I Storm Center in 1942, Is Dead." *Chicago Daily Tribune*, March 20, 1946, p. 31.

⁹¹ *Ibid.*

STANTON



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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property InformationSite Address: 111 THORNTREE

Parcel Identification Number(s) (PIN): _____

Description of all structures to be demolished: SINGLE FAMILY - 2 STORY RESIDENCECurrent Property Owner InformationLegal Name: SAM + CAROLINE
McBride* Primary Contact: Sam McBride* Address: [REDACTED]* City, State, Zip: Chicago, IL 60647Phone No. [REDACTED]Email: [REDACTED]* Date owner acquired property: 2/12/21Applicant InformationLegal Name: Scott Lynn + CompanyPrimary Contact: Scott RosettAddress: 706 N. green Bay rd. st. 1City, State, Zip: GLENCOE IL 60022Phone No. 847 835 8602Email: [REDACTED]Applicant's relationship to current property owner: GENERAL CONTRACTOR

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

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

Legal Name: _____

Address: SAME AS APPLICANT

City, State, ZIP: _____

Phone No: _____

Email: _____

Property Maintenance Requirements

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

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

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

Applicant Signature: _____
Printed Name: Scott Rosett
Owner Signature: * _____
Printed Name: * Sam McBride

Date: 3.29.21

* Date: 3/31/21

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 _____ and windows in working order, closed and locked).

Applicant Signature: _____
Printed Name: Scott Rosett
Owner Signature: * _____
Printed Name: * Sam McBride

Date: 3.29.21

* Date: 3/31/21



Demolition and Construction Schedule

111 Thorntree Winnetka IL 60093

Below is the proposed demolition and construction schedule for a new 6,000 S.F (Not Including Basement) single family home. Construction is set to take approximately 12 months. Please see below.

Demolition + Excavation: 7.30.21 – 8.13.21

Concrete: 8.16.21 – 9.17.21

Framing and Mechanicals: 9.20.21 – 1.31.22

Finish Work (Includes the following): 2.1.22 – 7.30.22

- Insulation
- Drywall
- Flooring
- Tile
- Cabinetry
- Finish Carpentry
- Countertops
- Painting
- Landscaping

SCOTT LYON & Company



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: APRIL 27, 2021
SUBJECT: 701 HIBBARD ROAD - DEMOLITION PERMIT (CASE NO. 21-11-LPC)

INTRODUCTION	
Meeting Date	May 3, 2021
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.
Property Address	701 Hibbard Road (See Attachment A – Aerial Map)
Property Owner	701 Hibbard Revocable Trust
Application Submitted by	Jim Malapanes
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	As of the date of this memo, staff has not received any written comment from the public regarding this application.
PROPERTY DESCRIPTION	
Size	1.63 acres
Location	East side of Hibbard Road between Pine Street and Westmoor Road
Improvements	Single-family residence with attached garage
Zoning	R-2 Single Family Residential
Surrounding Zoning	R-2 Single Family Residential
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Research
Constructed	1954
Additional Construction Activity	None
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	The WHS research does not indicate that the property has historic significance, but it does have some local architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes on Same Block (either side of the right-of-way block face and/or along the alley)	630 Pine Lane.
Director's 60-Day Delay Due to Construction Activity	If/When the building permit for the new residence is approved, a determination will be made if a delay is necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	None

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

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

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

This application was submitted and considered complete on March 29, 2021. Should the LPC request an HAIS for the subject property at the May 3 Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the home is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from May 3, 2021.

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

COMMISSION REVIEW

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

Historical Architectural Impact Study Required

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

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. The property or structures have been included in the most recent Illinois Historic

Structure Survey conducted under the auspices of the Illinois Department of Conservation;

3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

Building and/or Property is Not Historic or Architecturally Significant

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

ATTACHMENTS

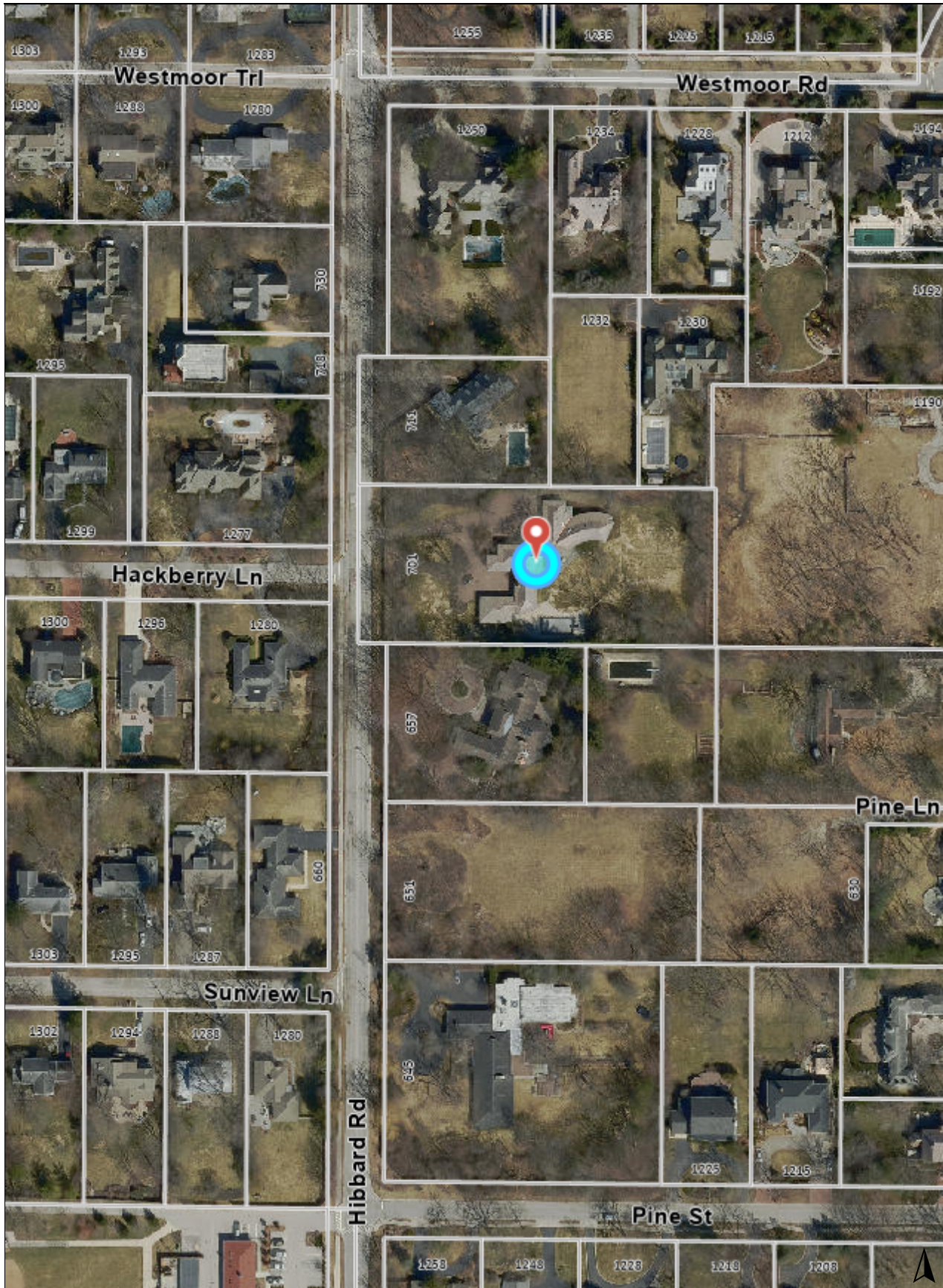
Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A



0 200 400
ft

Print Date: 4/6/2021

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: APRIL 6, 2021
SUBJECT: CASE NO. 21-11: 701 HIBBARD ROAD

INTRODUCTION

On May 3, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage at 701 Hibbard Road. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Tuesday, April 20, 2021. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
9-22-1954	Build a one-story residence	Mr. and Mrs. R.D. Michels	Herman H. Lackner

A. P. SURVEYING COMPANY, PC.
LICENSE No. 184-003309
PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION
PLAT OF SURVEY

LEGAL DESCRIPTION:

DESCRIPTION NO. 1: OF THE SOUTH 185.48 FEET OF THE WEST 417.00 FEET (MEASURED FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17) OF THE NORTH HALF OF BLOCK 15 IN WINNETKA HEIGHTS, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS.

DESCRIPTION NO. 2: THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF THE NORTH HALF OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AT A POINT 417 FEET EAST OF THE WEST LINE OF SAID SECTION 17, RUNNING THENCE NORTH PARALLEL TO SAID WEST LINE 185.48 FEET, MORE OR LESS, TO THE SOUTH OF THE NORTH 9 ACRES OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 9 ACRES 417 FEET TO THE WEST LINE OF SAID SECTION 17, THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 17, 185.48 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 417 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 701 HIBBARD ROAD, WINNETKA, ILLINOIS.

SITE BENCHMARK IS CUT CROSS ON TOP OF NORTHEAST UPPER FLANGE BOLT OF FIRE HYDRANT ACROSS SITE AT THE SOUTHWEST CORNER OF HIBBARD AND HACKBERRY, ELEV 629.14, TRANSFERRED FROM WINNETKA BM AT PINE ST AND HIBBARD, ELEV 624.47 NAVD88.

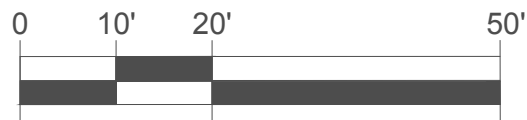
NOTE :
EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION LAYOUT. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BCI'S SURVEY CREW.

PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM OFFICIAL PLATS AND RECORDS

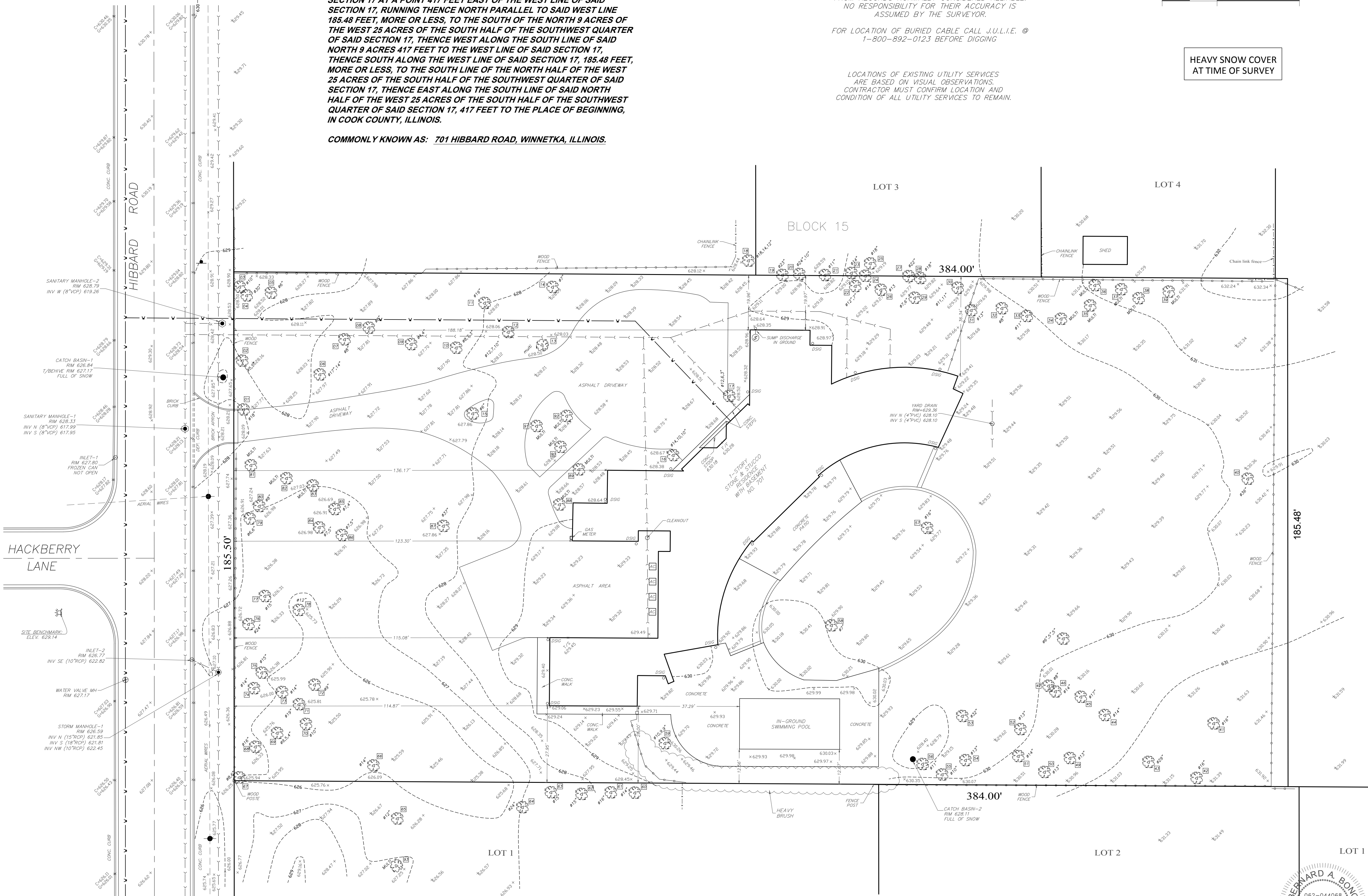
LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. © 1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.



HEAVY SNOW COVER
AT TIME OF SURVEY



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING SANITARY
	COMBINATION SEWER
	PROPOSED SANITARY SEWER
	PROPOSED COMBINATION SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED PERFORATED PIPE
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	GAS
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	EXISTING TREE
	REMOVE TREE
	TEMPORARY TREE FENCE
	TEMPORARY SILT / CONSTRUCTION FENCE
	SUMP PUMP [PROPOSED/EXISTING]
	EJECTOR PUMP [PROPOSED/EXISTING]
	DOWNSPOUT (IN-GROUND) [PROPOSED]
	SWALE [PROPOSED]
	OUTLET / POP-UP EMITTER
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CLEANOUT
	B BOX
	WOOD UTILITY POLE
	LIGHT POLE
	FLARED END SECTION (F.E.S.)
	INLET / DRAIN
	WATER VALVE VAULT / WATER METER
	SIGN
	MANHOLE (UNCLASSIFIED)
	FIRE HYDRANT
	TREE TAG NO.
	STOP LIGHT
	GAS VALVE
	ROOT PRUNE
	AUGERING
	PATCHING
	TOP OF GARAGE SLAB
	TOP OF FOUNDATION
	FINISH FLOOR
	TOP OF WALL
	TOP OF WINDOW WELL
	CURB AND GUTTER ELEVATIONS

DATE

2-18-2021

REVISIONS

1

2

ISSUE

1

2

PROJECT STAFF

B. BONO P.E.

ENGINEER

TECHNICIAN

PROJECT MANAGER

ENGINEER

TECHNICIAN

PROJECT NO.

00000

BASE FILE

062-044066

SHEET FILE

REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

ISSUE DATE

MARCH 3, 2021

SCALE

1"=20'

SHEET NUMBER

C-1

EXP. 11-30-21

BCI

BONO CONSULTING, INC.

CIVIL ENGINEERS

1010 BUSSE HIGHWAY

PARK RIDGE, IL 60068

PH : (847) 823-3300

FAX : (847) 823-3303

bbono@boniconsulting.com

DESIGN FIRM NO. 184-002379

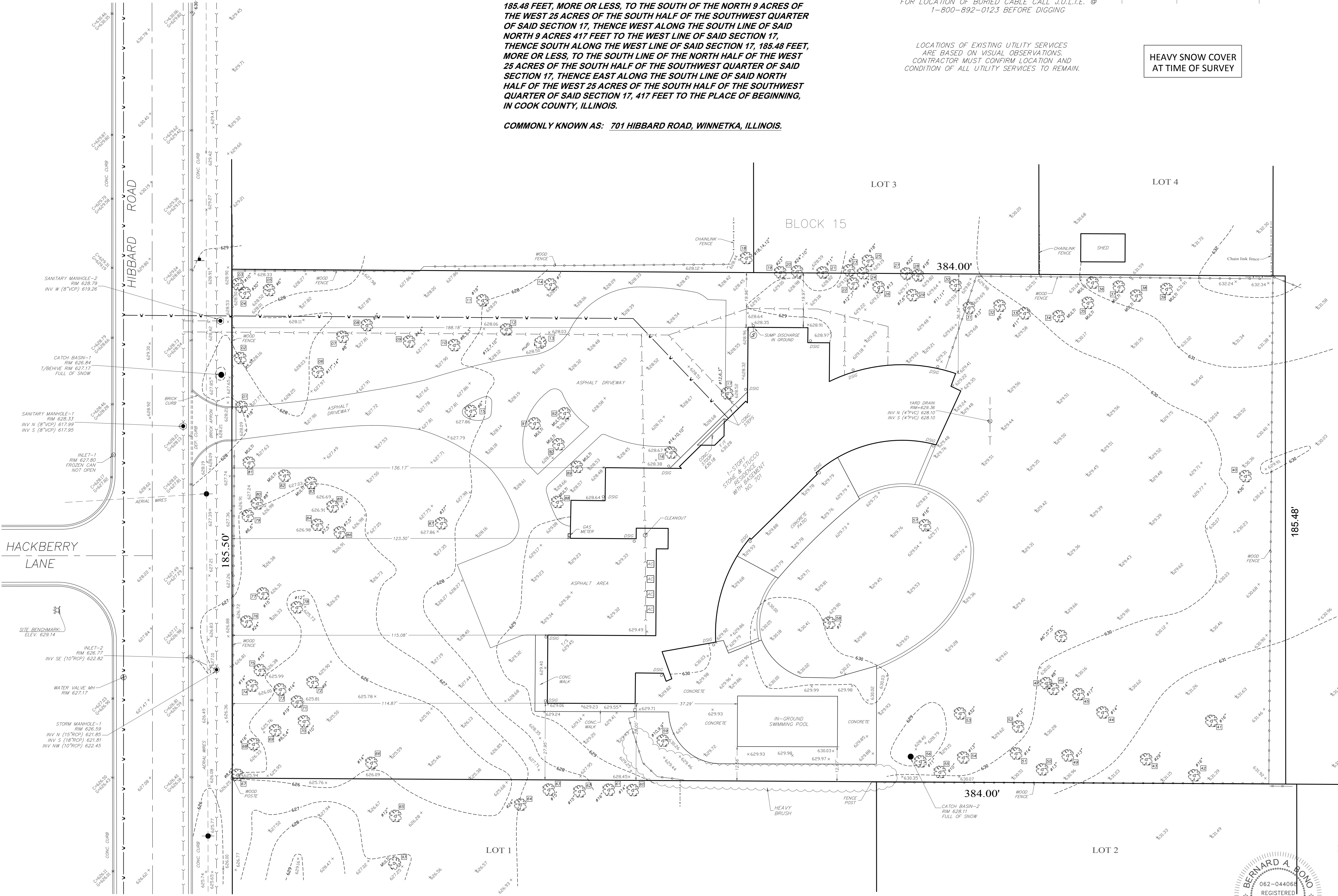
TOPOGRAPHIC SURVEY

701 HIBBARD ROAD, WINNETKA, IL. 60093

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Tag	Common Name	Scientific Name	Size	Cond.	Form	Notes
1	Downy Hawthorn	<i>Crataegus mollis</i>	18	4	3	Dieback, decay.
2	Downy Hawthorn	<i>Crataegus mollis</i>	5,5	2	4	
3	Green Ash	<i>Fraxinus pennsylvanica</i>	10	3	4	Overtopped.
4	Green Ash	<i>Fraxinus pennsylvanica</i>	30	5	5	Trunk decay.
5	Downy Hawthorn	<i>Crataegus mollis</i>	6	4	4	
6	Downy Hawthorn	<i>Crataegus mollis</i>	17,14	4	3	Trunk decay, dieback.
7	Downy Hawthorn	<i>Crataegus mollis</i>	8	3	4	Overtopped.
8	Downy Hawthorn	<i>Crataegus mollis</i>	8	3	4	Overtopped.
9	Downy Hawthorn	<i>Crataegus mollis</i>	4,4	3	3	
10	Crabapple	<i>Malus spp.</i>	8,7,3	2	3	One sided.
11	Green Ash	<i>Fraxinus pennsylvanica</i>	19	5	5	No top, nearly dead.
12	River Birch	<i>Betula nigra</i>	12,7,10	2	3	One sided.
13	River Birch	<i>Betula nigra</i>	12,12,12			
14	Buckthorn	<i>Rhamnus cathartica</i>	,11	2	2	
15	Swamp White Oak	<i>Quercus bicolor</i>	7	4	4	
			6	1	1	
16	Cockspur Hawthorn	<i>Crataegus crus-galli</i>	14,10,10	2	3	
17	Cockspur Hawthorn	<i>Crataegus crus-galli</i>	12,3,6	2	2	
18	Scotch Pine	<i>Pinus sylvestris</i>	18,14,12	3	4	Overtopped.
19	Siberian Elm	<i>Ulmus pumila</i>	,23	3	4	Leaning.
20	Siberian Elm	<i>Ulmus pumila</i>	24,10	4	3	
21	Siberian Elm	<i>Ulmus pumila</i>	,11	5	4	Basal decay.
22	Crabapple	<i>Malus spp.</i>	12,7	5	5	Dieback, decay.
23	Siberian Elm	<i>Ulmus pumila</i>	14	4	4	Dieback, decay.
24	Siberian Elm	<i>Ulmus pumila</i>	13	3	3	
25	White Ash	<i>Fraxinus americana</i>	18	4	3	
26	Siberian Elm	<i>Ulmus pumila</i>	13	3	3	
27	Siberian Elm	<i>Ulmus pumila</i>	22	4	4	Dieback.
28	Siberian Elm	<i>Ulmus pumila</i>	18	3	4	Dieback, overtopped.
29	Crabapple	<i>Malus spp.</i>	7,6	4	3	Decay, dieback.
30	Crabapple	<i>Malus spp.</i>	11,11	4	4	Decay, dieback.
31	Crabapple	<i>Malus spp.</i>	13	3	4	Leaning.
32	Crabapple	<i>Malus spp.</i>	8	4	4	Basal decay.
33	Crabapple	<i>Malus spp.</i>	11	3	3	
34	Crabapple	<i>Malus spp.</i>	7,6	2	3	
35	Crabapple	<i>Malus spp.</i>	9,7,3	2	3	
36	Crabapple	<i>Malus spp.</i>	10,12,8	3	3	Dieback.
37	Crabapple	<i>Malus spp.</i>	9,6,5	2	3	
38	Crabapple	<i>Malus spp.</i>	7,7,5	3	3	
39	Crabapple	<i>Malus spp.</i>	9,8,8	6	6	Dead.
40	Red Oak	<i>Quercus rubra</i>	36	2	3	
41	Green Ash	<i>Fraxinus pennsylvanica</i>	16	3	3	
42	Green Ash	<i>Fraxinus pennsylvanica</i>	16	4	4	Dieback.
43	Green Ash	<i>Fraxinus pennsylvanica</i>	29	4	4	Dieback.
44	Green Ash	<i>Fraxinus pennsylvanica</i>	14	3	4	
45	White Ash	<i>Fraxinus americana</i>	17	2	3	
46	Green Ash	<i>Fraxinus pennsylvanica</i>	14	3	4	
47	Green Ash	<i>Fraxinus pennsylvanica</i>	8	4	4	
48	Magnolia	<i>Magnolia spp.</i>	7,6,6	1	2	
49	White Pine	<i>Pinus strobus</i>	13	2	4	No top.
50	Norway Spruce	<i>Picea abies</i>	13	2	3	
51	White Pine	<i>Pinus strobus</i>	14	1	2	
52	White Ash	<i>Fraxinus americana</i>	13	3	3	
53	White Ash	<i>Fraxinus americana</i>	32	4	3	Dieback.
54	Norway Spruce	<i>Picea abies</i>	13	2	3	
55	Norway Spruce	<i>Picea abies</i>	10	2	3	
56	Norway Spruce	<i>Picea abies</i>	11	2	3	
57	Buckeye	<i>Aesculus glabra</i>	16	1	1	
58	Buckeye	<i>Aesculus glabra</i>	7	2	1	Trunk scar.
59	Redbud	<i>Cercis canadensis</i>	10,9,9	4	3	Trunk decay.
60	Norway Spruce	<i>Picea abies</i>	14	2	3	
61	Norway Spruce	<i>Picea abies</i>	16	1	2	
62	Norway Spruce	<i>Picea abies</i>	15	1	2	
63	Norway Spruce	<i>Picea abies</i>	15	1	1	
64	Honeylocust	<i>Gleditsia triacanthos</i>	24	3	3	Dieback.
65	Crabapple	<i>Malus spp.</i>	12	2	3	
66	Buckthorn	<i>Rhamnus cathartica</i>	14	4	4	Dieback, decay.
67	Black Cherry	<i>Prunus serotina</i>	8,6	4	4	Decay, pruned for utilities.
68	White Ash	<i>Fraxinus americana</i>	16	3	3	
69	Buckthorn	<i>Rhamnus cathartica</i>	9,5,4	5	5	Weak.
70	White Ash	<i>Fraxinus americana</i>	10	4	4	No top.
71	White Ash	<i>Fraxinus americana</i>	19	2	2	
72	Downy Hawthorn	<i>Crataegus mollis</i>	9	3	3	Decay.
73	White Ash	<i>Fraxinus americana</i>	14	2	3	
74	White Ash	<i>Fraxinus americana</i>	14	2	3	
75	Green Ash	<i>Fraxinus pennsylvanica</i>	15	4	4	Dieback, weak.
76	Black Willow	<i>Salix nigra</i>	24	5	5	Dieback, decay.
77	Black Cherry	<i>Prunus serotina</i>	15	3	3	
78	Downy Hawthorn	<i>Crataegus mollis</i>	12	4	4	
79	Blackhaw	<i>Viburnum prunifolium</i>	6,6	3	4	Overtopped.
80	Downy Hawthorn	<i>Crataegus mollis</i>	8	3	3	
81	Downy Hawthorn	<i>Crataegus mollis</i>	12	4	4	Dieback.
82	Downy Hawthorn	<i>Crataegus mollis</i>	10,8,8,7,5	2	3	
83	Cockspur Hawthorn	<i>Crataegus crus-galli</i>	7,5,3	3	4	
84	Cockspur Hawthorn	<i>Crataegus crus-galli</i>	7,5	2	3	
85	Cockspur Hawthorn	<i>Crataegus crus-galli</i>	7,4	2	4	
86	Cockspur Hawthorn	<i>Crataegus crus-galli</i>	7,5	2	3	
87	Red Oak	<i>Quercus rubra</i>	37	2	2	
88	Paper Birch	<i>Betula papyrifera</i>	4,4,4,4,2	1	2	
89	Paper Birch	<i>Betula papyrifera</i>	5,4,3,3	2	2	
90	Paper Birch	<i>Betula papyrifera</i>	5,4,4	1	2	
91	Paper Birch	<i>Betula papyrifera</i>	4,2,2	2	2	
92	Crabapple	<i>Malus spp.</i>	3,3,2,2,2	2	3	
93	Silver Maple	<i>Acer saccharinum</i>	20,18,18,15	2	3	South of #65.
						Tree Condition. A visual assessment and rating of the overall health and vigor of the tree, as follows:
						1 - Excellent
						2 - Very Good
						3 - Good
						4 - Below Average
						5 - Poor
						6 - Dead
						Tree Form. A visual assessment and rating of the form of the tree, as follows:
						1 - Excellent
						2 - Very Good
						3 - Good
						4 - Below Average
						5 - Poor
						6 - Dead
						Prepared by: David Coulter, Osage Inc.
						ISA Certified Arborist #IL-0094 (Exp. 12/31/22)



A. P. SURVEYING COMPANY, PC.
LICENSE No. 184-003309
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LEGAL DESCRIPTION:

DESCRIPTION NO. 1: OF THE SOUTH 185.48 FEET OF THE WEST 417.00 FEET (MEASURED FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17) OF THE NORTH HALF OF BLOCK 15 IN WINNETKA HEIGHTS, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS.

DESCRIPTION NO. 2: THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF THE NORTH HALF OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AT A POINT 417 FEET EAST OF THE WEST LINE OF SAID SECTION 17, RUNNING THENCE NORTH PARALLEL TO SAID WEST LINE 185.48 FEET, MORE OR LESS, TO THE SOUTH OF THE NORTH 9 ACRES OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 9 ACRES 417 FEET TO THE WEST LINE OF SAID SECTION 17, THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 17, 185.48 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE WEST 25 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 417 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 701 HIBBARD ROAD, WINNETKA, ILLINOIS.

SITE BENCHMARK IS CUT CROSS ON TOP OF NORTHEAST UPPER FLANGE BOLT OF FIRE HYDRANT ACROSS SITE AT THE SOUTHWEST CORNER OF HIBBARD AND HACKBERRY, ELEV 629.14. TRANSFERRED FROM WINNETKA BM AT PINE ST AND HIBBARD, ELEV 624.47 NAVD88.

NOTE :
EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION LAYOUT. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BCI'S SURVEY CREW.

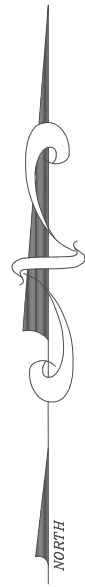
PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM OFFICIAL PLATS AND RECORDS

LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @ 1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.

HEAVY SNOW COVER AT TIME OF SURVEY



DATE	2-18-2021	REVISIONS	1	TOPOGRAPHIC SURVEY
PROJECT MANAGER	B. BOND, P.E.	ENGINEER	2	ADDED SANITARY & WATER SERVICE LINES, MISC.
ENGINEER		TECHNICIAN		O. BAYWIND

BCI

BONO CONSULTING, INC.
CIVIL ENGINEERS

10110 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX : (847) 823-3303
bbono@boniconsulting.com
DESIGN FIRM NO. 184-002379

TREE INVENTORY

701 HIBBARD ROAD, WINNETKA, IL. 60093

BERNARD A. BOND
062-044068
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

EXP. 11-30-21

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED,
REPRODUCED, MODIFIED OR SOLD EITHER
WHOLLY OR IN PART, EXCEPT WHEN
AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 00000

BASE FILE:

SHEET FILE:

ISSUE DATE: MARCH 3, 2021

SCALE: 1"=20'

SHEET NUMBER
C-2

HIBBARD

711 HIBBARD

701 WESTMORE RD

701 WESTMORE RD

657

HIBBARD

2004

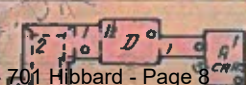
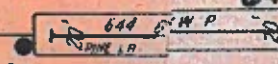
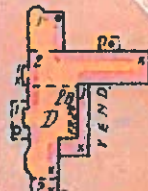
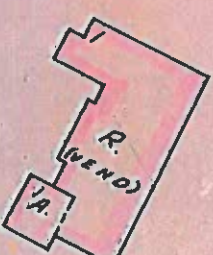
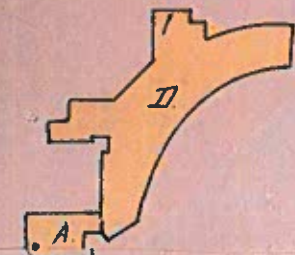
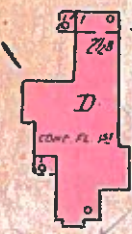
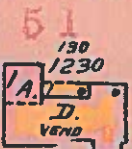
PRIVATE

2016

2016

1192 WESTMORE RD

1190 WESTMORE RD



701 Hibbard – March 2021





PROPERTY RESEARCH COVERSHEET



Address: 701 Hibbard

Construction Details:

Original construction date: 1954

Construction type: Stucco

Style: One story residence

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Robert D. and Julia Michels	1954 – 1973	Real estate listing; <i>Winnetka Talk</i> obituaries	
Dr. Sheldon and Marsha Lazar	At least 1986* – 2020	Cook County Assessor records; Cook County Recorder deed records	

*The Lazars were not listed in the phone book at this address during the years we know they lived there. Thus, it's possible they lived there prior to 1986.

SIGNIFICANT EVENTS ON PROPERTY: N/A

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Herman Lackner	1954 – Build a one-story residence	WHS collection on Herman Lackner

RESEARCH SOURCES USED: *Winnetka Talk*, Cook County records, WHS property file, WHS digital files, historic phone books

Findings:

Our research does not indicate that the property at 701 Hibbard has historic significance, but it does have some local architectural significance. This property was designed by Winnetka architect Herman Lackner, who designed a number of homes on the North Shore, including 1031 Cherry, 743-749 Elm, 700 Foxdale, 611 Lincoln, and 1155 Willow, to name a few. In 1995, a few years before his death, Lackner was chosen to be interviewed for the Chicago Architects Oral History Project conducted by the Art Institute of Chicago, highlighting the significant contribution he made to Chicagoland's architectural landscape.

Date of Research: 4/8/2021

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 21 September 1954, 1954

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a one story
and Basement residence

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

PROPERTY DESCRIPTION—LOT 15 (north $\frac{1}{2}$), Block

Subdivision Winnetka Heights South: 185.48 ft. , West: 417 ft.

Sec. 17 , T 42, R 13 .

STREET and NUMBER 701 Hibbard Road

DIMENSIONS of BUILDING—Front 137 feet feet. Depth 149 feet feet. Height 19 ft. feet.

NUMBER of ROOMS 15 rooms 6 $\frac{1}{2}$ baths

KIND of MATERIAL stucco on frame

OWNER Mr. & Mrs. R.D. Michels Address 160 Sheridan Road, Winnetka, Ill.

TOTAL COST \$156,000
~~\$148,000.00~~

ARCHITECT Herman H. Lackner Address 522 Green Bay Road, Winnetka, Ill.

BUILDER Address

CARPENTER Rizzolo Brothers Address 653 Broadview, Highland Park, Ill.

MASON Dominic Linari Address 534 North Central, Highwood, Ill.

SEWER BUILDER Walter Bratschi Address 801 Oak Street, Winnetka, Ill.

PLUMBER " " Address " " " " "

ELECTRICIAN A. C. Kutz Address 1633 Harding Rd., Northfield, Ill.

REMARKS I (I or We) (I am or We are)
heresy certify that the legal owner of

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

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

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

Permit Issued Sept 22 1954

Building Permit Number 6431

Occupancy Permit Number 2923

SIGNED Herman H. Lackner

ADDRESS 522 Green Bay Rd., Winnetka, Ill.

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR PERMIT TO CONSTRUCT DRIVEWAY

Date Sept 22 1954

To the Superintendent of Public Works:

I hereby make application in accordance with the requirements of Section 195 of the Municipal Code of the Village of Winnetka of 1932, for a permit to construct a driveway from the curb to the lot line adjacent to the premises known as 701 Hibbard Rd. in Hibbard Rd.. The same will be constructed of Black Top and will be 10' feet in width at the lot line. I also hereby agree to conform to all ordinances and regulations of the Village of Winnetka regarding the construction and use of such driveways.

Signed X Mrs & Mrs Rob't Michels
(Owner)

By Herman H. Lackner

Approved LA

Permit # 825

Fee \$2.00

Receipt # _____

**VILLAGE OF WINNETKA
APPLICATION FOR BUILDING PERMIT**

RECEIVED
OCT - 1 2012
BY: _____

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

Application is made for a permit to Replace HVAC System
(Work to be performed..... Type of building – residential, commercial, garage, etc.)

For Sheldon Lazar At 701 Hibbard Rd. Phone 847-446-0801
(Name of owner) (Address of building)
Application for: New Construction ☐ Addition ☐ Remodeling ☐ Plumbing ☐ Electric ☒ Demo ☐ Other HVAC
(Specify)

Estimated Cost of Construction \$182,000 (Include materials & labor)

Signature [Signature] Printed Name Keith Larsen Phone 847-336-4128 Date 9-28-12

CONTRACTOR INFORMATION

Lic Bond (street, city, zip code)

Architect N/A Address _____ Phone _____

☐ Gen Contractor N/A Address _____ Phone _____

☐ Carpenter N/A Address _____ Phone _____

☐ Plumber N/A Address _____ Phone _____

☐ Electrician Romitti Electric Corp. Address 1580 Old Skokie Rd., Highland Park, IL Phone 847-831-4471

☐ HVAC Air Con Refrig. & Heating Address 123 Lake St., Waukegan, IL Phone 847-336-4128

☐ Concrete N/A Address _____ Phone _____

☐ Sewer N/A Address _____ Phone _____

☐ Water Service N/A Address _____ Phone _____

☐ Roofer N/A Address _____ Phone _____

FOR OFFICE USE ONLY

PERMIT FEES

Building Permit \$ _____

Plan Review \$ _____

Plumbing \$ _____

Electrical \$ 170.-

HVAC \$ 285.-

Sewer \$ _____

Water Service/Meter \$ _____

Electric Service \$ _____

Impermeable Surface \$ _____

ROW Occupancy/Opening \$ _____

Tree Rem./Repl./Fencing \$ _____

Roofing \$ _____

Street Replacement \$ _____

Water Use \$ _____

Other \$ _____

D/C Recycling Filing \$ _____

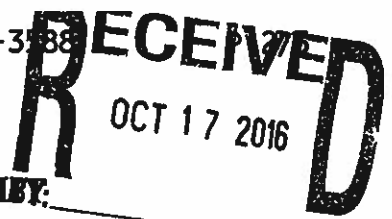
CHK 77751/7755 455.00
TOTAL FEES R: 000545491 21-Oct-12 10:51 AM

Approved this 10 Day of Oct 20 10
Permit # M12-00025 Expires 1/8/14

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

**Original: Community Development
Yellow: Finance Department**

revised 9/07/2011
LPC - 701 Hibbard - Page 15



VILLAGE OF WINNETKA APPLICATION FOR BUILDING PERMIT

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

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

Application is made for a permit to re-roof entire house roof - residential
(Work to be performed... Type of building - residential, commercial, garage, etc.)

For Dr. Lazar At 761 Hubbard Phone 312-320-6013
(Name of owner) (Address of building)

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

Estimated Cost of Construction \$ 108,500.00 (Include materials & labor)

Signature Charles S. Newhaus Printed Name Charles S. Newhaus Phone 847-328-2550 Date 10/17/16

CONTRACTOR INFORMATION

Lic Bond

(street, city, zip code)

Architect	Address	Phone
☐ Gen Contractor	Address	Phone
☐ Carpenter	Address	Phone
☐ Plumber	Address	Phone
☐ Electrician	Address	Phone
☐ HVAC	Address	Phone
☐ Concrete	Address	Phone
☐ Sewer	Address	Phone
☐ Water Service	Address	Phone
☐ Roofer <u>Hanson Roofing, Inc.</u>	Address <u>2130 Jackson Ave, Evanston</u>	Phone <u>847-328-2550</u>

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>17</u> Day of <u>Oct</u> <u>20</u> <u>16</u>	
Impermeable Surface	\$	Permit # <u>RE2016-</u> Expires <u>11/17/18</u>	
ROW Occupancy/Opening	\$	<u>1134</u>	

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

Original: Community Development
Yellow: Finance Department

revised 9/07/2011

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

Property Details

05-17-312-042-0000

701 HIBBARD RD • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	204
SQUARE FOOTAGE (LAND)	77,345
NEIGHBORHOOD	80
TAXCODE	23008
NEXT SCHEDULED REASSESSMENT	2022

Assessed Valuation

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

	2020 Board of Review Certified	2019 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	\$1,562,080	\$1,716,580
TOTAL ASSESSED VALUE	\$156,208	\$171,658
LAND ASSESSED VALUE	\$131,486	\$131,486
BUILDING ASSESSED VALUE	\$24,722	\$40,172

Exemption Status

2020	Homeowner Senior Citizen Senior Freeze N/A
2018	Homeowner \$824.00 Senior Citizen \$659.20 Senior Freeze N/A
2017	Homeowner \$784.60 Senior Citizen \$627.68 Senior Freeze N/A
2016	Homeowner \$552.86 Senior Citizen \$394.90 Senior Freeze N/A
2015	Homeowner \$645.40 Senior Citizen \$461.00 Senior Freeze N/A

Exemption History

2018 **Homeowner, and Senior Citizen exemption was applied to the property this year.**
2017 **Homeowner, and Senior Citizen exemption was applied to the property this year.**
2016 **Homeowner, and Senior Citizen exemption was applied to the property this year.**
2015 **Homeowner, and Senior Citizen exemption was applied to the property this year.**

Characteristics

DESCRIPTION	One story residence, any age, 1,801 square feet and over
RESIDENCE TYPE	One Story
USE	Single Family
EXTERIOR CONSTRUCTION	Stucco
FULL BATHS	5
HALF BATHS	2
BASEMENT ¹	Partial and Unfinished
ATTIC	None
CENTRAL AIR	Yes
NUMBER OF FIREPLACES	2
GARAGE SIZE/TYPE ²	3 car attached
AGE	63
BUILDING SQUARE FOOTAGE	5,739
ASSESSMENT PHASE	Assessor Valuation

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

Appeal History

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2016	\$214,653 (2015)	\$234,305	\$251,931	8361	SHELDON LAZAR	STEVEN B. PEARLMAN	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.
2013	\$232,424 (2012)	\$214,653	\$229,566	40965	JOHN P BRADY		Appeal Review Complete	Assessed Value Adjusted - This is a result of a market analysis of your property as well as an analysis of comparable properties.
2012	\$252,907 (2011)	\$232,424	\$252,907	31219	JOHN P BRADY		Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.
2010	\$322,119 (2009)	\$252,907	\$258,684	2625	MC CARTHY DUFFY	SHELDON LAZAR	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.
2007	\$214,183 (2006)	\$354,983	\$380,022	3743	MC CARTHY DUFFY	SHELDON LAZAR	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.

Directions:

Address: 701 Hibbard Road		Lot Size		1 and 3/4 acres approx.		\$ 275,000.00	
City: Winnetka		E-1989				240,000.00	
Constr: Natural Stucco		1969 taxes 7632.64					
Style: Contemporary one-floor		1968					
Roof: Wood Shingle		92					
Built: 1955-Lackner		Faces: West		6333			
		Rms. 11		Bed. 6		Baths 7	
		Year - Taxes 1967		Porches		Heat FA-Gas Cost	
		\$6025.70				Garage 3 E.E. Att: Dk & Htd.	
						Elect: 220V-110V	
Basmt: Partial. Store closets. Heavy construction; concrete & steel 1st. fl.							
1st: Entry w/pigskin floor; pine pan. LR w/marble frpl.; very large elm panelled DR-FR; Kitchen; butler's pantry; utility room; bath w/stall shower & outside entry for pool use; Library or guest room w/compartmental bath (doubles as powder room). Master suite with bedroom, 2 baths & 2 dressing rooms; 2 family bedrooms w/conn. CT bath; Large bedroom w/dressing room w/marble-topped vanity & CT bath; 2 bedrooms & bath in service wing.							
Check: School: Grade: Hubbard Wds. JHS: Skokie & Carlton HS: New Trier East							
Transp: RR. Bus: Washburn Other:							
Mortgage: Existing Available:							
City water, W&S Sanitary Sewer, Storm Sewer, Super Dk							
Special Assessments \$ for Owners leaving for winter call Pat Wyle to show							
Remarks and any special conditions: Magnificent one-of-a-kind home with a wonderfully spacious feeling and unusually large rooms. Grounds exquisitely landscaped							
by Gertrude Kuh; bluestone terrace, 20' x 40' Granite SWIMMING POOL, orchard, underground sprinkling (except in far east section) out-door lighting; circular black-top drive & parking area.							
Owner: Robert & Julia Michels Bus. Phone: Res. Phone:							
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.							
SEE PAGE 2							
Possession: In time summer 1990							
sch. '69 or later							
Reason for Sale: Apt. & O.O.S.							
Title							
For office use only		Realtor Office: L. RINGER REALTY COMPANY		Phone: 432-6600			
051669		Sales Person: Patricia Wyle		Home Phone: 432-2275			

E-1989A

701 HIBBARD ROAD, WINNETKA

PAGE 2

Small estate in wonderfully convenient location; walking distance to schools, playfield indoor tennis and Hubbard Woods village. Beautiful architectural detail & finest construction thru-out. Curved interior and exterior walls; 12 ft ceilings; floor-to-ceiling windows and slide-walls overlooking wide sweep of lawn in LR, DR-FR & family bedrms. Beautiful moldings and hardware; imported chandeliers in gallery. Zoned heating & AIR CONDITIONING (20 tons). Heat cables in gutters & under front steps. Most windows Thermopane; permanent screens. Copper gutters and downspouts. Abundant storage. Cedar closet. Stairs to attic.

ROOM DETAILS

Dining room-Family room: Walkin wet bar with refrigerator; barbecue fireplace; cove ceiling with indirect lighting; cork floors.

Kitchen: 6-burner island range, 2 built-in ovens, disposal, freezer, refrigerator w/ice-maker, eating area, natural wood cabinets.

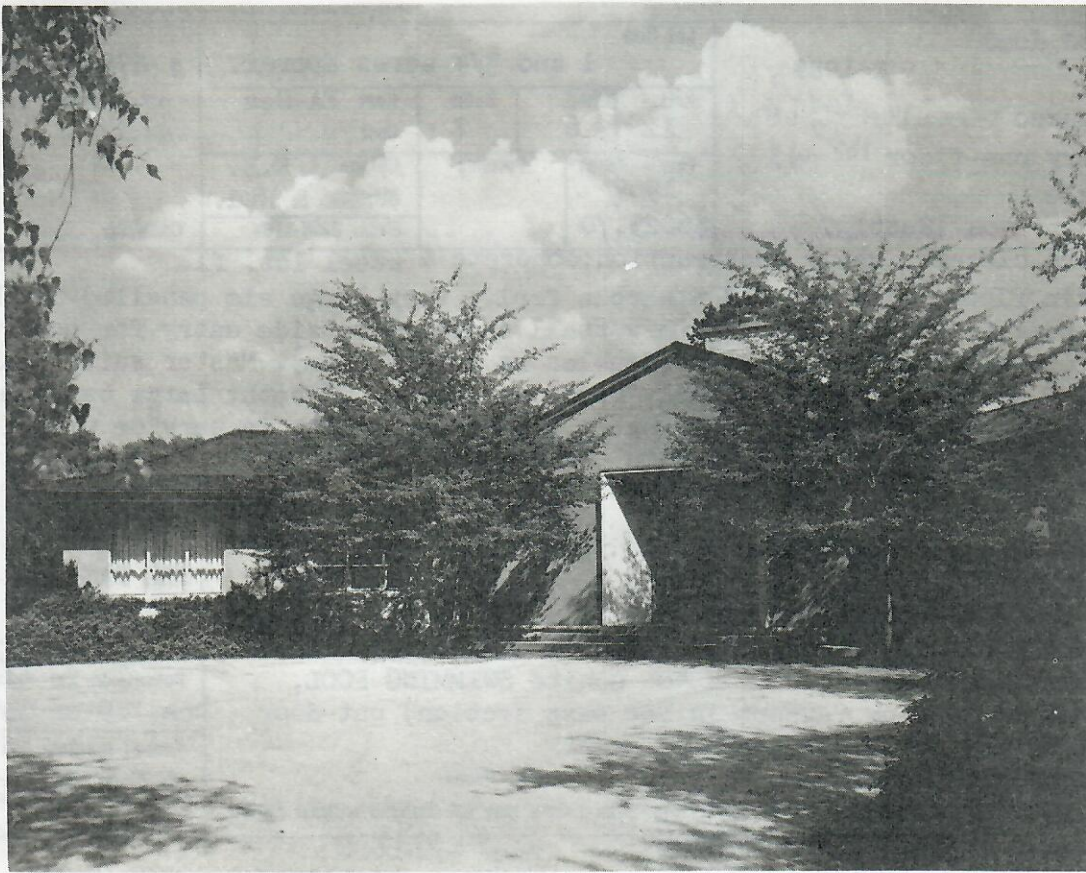
Butler's Pantry: Glass-doored natural wood cabinets & drawers, dishwasher, disposal, refrigerator w/ice-maker.

Utility Room: Cabinets, built-in ironing board, washer & dryer.

L. RINGER REALTY COMPANY
Patricia Wyle

432-6600
432-2275

051669



Directions:

Address: 701 Hibbard Road		Lot Size		\$ 240,000.00	
City: Winnetka, Illinois		1 and 3/4 acres approx.			
Constr:	Natural Stucco	Rms.	Bed.	Baths	Heat FA Gas
Style:	Contemporary one-floor	11	6	7	Cost
Roof:	Wood Shingle	Year — Taxes		Porches	Garage 3 E.E.
Built: 1955 - Lackner	Faces: West	(1969)			Att. Det. & Htd.
		\$7632.64			Elect: 220V-110V
Contract:					
Basmt: Partial. Store closets. Heavy construction; concrete & steel 1st. fl.					
1st: Entry w/pigskin floor; pine pan. LR w/marble frpl.; very Lge. elm Pan. DR-FR;					
Kitchen; Butler's Pantry; Utility Rm.; Bath w/stall shower & outside entry for pool use;					
Library or guest Rm. w/compartamental bath (doubles as Pwdr. Rm). Master suite w/Bdrm.,					
2 baths & 2 dressing rooms; 2 Family Bdrms. w/conn. CT bath; Lge. Bedroom w/Dressing					
Room w/marble-topped vanity & CT bath; 2 Bedrooms & Bath in Service Wing.					
Check:	School: Grade: Hubbard Wds.	JHS: Skokie & Carlton	HS: New Trier East		
	Transp: RR.	Bus: Washburn	Other:		
7/70	Mortgage: Existing	Available:		SEE PAGE 2	
6/70	City water, sanitary Sanitary Sewer, Storm Sewer, sanitary	9/71 - Seller will give buyer credit of \$7000 per yr for 5 yrs against his real estate taxes in form of a \$10,000 discount			
	Special Assessments \$	for			
	Remarks and any special conditions: Magnificent one-of-a-kind home w/a wonderfully spacious feeling & unusually large rooms. Grounds exquisitely landscaped by Gertrude Kuh; bluestone terrace, 20'x 40' Gunite SWIMMING POOL, orchard, underground sprinkling (except in far east section) out-door lighting; circular black-top drive & parking area.				
Titleholder: Robert & Julia Michels			Phone:		
This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the Realtor is liable for errors. The listing may be changed without notice.					
For office use only	Realtor Office: L. RINGER REALTY COMPANY	Phone: 432-6600			
062470	Sales Person: PATRICIA WYLE	Home Phone: 432-2275			

Attach to Code #E-1989 1082R
701 HIBBARD ROAD, WINNETKA

Page 2

G-1387R

Small estate in wonderfully convenient location; walking distance to schools, playfield indoor tennis and Hubbard Woods village. Beautiful architectural detail & finest construction thru-out. Curved interior and exterior walls; 12 ft ceilings; floor-to-ceiling windows and slide-walls overlooking wide sweep of lawn in LR, DR-FR & Family bedrooms. Beautiful moldings and hardware; imported chandeliers in gallery. Zoned heating & AIR CONDITIONING (20 tons). Heat cables in gutters & under front steps. Most windows Thermopane; permanent screens. Copper gutters and downspouts. Abundant storage. Cedar closet. Stairs to attic.

ROOM DETAILS

Dining Room-Family Room: Walkin wet bar with refrigerator; barbecue fireplace; cove ceiling with indirect lighting; cork floors.

Kitchen: 6-burner island range, 2 built-in ovens, disposal, freezer, refrigerator w/ice-maker, eating area, natural wood cabinets.

Butler's Pantry: Glass-doored natural wood cabinets & drawers, dishwasher, disposal, refrigerator w/ice-maker.

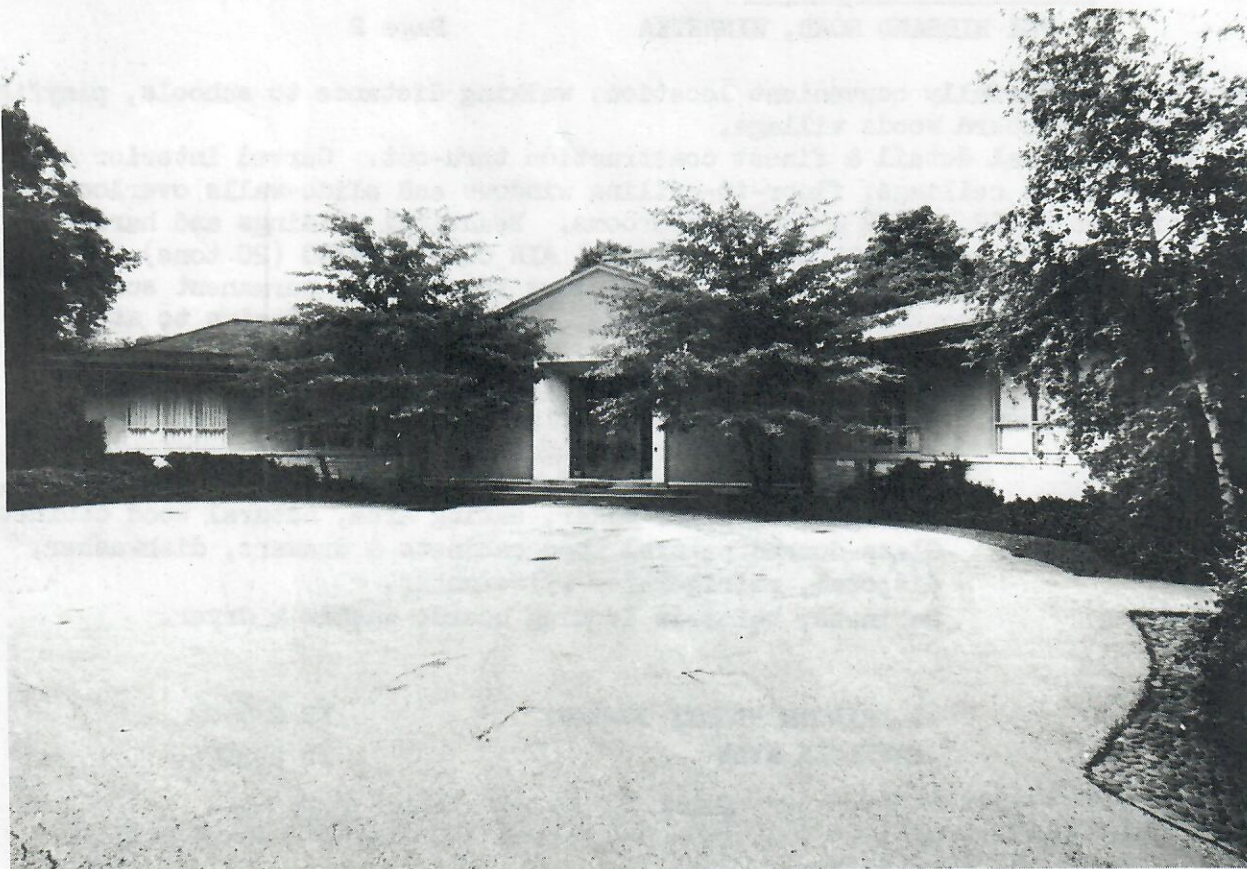
Utility Room: Cabinets, built-in ironing board, washer & dryer.

L. RINGER REALTY COMPANY
PATRICIA WYLE

ID 2-6600
ID 2-2275

070670

Burglar alarm system connected to Winnetka Police Station
w/ 3 speakers in L.R., A.R., Fam Rm., Lib., Master B.R., 2nd B.R.
and at Pool deck.



Herman Lackner, Winnetka architect

By Steven J. Stark

TRIBUNE STAFF WRITER

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

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

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

While a student, Mr. Lackner worked as an office boy for architect Chester H. Wolcott. From 1933 to 1940, he was a

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

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

dren and six house parents.

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

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

Survivors include a sister, Antoinette Webster.

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

H. Lackner, Winnetka architect



Martina Samovskiy/Pioneer Press

a photograph published in the **Winnetka Talk** in February, German Lackner sits in the sunlight streaming through the arched windows of the home he designed. Mr. Lackner died June 1.

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

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

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

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

(Continued on page 24)

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nan Lackner, Winnetka architect

Stark
WRITER

I. Lackner, 86, an longtime Winnetka resident, died Wednesday in the Evanston home of his son, a native, Mr. Lackner. A Harvard University graduate, Mr. Lackner was a member of the American Institute of Architects, now the Illinois Institute of Technology. He served in the U.S. Navy during World War II and helped design the Guadalcanal and Iwo Jima bridges during World War II.

He was a draftsman for General Homes, one of the first architectural firms to design prefabricated housing. Mr. Lackner worked for the Chicago architectural firm of Holabird & Root for two years before opening his own office in Winnetka in 1945. He became known for work on residences on the North Shore. In a 1983 interview with the Art Institute of Chicago's Architects Oral History Project, Mr. Lackner talked about a job designing a building for Chapin Hall, a children's home in Chicago. He recalled how a Chapin Hall official described the structure's requirements, which included playrooms, study rooms and accommodations for 30 children and six house parents.

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

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

Survivors include a sister, Antoinette Webster.

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

■ Lackner Continued from page 23

cago firm, he joined Holabird & Root in 1940.

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

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

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

"He has a wonderful eye for detail and style," Annemarie

van Roessel of the Chicago Society of Architectural Historians told Callahan in February. "What he does to homes isn't so jarring compared to what other architects might do. Certainly he doesn't overwhelm a home."

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

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

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

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

Winnetka Talk 2/19/98 1998 12-1

Solar house reflects important tradition

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

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

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

During his long career as an architect, Mr. Lackner also maintained an active association with noted landscape architect Gertrude Kuh. In the Chicago area alone, there are many examples of buildings with historic or architectural significance that are less

LETTERS

Letters policy

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

The deadline for letters is noon Monday.

Send letters to:

Managing Editor
Wilmette Life
3701 West Lake Ave.
Glenview IL 60025

than 50 years old. Mr. Lackner's unique home is certainly one of these.

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

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

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



Staff Photo by
KURT BUTCHER

Pioneer Press Photo

Photographer	Staff Photo by KURT BUTCHER	Date 7-25-90	Location Winnetka
Story/outline #	Paper/Form		
Reporter	Slug	Pic #	

LACKNER
~~HENNING~~ ~~TECHNER~~ Home
(Solar energy)

Send PixTo

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Winnetka Talk, June 10, 1976

Julia S. Michels

Julia S. Michels, 69, died May 28 in her Winnetka home. Nee Julia Spiegel, she resided in Winnetka since 1912 and is a descendant of one of the village's first families.

She is survived by her husband, Robert D.; her daughters, Sydney Arenberg, Northfield, and Helen Feuer, Winnetka; her sons, David of Rochester, N.Y. and John of La Jolla, Cal. and 11 grandchildren.

Services were held June 1 at Rosehill Cemetery, Chicago.

Winnetka Talk, March 25, 1982

Robert D. Michels

Robert D. Michels of Winnetka died Saturday at home. He was 74.

Mr. Michels, who lived in Winnetka for 50 years, was born in Milwaukee.

He was a private investor and a former board member of Evanston Hospital and the Jewish Federation of Chicago.

Mr. Michels is survived by four children, Helen Feuer of Winnetka, Sidney Arenberg of Northfield, John Michels of La Jolla, Cal. and David Michels of Cornwall Bridge, Conn.; and 13 grandchildren.

Private services were held Tuesday. Burial was at Rosehill Cemetery, Chicago.

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: _____ 701 Hibbard Rd, Winnetka, IL 60093

Parcel Identification Number(s) (PIN): _____ 05-17-312-042-0000

Description of all structures to be demolished: _____ residential home

Current Property Owner Information

Legal Name: _____

701 Hibbard Revocable Trust

Primary Contact: _____ Sheri E. Warsh

Address: _____ 400 Skokie Blvd, Suite 800

City, State, Zip: _____ Northbrook, IL 60062

Phone No. _____ (847) 404-3237

Email: _____ swarsh@lplegal.com

Date owner acquired property: _____ 02-16-2021

Applicant Information

Legal Name: _____

Homes By James, Inc.

Primary Contact: _____ Jim Malapanes

Address: _____

City, State, Zip: _____ Arlington Hts, IL 60004

Phone No. _____

Email: _____ homesbyjamesinc@gmail.com

Applicant's relationship to current property owner: _____ General Contractor*(If contract purchaser, attach copy of executed purchase agreement)***Contractor Information** *(If known, otherwise indicate "not known")*

Legal Name: _____ Homes By James, Inc.

Address: _____

City, State, ZIP: _____ Arlington Heights, IL 60004

Phone No: _____

Email: _____ homesbyjamesinc@gmail.com

Property Maintenance Requirements

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

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

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

Applicant Signature: _____

Date: _____

Printed Name: James W. Malapanes, Jr.

Owner Signature: _____

Date: _____

Printed Name: Sheri E. Warsh

Acknowledgement of Owner and Applicant Property Maintenance Responsibilities

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

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

Applicant Signature: _____

Date: _____

Printed Name: James W. Malapanes, Jr.

Owner Signature: _____

Date: _____

Printed Name: Sheri E. Warsh

PROPOSED DEMOLITION AND CONSTRUCTION SCHEDULE

701 Hibbard, Winnetka, IL 60093

Months 1,2,3,4 – JUNE, JULY, AUGUST, SEPTEMBER 2021

- Utility disconnects and power pole installed
- Interior deconstruction begins and is completed
- Foundation removal begins and is completed

Months 5,6,7 – OCTOBER, NOVEMBER, DECEMBER 2021

- Plans are submitted and approved for permit
- Excavation begins for pool and main house
- Concrete footings and foundation walls begin

Months 8,9,10 – JANUARY, FEBRUARY, MARCH 2022

- Excavation completed for pool and main house
- Concrete footings and foundation walls completed
- Backfill foundation
- Cut and fill driveway locations with temporary stone for parking and deliveries
- Start sewer and water install
- Set structural steel

Months 11,12,13,14 – APRIL, MAY, JUNE, JULY 2022

- Rough framing is completed
- Begin overhangs and exterior trim
- Order and set windows
- Install utilities (gas & electric)
- Sewer and water is completed
- Masonry begins
- Roofing begins
- Pool construction and hot tub begins
- Storm sewer begins
- Plumbing rough begins
- Concrete footings and walls for garden wall begins

Months 15,16,17 – AUGUST, SEPTEMBER, OCTOBER 2022

- Roofing is completed
- All exterior trim completed
- HVAC is completed
- Electrical rough is completed
- Pool construction and hot tub is completed
- Stucco begins
- Foundation for garden wall is completed
- Masonry for garden wall is completed
- Low-voltage wiring, alarm begins
- Hardscape begins for stoops, patio areas

Months 18,19 – NOVEMBER, DECEMBER 2022

- Hardscape is completed
- Cabinetry and millwork ordered
- Low-voltage wiring is completed
- Insulation
- Masonry and stucco is completed
- Gutters and downspouts installed
- Storm sewer is completed

Months 20,21,22 – JANUARY, FEBRUARY, MARCH 2023

- Drywall installed and primed
- Wood floors and tile install begins

Months 23,24,25 – APRIL, MAY, JUNE 2023

- Driveway installed
- Wood floor and tile is completed
- Stair installation begins
- Cabinetry and millwork installation
- Landscaping begins

Months 26,27,28 – JULY, AUGUST, SEPTEMBER 2023

- Cabinetry and millwork installation is completed
- Countertops measured
- Painter begins millwork prep for paint
- Landscaping is completed

Months 29,30 – OCTOBER, NOVEMBER 2023

- Painting continues
- Stairs are completed
- Countertops completed
- Install plumbing fixtures begins
- Install shower doors and mirrors
- Install hardware begins
- Install closet shelving begins

Month 31 – DECEMBER 2023

- Painting continues
- Epoxy coat garage floor

Months 32,33 – JANUARY, FEBRUARY 2024

- Painting completed
- Install plumbing fixtures is completed
- All mechanical systems completed
- Closet shelving completed
- Complete audio visual
- Install bath accessories
- Install light fixtures is completed
- Security System installed
- Final inspection completed
- Window and house cleaning



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: APRIL 27, 2021
SUBJECT: 265 WHITE OAK LANE - DEMOLITION PERMIT (CASE NO. 21-14-LPC)

INTRODUCTION	
Meeting Date	May 3, 2021
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.
Property Address	265 White Oak Lane (See Attachment A – Aerial Map)
Property Owner	265 White Oak LLC
Application Submitted by	Mike Klein – Airoom Companies
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	As of the date of this memo, staff has not received any written comment from the public regarding this application.
PROPERTY DESCRIPTION	
Size	0.67 acres
Location	East Side of White Oak Lane between Sunset Road and Willow Road
Improvements	Single-family residence with attached garage
Zoning	R-2 Single Family Residential
Surrounding Zoning	R-2 Single Family Residential
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Research
Constructed	1956
Additional Construction Activity	1984 – Remove old, enclosed porch and add family room
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	The WHS research indicates that the property has some significance due to its association with Ralph Huszagh. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes on Same Block (either side of the right-of-way block face and/or along the alley)	None
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	Addition and interior remodel permit submitted on December 12, 2020. However, the applicant is in the process of submitting revised plans to demolish the entire residence and build a new single-family residence.

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

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

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

This application was submitted and considered complete on March 31, 2021. Should the LPC request an HAIS for the subject property at the May 3 Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the home is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from May 3, 2021.

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

COMMISSION REVIEW

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

Historical Architectural Impact Study Required

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

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;

2. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation;
3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

Building and/or Property is Not Historic or Architecturally Significant

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

ATTACHMENTS

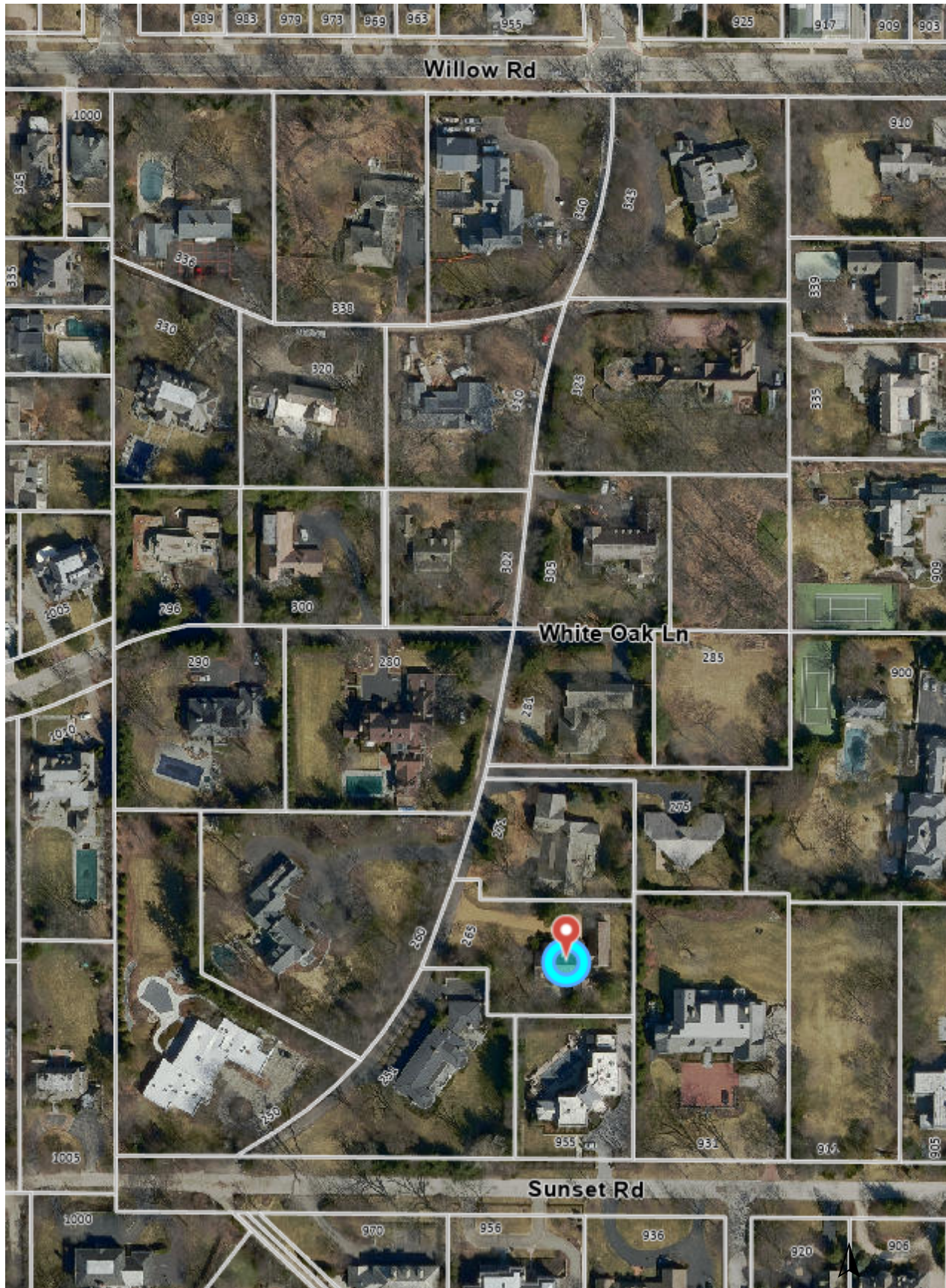
Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A



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ft

Print Date: 4/6/2021

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.

LPC - 265 White Oak - Page 4



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: APRIL 6, 2021
SUBJECT: CASE NO. 21-14: 265 WHITE OAK LANE

INTRODUCTION

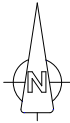
On May 3, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage at 265 White Oak. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Tuesday, April 20, 2021. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
4-3-1956	Construct a 1½ story single family dwelling	Mrs. Carlos Alling	Ralph Huszagh
4-19-1984	Remove old enclosed porch and add family room to single family residence	Ronald and Ruth K. Allen	William C. Tippens

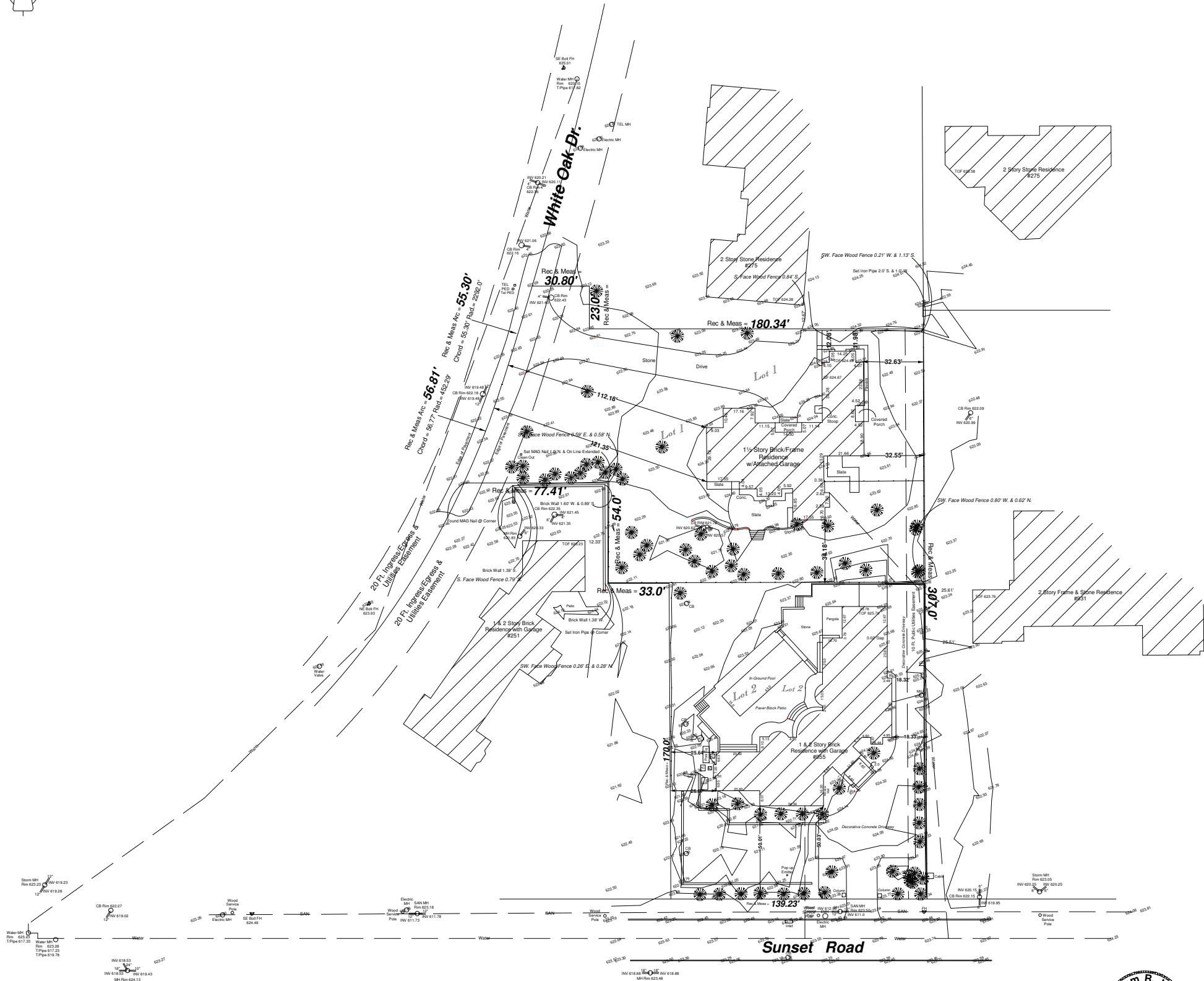
6415 N. Caldwell Ave.
Chicago, Il. 60646



Plat of Survey by Central Survey LLC

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com

Legal Description
Lots 1 and 2 in Ronald Allen's Subdivision of Lot "O" and "P" in the Resubdivision of certain Lots in White Oak Subdivision, a Subdivision in the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 42, Range 13 East of the Third Principal Meridian, in the Village of Winnetka, in Cook County, Illinois
Commonly Known as: 265 White Oak & 955 Sunset, Winnetka, Illinois
Area of Land Described: 52,770 Sq. Ft.



NOTES: *Property corners were NOT staked per customer.
*AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once. *Elevations are derived from BM @ Hibbard & Winnetka (623.62 NAVD 88)
Scale: 1 Inch equals 30 Feet.
Ordered By: Airoom
Order Number: 265FF

Legend
N. = North
S. = South
E. = East
W. = West
(TYP) = Typical
Rec = Record
Meas = Measure
St. = Street
Ave. = Avenue

Decimal/Inch Conversions		
0.01' = 1/8"	0.08' = 1"	0.58' = 7"
0.02' = 1/4"	0.17' = 2"	0.67' = 8"
0.03' = 3/8"	0.25' = 3"	0.75' = 9"
0.04' = 1/2"	0.33' = 4"	0.83' = 10"
0.05' = 5/8"	0.42' = 5"	0.92' = 11"
0.06' = 3/4"	0.50' = 6"	1.00' = 12"
0.07' = 7/8"		

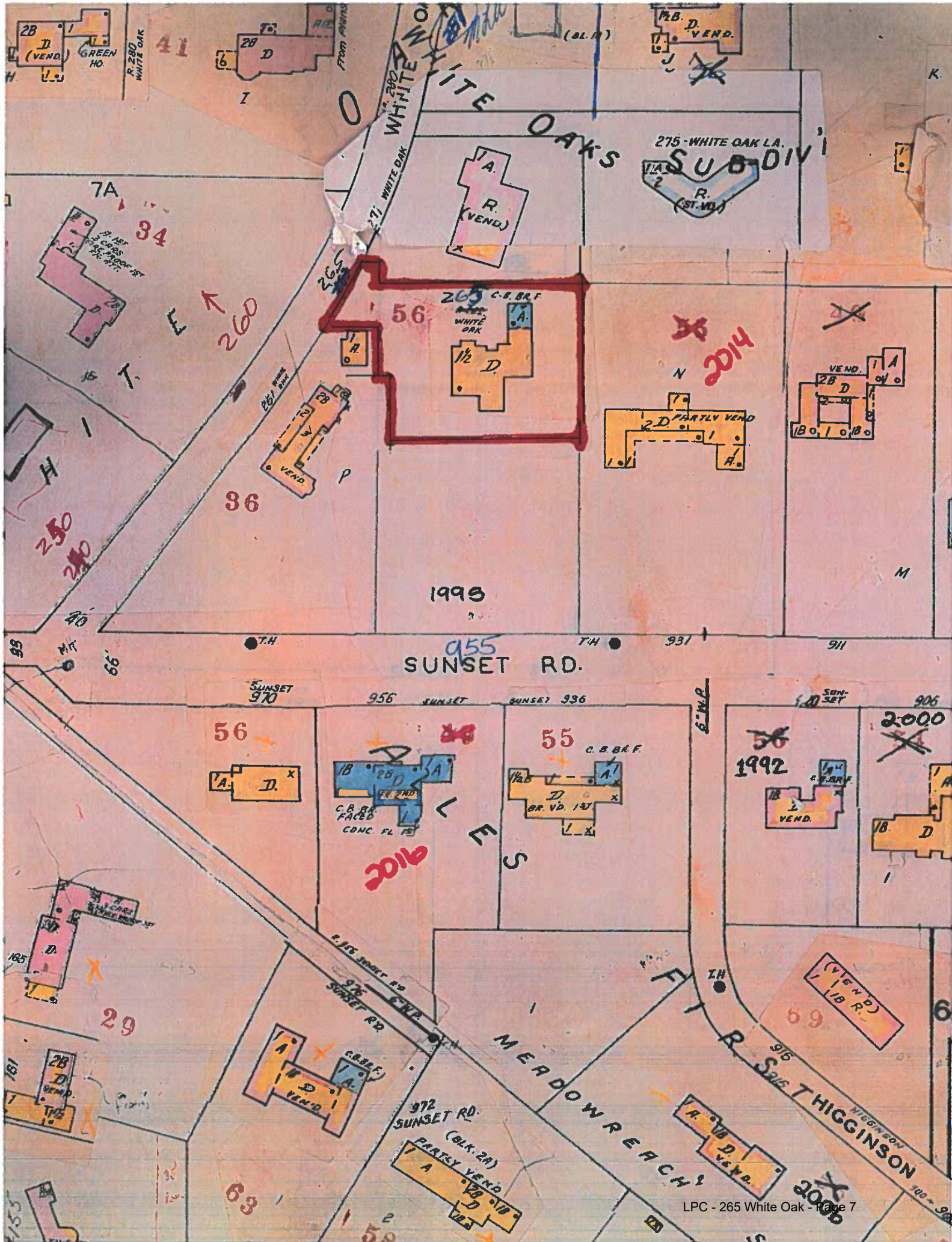
State of Illinois)
County of Cook) S.S.



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

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Dec. 14, 2020 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 14th day of December 2020
William R. Webb P.L.S. #2190 (exp.11/30/2022) Professional Design Firm Land Surveying LLC (#184.005417)



265 White Oak – March 2020







PROPERTY RESEARCH COVERSHEET



Address: 265 White Oak Lane (formerly 263 White Oak Lane)

Construction Details:

Original construction date: 1956

Construction type: Wood frame

Style: Cape Cod

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Helen Metcalf Alling Sleight (formerly Mrs. Carlos Alling) and George Sleight* (starting in 1959)	1956 – at least 1979	1958 phone book, 1960 phone book; 1979 phone book; Cook County marriage record; <i>New York Times</i> article	George was a vice president at Harris Trust and Savings Bank in Chicago
Ronald and Ruth K. Allen	At least 1984 – 2020	1987 phone book; Cook County Assessor records	Ronald was the founder of Allen Visual Systems, Inc. and co-founder of the Skokie School Foundation

*Also spelled “Slight”

SIGNIFICANT EVENTS ON PROPERTY: N/A

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Ralph Huszagh	1956 – Construct a 1.5 story single-family dwelling	<i>Chicago Tribune</i> obituary; WHS digital file on Huszagh
William C. Tippens	1984 – Remove old enclosed porch and add family room to single-family residence	<i>Chicago Tribune</i> article

RESEARCH SOURCES USED: *Chicago Tribune*, *Winnetka Talk*, *New York Times*, historic phone books, WHS digital files, Cook County Assessor records, Cook County marriage records

Findings:

Our research indicates that this property has some significance due to its association with Ralph Huszagh. Huszagh, the original architect, was a prominent local architect and Winnetka resident. Huszagh is arguably best-known as one of the architects of the Aragon Ballroom in Chicago's Uptown Square Historic District, a Chicago Landmark District (designated in 2016). Huszagh also designed several notable structures on the North Shore, including the Donnellan Funeral Home in Skokie, the townhouses between Oak and Cherry, and the commercial buildings at 545-551 Lincoln and 596-612 Lincoln. In addition, Huszagh designed several Winnetka residential properties, including 1161 Spruce, 586 Maple, 435 Willow, and his own home at 204 Fuller, to name a few.

Date of Research: 4/15/2021

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

October 3, 1983

Mr. Max Whitman
Village of Winnetka
Winnetka, Illinois 60093

Dear Max:

Regarding the change of address:

From: 263 White Oak Lane

to: 265 White Oak Lane

You advised Ruth and me that, after checking with appropriate staff at the Village Hall, there did not appear to be any problem with changing the number from 263 to 265.

You indicated you would need, however, the Real Estate Tax Number and an up to date Plat of Survey to confirm the change and set in motion the machinery to officially approve and implement the change. The Real Estate Tax Number is

05-20-400-069

The Plat of Survey is enclosed. The delay was caused by North Shore Survey who took 3 months to complete the assignment - poor performance but at least it is done.

We are moving in on October 15, 1983 so speed is of the essence.

Thank you for your usual helpfulness.

Gratefully,


Ronald L. Allen

Approved
October 4, 1983
Max J. Whitman

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, April 9, 1984

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Remove old enclosed porch and
(work to be performed)
add family room to single family residence.
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	20	400	069
Vol.		ITEM	

STREET and NUMBER 265 White Oak Lane

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

NUMBER of ROOMS 1

EST. CONST. COST \$23,000 KIND of MATERIAL _____ PHONE NO. _____

OWNER Ronald & Ruth K. Allen Address 265 White Oak, Winn. 441-5220 441-6806

ARCHITECT William C. Tippens Address Green Bay Rd. 446-7890

BUILDER Newark Construction Address 1550 Plymouth, Carpentersville

CARPENTER same Address 426-9495

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER Killian Address 933 Linden, Winnetka

ELECTRICIAN Lordeck Address 415 Central, Northfield

REMARKS _____

Date Job Completed _____

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

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

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

Permit Issued April 19, 1984 by Gil

SIGNED Ruth K. Allen

Building Permit Number 10743

ADDRESS 265 White Oak Lane

Occupancy Permit Number _____

Winnetka, Ill. 60093

LPC - 265 White Oak - Page 14

C. B. No. 97361

PHONE NO. _____

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 3-21, 1956

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct a 1 1/2 story
and Basement Single Family Dwelling
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT See o/side, Block _____
Subdivision _____

STREET and NUMBER 263 White Oak Lane

DIMENSIONS of BUILDING—Front 51' feet. Depth 84' irreg feet. Height 22' feet.

NUMBER of ROOMS 8 & 4 Baths

KIND of MATERIAL Brick Veneer & Frame

OWNER Mrs Carlos Alling Address _____

TOTAL COST 55000.00

ARCHITECT Ralph D. Huzzagh Address 317 W. Erie St Chicago

BUILDER _____ Address _____

CARPENTER _____ Address _____

MASON Oman & Gidden Address 1779 Willow Rd. Winfield

SEWER BUILDER Arnold Peterson Address 365 Roger Williams

PLUMBER _____ Address _____

ELECTRICIAN Shoreline Elect Address _____

REMARKS _____

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

I hereby certify that I am the legal owner of all the property described above, comprising the land
(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.

I 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 4-3 1956

Building Permit Number 6690

Occupancy Permit Number 3016

Mrs Carlos Alling
SIGNED By Ralph E. Huzzagh
ADDRESS _____

1958 phone book

645 Lake Oak PK ----- Village 6-0200
 Allied Welding & Mfg Co 4105 E May Hilsd -- Lindn 4-5465
 Allik Johannes A Bay Vw Beach Subd - Crystl Lk-1307-M-1
 Allin Frank C 395 Kelling Glenco ----- VERNON 5-1008
 Allin T G MD res 1401 Vine Pk Rdg ----- TALCOT 5-1469
 Allind Ernest 2647 Leona Frklin Pk ----- GLADSTN 5-4874
 Allinder Wm C 1536 N Highlnd Arl Hts --- CLERBRK 5-9070
 Alling Carlos 263 White Oak Winetka ---- HILCRST 6-0251
 Alling Eva E 122 N Jacksn Wkgn ----- DELTA 6-0730
 Alling Hollis G 239 N Slusser Grays Lk --- BALDWN 3-4210
 Alling Wm K 2708 Bway Evnstn ----- GRNLF 5-3896
 Allingham John C 727 Hinman Evnstn ---- GRNLF 5-3176
 Aillingham Norman C 512 Lee Evnstn --- UNVRSTY 4-9294

1960 phone book

Slifer Dave W 772 5th Ct Des Pl ----- VA 4-4784
 Slifer Shannon 704 Arlington Des Plains --- VA 4-7054
 Slifko J E 4616 Washngtn Skokie ----- ORCHRD 5-0130
 Sligar Roscoe 1310 Briar Des Pl ----- VANDRBLT 7-3375
 Slight Geo 263 White Oak Winetka ----- HI 6-0251
 Slight Geo Jr 1819 Robin Crst Glenvw ---- PA 9-0369
 Slight Wm C 7837 Kentn Skokie ----- ORCHRD 3-3026
 Slingerland Drum Co 6633 Milwke ----- NILES 7-6244

1979 phone book

Slavin Barry 1315 Forest Av Wilmet -----	256-0436	Smith Edw
Slifer Arthur C Jr 351 Graemere Nfld -----	446-5197	Smith Edwin
Slight Geo 263 White Oak Ln Winetka -----	446-0251	Smith Ezell
Slimak G 2524 Old Glenview Rd Wilmet ----	251-4657	Smith F A Cu
Slingerland Henry H Jr		Smith Frank
2800 Romona Ct Wilmet -----	251-0280	Smith Frank
2800 Romona Ct Wilmet -----	251-0276	Smith Frank
Slive Nathaniel 3034 Gregory Av Wilmet --	251-7898	3018 Ind
Slone F D	256-2640	Smith Garlar

1987 phone book

Allen Mabel J 510 Sheridan Rd Wilmet.....	251-8807
Allen Michael D 1132 Forest Av Wilmet	251-5722
Allen Paul S 812 Lincln Av Winetka	446-2537
Allen Richard B 702 Illinois Rd Wilmet.....	256-2961
Allen Robt J 919 Amherst Ln Wilmet	256-1572
Allen Robt Wellington ofc 550 Oak Winetka	446-0710
Res 550 Oak Winetka.....	446-0060
Allen-Rodgers Corp 203 Northfield Rd Nfld	446-5200
Allen Ronald L & Ruth K 265 White Oak Ln Winetka.....	441-6806
Allen Uzerne W Jr 536 Happ Rd Nfld	446-4264
Allen Wm E 1158 Asbury Av Winetka.....	446-7362

Winnetka Talk, November 5, 1981

Obituaries

Helen Metcalf Slight

Helen Metcalf Slight of Winnetka died Friday at Evanston Hospital. She was 83.

A Chicago native, she lived in Winnetka for 35 years.

Slight belonged to Evanston Hospital Auxiliary and was active in Arden Shore School and Northwestern University Settlement.

She is survived by her husband, George; daughters, Virginia Bethke of Concord, Mass. and Nancy Smith of Kansas City, Kan.; five grandchildren, and three great-grandchildren.

A memorial service was held Monday at Winnetka Congregational Church. Burial was private.

Helen Metcalf Alling

in the Cook County, Illinois Marriage Index, 1930-1960

y

Name:	Helen Metcalf Alling
Marriage Date:	18 Nov 1959
Spouse:	George Sleight
Marriage Location:	Cook County, IL
Marriage license:	{2D60A972-2AC6-439F-9C45-E3EA2D90BCC1}
File Number:	2549322
Archive Collection Name:	Cook County Genealogy Records (Marriages)
Archive repository location:	Chicago, IL
Archive repository name:	Cook County Clerk

Suggested Records:

-  U.S., Newspapers.com Index, 1800s-current
Helen M. Slight
-  U.S., City Directories, Helen M Alling
-  U.S., Public Records I Volume 1
Helen M Alling
-  U.S., Phone and Address 1993-2002
Helen M Alling
-  New York, U.S., Arrivals and Crew Lists (including Garden and Ellis Island)
Helen M Alling

Property Details				
05-20-400-091-0000				
265 WHITE OAK LN • WINNETKA, IL • New Trier				
Tax Details	Characteristics			
PROPERTY CLASSIFICATION	204			
SQUARE FOOTAGE (LAND)	29,297			
NEIGHBORHOOD	80			
TAXCODE	23008			
NEXT SCHEDULED REASSESSMENT	2022			
Assessed Valuation	Description			
2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.				
	2020 Board of Review Certified	2019 Board of Review Certified		
TOTAL ESTIMATED MARKET VALUE	\$1,082,900	\$1,190,010		
TOTAL ASSESSED VALUE	\$108,290	\$119,001		
LAND ASSESSED VALUE	\$49,804	\$49,804		
BUILDING ASSESSED VALUE	\$58,486	\$69,197		
Exemption Status	Residence Type			
2020	Homeowner Yes			
	Senior Citizen Yes			
	Senior Freeze N/A			
2019	Homeowner \$799.70			
	Senior Citizen \$639.76			
Assessed Valuation				
2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.				
	2020 Board of Review Certified	2019 Board of Review Certified		
TOTAL ESTIMATED MARKET VALUE	\$1,082,900	\$1,190,010		
TOTAL ASSESSED VALUE	\$108,290	\$119,001		
LAND ASSESSED VALUE	\$49,804	\$49,804		
BUILDING ASSESSED VALUE	\$58,486	\$69,197		
Exemption Status	Residence Type			
2020	Homeowner Yes			
	Senior Citizen Yes			
	Senior Freeze N/A			
2019	Homeowner \$799.70			
	Senior Citizen \$639.76			

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2019	\$102,500 (2018)	\$119,001	\$119,001	26420	ARNOLD G SIEGEL	RUTH K ALLEN	Appeal Review Complete	Assessed Value Not Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.
2017	\$102,500 (2016)	\$102,500	\$102,500	11831	ARNOLD G SIEGEL	RUTH K ALLEN	Appeal Review Complete	Assessed Value Not Adjusted - This is due to lack of data having been submitted for our review.
2016	\$104,115 (2015)	\$119,085	\$127,419	1698	RUTH K ALLEN	ARNOLD G SIEGEL	Appeal Review Complete	Assessed Value Adjusted - This result is based on consideration of submitted appraisal and also an analysis of comparable properties.
2014	\$111,161 (2013)	\$107,774	\$111,161	47743	RUTH K ALLEN	ARNOLD SIEGEL	Appeal Review Complete	Assessed Value Adjusted - This result is based on consideration of submitted appraisal and also an analysis of comparable properties.
2013	\$105,000 (2012)	\$111,161	\$116,310	30497	ARNOLD SIEGEL		Appeal Review Complete	Assessed Value Adjusted - This result is based on consideration of submitted appraisal and also an analysis of comparable properties.
2010	\$169,986 (2009)	\$105,000	\$124,644	4242	LAW OFFICES OF ARNOLD G. SIEGEL	RUTH K ALLEN	Appeal Review Complete	Assessed Value Adjusted - This is the result of a sale analysis of your property.
2009	\$178,933 (2008)	Appeal work in progress	\$169,986	3000006	RUTH K ALLEN	RUTH K ALLEN	Appeal Review Complete	-
2007	\$136,433 (2006)	\$184,380	\$184,380	1068	LAW OFFICES OF ARNOLD G. SIEGEL	RONALD & RUTH ALLEN	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.

Constance O'Brien Engaged



March 28, 1982



The New York Times Archives

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Miss O'Brien, who is with Sotheby Parke Bernet in New York, was graduated from the New Canaan Country and Miss Porter's Schools and from Williams College. She is a granddaughter of Mrs. O'Brien of New Canaan, the late Mr. O'Brien, who was a vice president of the New York Trust Company; George Slight, a retired vice president of the Harris Trust and Savings Bank in Chicago, and the late Mrs. Slight of Winnetka, Ill. Her father is chief legal counsel to the Rockefeller Family and Associates and a partner in the New York law firm of Milbank, Tweed, Hadley & McCloy.

Obituaries

Winnetka Talk (IL) - February 15, 2007

• Section: News

• Readability: 8-12 grade level (Lexile: 1100)

Ronald Allen

Ronald Allen, 77, of Winnetka died Feb. 11 at Evanston Hospital in Evanston.

Mr. Allen was born Feb. 9, 1930 in Winston-Salem, N.C. to Carnot and Luceile Allen. He graduated from New Trier High School in 1948, graduated from Stanford University in 1952 and attended Northwestern University until he applied for active duty in the U.S. Navy and was stationed at Great Lakes Navel Training Center, running Phase Mobilization Studies. After naval duties, he worked for A.B. Dick Company in sales, sales management and product management. In 1971 he launched Allen and Boehm, later becoming Allen Visual Systems, Inc. in Buffalo Grove. He was co-founder and board member of The Skokie School Foundation in Winnetka, a member of the schools committee of the Winnetka caucus, and past president of the New Trier Parents Association. He was a member of Indian Hill Club in Winnetka as well as the Union League Club of Chicago where he served on the Public Affairs Committee. In addition, he was president of the Carnot and Luceile Allen Foundation, which supported the Lyric Opera of Chicago, Ravinia Festival, and Chicago Botanic Garden. His professional affiliations include Professional Systems Network International, National Systems Contractor Association, and Infocomm International.

Survivors include his wife of 51 years, Ruth; three daughters Linda (Michael) Walsh of Winnetka, Cynthia (Keith) Smith of Santa Rosa, Calif. and Susan (William) Hughes of Bellevue, Wash.; three sons, Stuart (Maria) of Lake Forest, Douglas (Katherine) of Lake Forest and James of Denver, Colo.; 12 grandchildren, Christopher Walsh, Kevin and Christine Smith, Ellis, Arlen and Quinlan Hughes, and Charles, Sarah, Peter, Grace, Carter and Trevor Allen.

He was predeceased by his parents; and one brother, Carnot Jr.

Funeral mass will be held at 2 p.m. on Feb. 16 at Saints Faith Hope and Charity, 191 Linden Ave. in Winnetka, IL with reception immediately following.

Internment will be private.

Memorial donations can be made to Lyric Opera of Chicago (www.lyricopera.org), 20 N. Wacker Drive, Chicago, IL 60606; Chicago Botanic Garden (www.chicagobotanic.org), 1000 Lake Cook Road, Glencoe, IL 60022; or Ravinia Festival (www.ravinia.org), 418 Sheridan Road Highland Park, IL 60035.

Seymour DeKoven

Seymour "Sy" DeKoven, 86, a 50-year resident of Winnetka and most recently of Glenview, died Jan. 29 of heart disease at Advocate Lutheran General Hospital in Park Ridge..

Mr. DeKoven was born on Feb. 14, 1920 in Chicago. He skipped two grades and entered Northwestern University at the age of 16, continuing on into Northwestern's law school. He passed the bar after only two years of law school and then served in the U.S. Army in Europe during World War II, earning a Bronze Star.

When Mr. DeKoven returned from overseas, he took over his father's drugstore in the bustling Maxwell Street Market, and together with his cousin Edward DeKoven, built a chain of drug stores that at its peak had 40 locations. It was the largest independent chain in the Chicago area, behind only Walgreens and Osco Drugs.

The chain was sold in 1980 to Perry Drugs of Detroit. Mr. DeKoven stayed on as president of the Illinois division for the next seven years. He was active in the National Association of Chain Drug Stores and served a term as president of the association.

After retiring from Perry Drugs, Mr. DeKoven became an active volunteer with Service Corps of Retired Executives, which counsels entrepreneurs with start-up businesses. He was also active at his synagogue.

Mr. DeKoven and his wife, Eleanor, or "Ellie," traveled extensively throughout six of the seven continents. Active for many years in the Winnetka Tennis Association, he was also an avid golfer, playing regularly at the Winnetka Golf Course. He was a member of the Winnetka Caucus.

In addition to his wife of 60 years, he is survived by two daughters, Robyn (David) Grossberg of Winnetka and Leslie (Jerome) Feder of Fargo, N.D.; and four grandchildren, Lisa Becker, Jason Feder and Jonathan and Sam Grossberg.

A memorial service was held Feb. 2 at Congregation Solel in Highland Park. Memorial donations may be made to Congregation Solel, 1301 Clavey Road, Highland Park IL 60035 or the charity of your choice.

Margaret Eisen

Margaret "Peggy" Eisen, 76, of Northfield died in her home of melanoma on Feb. 1.

Mrs. Eisen was born on March 25, 1930 in Kansas City, Mo., to William and Mary (nee Conrad) Fitten. Though she moved to Chicago in 1951, she maintained strong life-long ties with her hometown and many nieces and nephews in Kansas City. She moved to the town of Northfield as a young mother in 1954, choosing one of the first homes built in the village, then, surrounded by cornfields. She enjoyed the old farmhouse despite its leaks, creaks and many visitations by critters, relatives said. Her home became a haven for countless friends and travelers over fifty years, and her yard with its famous mature trees and gardens, was a refuge for songbirds, rabbits, deer, hawks, and the occasional coyote. She was interested in social justice, folk dancing, jazz and classical music, calligraphy, photography, rummage shopping, mythology/spirituality, and nature from its grandest to its subtlest forms.

Survivors include three sons, Steve (Susan Blackman), Joe and Tony; one daughter, Merija (Steve Klaven); nine grandchildren Maria, Luci, Rachel, Asher, Damien, Joshua, Jordan, Jacob and Tarun; her ex-husband, Bob; and friends, Raul Nino, Chris Kloppman, and Margie Davidson.

She was predeceased by her parents and three siblings.

A memorial celebration will be held from 1 p.m. to 4 p.m. on April 14 at the Winnetka Community House, 620 Lincoln Ave. in Winnetka.

Memorial donations may be made to Heifer International, at either www.heifer.org or (800) 422-0474.

Leo Henry Neuman

Leo Henry Neuman, 82, of Wilmette died Feb. 1 after a long illness.

Mr. Neuman was born Jan. 18, 1925, in Ashton, Ill. He attended Northwestern University while in the U.S. Navy from 1943 to 1946 under a special wartime accelerated Naval Reserve Officers' Training Corps program, graduating as valedictorian and receiving a bachelor of science degree. He served as Ensign on the U.S.S. Pine Island in the Far East, participating in the post-war occupation of Japan. Upon leaving military service, he obtained his master of arts in education from Northwestern University in 1948.

He served as assistant director of admissions for Northwestern, and worked for the American Hospital Supply Co. and Chicago Motor Club before beginning his career in teaching. He taught mathematics and was named head of the drivers education department at New Trier East High School in Winnetka, from which he retired in 1982 after 26 years of distinguished service.

He and his wife of 58 years, Mary Ellen, were known locally for their interest and talents in horticulture. For many years, the couple raised show quality tuberous begonias in a greenhouse he designed and built at their home. The Neumans' begonias and greenhouse were featured in the cover article in Horticulture Magazine in July 1988. They won many awards from local and regional garden clubs.

Community groups, churches, nursing homes and neighbors were among the recipients of Mr. Neuman's floral offerings. He lectured to local garden societies and groups. For many years, the Neumans helped beautify the Wilmette Public Library with geranium plantings. The Women's Wilmette Garden Club named him an honorary member for his work at the library. For all these efforts, he was named one of North Shore Magazine's top 10 volunteers of 1994. He also was honored with the Wilmette Rotary Club's Paul Harris Fellow Award in 1992 for his contributions to beautifying Wilmette.

Survivors include his wife, Mary Ellen; three daughters, Linda Rawitsch, Holly (Ed) Porrett and Letitia (Steve) Haynes; one son, Timothy (Mary Ellen); and 12 grandchildren, Jeff and Amy Rawitsch, Maggie, Billy, Michael and Tommy Neuman, Emma and Brian Porrett, and Ben, Andy, Jamie and Samuel Haynes.

A memorial service will be held, with a visitation immediately following the service at 10 a.m. Feb. 17 at Alice Millar Chapel, on Northwestern's Evanston campus at 1870 Sheridan Road.

Memorial contributions may be made to The Smile Train or the Salvation Army.

Marjorie Weber Sachs

Marjorie Weber Sachs, 87, of Winnetka, died Feb. 7.

She was born April 19, 1919 in Chicago.

Mrs. Sachs lived in South Shore and Hyde Park most of her childhood. Her husband of 64 years Edward M. Sachs was also from the Hyde Park community. She attended Chicago's Faulkner School for Girls and Briarcliff Junior College.

She had a long career as an interior decorator in Hyde Park, the near North side and the North Shore. She was a long-standing volunteer for the Legal Aid Society and president of the Glencoe PTA. She and her husband were founders of Lake Side Congregation. They were longtime member of Lake Shore Country Club Glencoe.

Survivors include Mrs. J.W. Gimbel, III "Mari" of Highland Park and Edward M. Sachs, "Ted" of Lake Forest and Northbrook; six grandchildren; and seven great-grandchildren.

She was preceded in death by her husband, two years ago.

Services were private.

Arrangements were made with Kelley and Spalding Funeral Home, Highland Park.

Donations may be made to Evanston Northwestern Healthcare Foundation, 1033 University Place, Suite 450, Evanston, IL 60201-3172 or the Midwest Palliative and Hospice Care Center, 2050 Claire Court, Glenview, IL 60025.

William M. Truska, Jr.

William M. Truska, Jr., of Scottsdale, Ariz. and formerly of Glenview and Winnetka, died Feb. 4 in Palm Springs, Calif. He was 82.

Mr. Truska was born Dec. 24, 1924 in Chicago. He was a graduate of the University of Notre Dame and earned a master's degree in business administration from Northwestern University. He served in the United States Navy.

Survivors include his wife of 50 years, Avis (nee Hope) of Scottsdale; three sons, William (Takemi) and John of Glenview, and Robert (Francesca) of Chicago; a daughter, Avis (Mark) Jason of Glenview; and six grandchildren, Stephen, Kelly, Avis, Wyatt and Marie, all of Glenview, and Talia of Chicago.

A memorial service was held Saturday at Pinnacle Presbyterian Church. Interment was in Pinnacle Presbyterian Church Gardens. Memorial donations may be made to Pinnacle Presbyterian Church, 25150 North Pima Road, Scottsdale AZ 85255.

John T. Trutter

John T. Trutter, 86, of Northfield, formerly of Evanston, died Feb. 2 at Glenbrook Hospital in Glenview.

Mr. Trutter was born on April 18, 1920 in Springfield. A graduate of the University of Illinois Urbana-Champaign, he was student body president his senior year, as well as president of his fraternity, Alpha Sigma Phi. Following graduation, Mr. Trutter served four years in the U.S. Army where he attained the rank of Lt. Colonel at 25 years of age. He was appointed Chief of Personnel Services for the U.S. forces in China-Burma-India. He was decorated with the Legion of Merit for his military achievements. After the war, Mr. Trutter joined Illinois Bell Telephone Co. He worked for the utility his entire life, except for two years at American Telephone and Telegraph's world headquarters where he was on the executive staff. When he retired in 1985, he was senior vice-president for community affairs and public relations. For sixteen years, Mr. Trutter was the chancellor of the Lincoln Academy, a prestigious society honoring Illinois natives. He was also chairman of the United Cerebral Palsy Association of Greater Chicago, board member of the Lyric Opera of Chicago, Hull House Association and the Champaign News-Gazette, president and CEO of the Chicago Convention and Tourism Bureau and president of the Chicago Tourism Council. Mr. Trutter was a leader and director of over 40 city, state and national organizations. He also was a member of two Illinois State commissions, three Chicago mayoral transition teams and three circuit county judge committees. In 1980, Gov. James Thompson decorated him with the Order of Lincoln, the state's highest award for Mr. Trutter's work with social services. In 1986, Lincoln College in Illinois awarded him an honorary doctor's degree. He was awarded the United Cerebral Palsy honor for Lifetime of Leadership and awarded the national award for Individual Services for Infinitec. In 1999, he received the Canal Corridor's Boat Captain's Award for service.

In 1950, Mr. Trutter married Edith English Weque (nee Woods) and the couple moved to Evanston where they lived for forty-nine years.

Survivors include one daughter, Edith English Trutter (Kenneth A.) Hauff of Northfield; one son, Jonathan of Lake Forest; and two grandchildren, Colburn and Alexandra.

He was predeceased by his wife, Edith.

Services were held Feb. 10 at Saint Philip the Apostle Church in Northfield.

Interment is in Oak Ridge Cemetery, 1441 Monument in Springfield.

Memorial donations may be made to the John T. Trutter United Cerebral Palsy Association Center, check should be made payable to United Cerebral Palsy, 3145 South 55th Ave., Cicero, IL 60804.

Suzanne Barry Rogers

Suzanne Barry Rogers, 66, formerly of Wilmette, died Feb. 7 in Williamsburg, Va.

Mrs. Rogers was born Nov. 12, 1940, in Chicago to Arthur and Lucille Barry. She was a 1958 graduate of Senn High School in Chicago and married John Rogers in 1959.

Mrs. Rogers was a master gardener and a volunteer at Colonial Williamsburg. Proud to be from the Chicago area, she was an avid duplicate bridge player and an enthusiastic gardener. She also was active in community affairs and activities.

Survivors include her husband of 48 years, John; two sons, Michael and Mark; a daughter, Ann; five grandchildren, Justin, Patrick, John, Brandon and Camryn; and one brother, Steven.

A small family burial service was held Feb. 10 at the Williamsburg Memorial Park in Williamsburg. A memorial service is pending in Williamsburg.

Memorial contributions for the gardens of Williamsburg may be made to the Colonial Williamsburg Foundation, P. O. Box 1776, Williamsburg VA 23187-1776.

Verner Ryden

Verner C. Ryden of Evanston, a former longtime resident of Wilmette, died Feb. 9 at Alden Northshore Nursing Center in Skokie. He was 91.

Born May 29, 1925, in Chicago, he received a bachelor's degree from Northwestern University in Evanston and a master's degree from the University of Wisconsin in Madison. During the 1950s, he spent a year in Brazil as a Fulbright Scholar.

He was awarded a Bronze Star and a Purple Star for his service in the 91st Division of the U.S. Army in Italy during World War II.

Mr. Ryden was a longtime teacher of U.S. and world history at Lincoln Junior High School (now Lincoln Middle School) in Park Ridge.

He was a member of First Presbyterian Church of Wilmette and an avid gardener.

Funeral services were held Feb. 12 at the First Presbyterian Church of Wilmette, with interment in Elmwood Cemetery in River Grove, Ill.

Memorial contributions may be made to the Parkinson's Disease Foundation, 1359 Broadway, Suite 1509, New York NY 10018 or to the First Presbyterian Church of Wilmette, Memorial Fund, 600 Ninth Street, Wilmette IL 60091.

Arrangements were handled by Wm. H. Scott Funeral Home in Wilmette.

John Sandstrom

John Sandstrom, a lifelong resident of Evanston, died Feb. 1 at St. Francis Hospital in Evanston. He was 87.

Born July 29, 1919, he served as a captain and bombardier in the U.S. Army Air Corps during World War II.

Mr. Sandstrom worked as an accountant at Unocal Corp. for 45 years.

An avid golfer, he was an active member of the American Legion.

According to relatives, Mr. Sandstrom was a great friend and neighbor.

Survivors include his wife of 58 years, Bernice; daughters Suzanne (Henry) Foley and Nancy (Jonathan) Sims; sons Kenneth (Kathleen) and Scott (Jody); and seven grandchildren.

Funeral services were held Feb. 5 at Donnellan Family Funeral Home in Evanston.

Interment was private.

Memorial contributions may be made to the Alzheimer's Association, 4700 Golf Road, Suite 1015, Skokie IL 60076.

• *Record: wn-wn-obituaries-021507-s1*

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Obituaries

Ralph D. Huszagh

Services for Ralph D. Huszagh, 79, an architect in the Chicago area for more than 40 years, will be at 3 p.m. Thursday at Christ Episcopal Church, 784 Sheridan Rd., Winnetka. Mr. Huszagh, of 744 Oak St., Winnetka, died Monday in Palm Springs, Cal., where he was vacationing. Mr. Huszagh, of the Ralph Huszagh & Assoc. firm in Wilmette, was awarded the 1969 Design of the Year Award by the American Institute of Architects. Surviving are his widow Marjory; three sons, Ralph, Donald, and Ronald; five grandchildren; and two great-grandchildren.

Raymond C. Chouinard

Services for Raymond C. Chouinard, 57, a Kankakee restaurateur, will be Thursday at 10 a.m. in St. Rose Catholic Church, 486 W. Merchant St., Kankakee. Mr. Chouinard, of 1439 W. Station St., in Kankakee, died Monday in St. Mary's Hospital, Kankakee. He owned and operated two restaurants, the Blues Cafe for the last 24 years, and the Blue Flame for the last four years. He was a Kankakee Township highway commissioner for the last 18 years. He is survived by his widow, Venita; two sons, Garry and Lanny; two daughters, Debra Jensen and Julie; four brothers; and five sisters.

Walter D. Harris

Services for Walter D. Harris, 58, of 3140 Central St., Evanston, will be at 4 p.m. Sunday in Hemenway United Methodist Church, 933 Chicago Av., Evanston, where he was a lay leader. Mr. Harris died Friday in Evanston Hospital

after suffering a heart attack in his home. He was Illinois sales representative for A. Rifkin Co., manufacturers of specialty bags for the banking industry. He is survived by his widow, Frances; two sons, Terril A. and Davie C.; a sister; and a brother.

Mrs. Clara H. Thieda

Mass for Mrs. Clara H. Thieda, 96, of 811 S. Clinton Av., Oak Park, will be at 9:30 a.m. Thursday in Ascension Catholic Church, 815 S. East Av., Oak Park. Mrs. Thieda died Sunday in an Elmwood Park nursing home. She is survived by three sons, Roman, Clarence, and Edwin; two daughters, Mrs. Bernice Hruby and Mrs. Cornelia Luczak; six grandchildren; and 11 great-grandchildren.

Abraham Sherer

Abraham Sherer, 94, a tailor for politicians, sports figures, and show business personalities, died Tuesday at the Village Nursing Home in Skokie. Mr. Sherer, of 610 LaPorte Ave., Wilmette, was a custom tailor and designer with offices at 5 N. Michigan Av. and 22 W. Monroe St., until he retired about 20 years ago. Among his customers were former judge and later former Gov. Henry Horner, boxer Jack Dempsey, Louis Armstrong, orchestra leader Abe Lyman, and Joe Glasser, who headed a theatrical booking agency. Survivors include a son, Irving; four daughters, Mrs. Florence Hoffman, Mrs. Ruth Korn, Mrs. Rochelle Milner, and Mrs. Shirley Rosenthal; 14 grandchildren; and 19 great-grandchildren. Services will be at 10 a.m. Thursday in the chapel at 111 Skokie Blvd., in Wilmette.

Ralph D. Huszagh

Ralph Huszagh (1898-1977) Education: College of Architecture, Cornell University (1919) Professional: Partnership with Boyd Hill (mid 1920's until Depression, 1929): designed 1540 Lake Shore Drive, Chicago; Aragon Ballroom, Chicago; 210 E. Pearson St., Chicago; several houses in Winnetka and the North Shore. After WWII he started a practice in partnership with his son Ralph D. Huszagh. They continued to work on the North Shore including several houses in Winnetka, the townhouses between Oak and Cherry Streets as well as the Donnellan Funeral Home in Skokie. Was senior partner in Ralph Huszagh and Associates Architects in Kenilworth. Member of Winnetka's Christ Episcopal Church. Veteran of World War I, Navy.

Died 3/14/77 at age 79 in Palm Springs, California

Ralph D. Huszagh m. Henrietta (date?)

- >Kenneth Huszagh

- >Victor

- >R. LeRoy () m. Dorothy Wickett (1921) 609 Sheridan

- >Ralph D. (1898-1978) m. Marjorie Wickett (1922) 204 Fuller

 - >>Ralph C. (1928-1990)

 - >>Donald Wickett (graduated Naval Academy 1946) (e. 1945 Mary Elizabeth Van Nostrand)

- >Harold

Ralph D. and Ralph C. were in partnership after WWII. Ralph C. moved to Florida (time frame unknown).

R. LeRoy was originally an investment guy, article in 1935 describes him as a "Barrington realtor". Headed Huszagh & Musson.

CHRISTINE O'BRIEN, WILLIAM TIPPENS

Publication info: Chicago Tribune (pre-1997 Fulltext) ; Chicago, Ill. [Chicago, Ill]10 July 1993: 27.

[ProQuest document link](#)

ABSTRACT (ABSTRACT)

Christine Anne O'Brien and William Wilkinson Tippens were married May 29 at St. Bavo Church in Mishawaka, Ind. Rev. James A. Shafer officiated.

The bride received her bachelor of science degree from Purdue University and is a sales manager for Dunn Systems in Lincolnwood.

FULL TEXT

Christine Anne O'Brien and William Wilkinson Tippens were married May 29 at St. Bavo Church in Mishawaka, Ind. Rev. James A. Shafer officiated.

The bride received her bachelor of science degree from Purdue University and is a sales manager for Dunn Systems in Lincolnwood.

She is the niece of Thomas and Kathleen Welsh of Mishawaka. They are the owners of WBB Communications Advertising Agency in Mishawaka.

The bridegroom received his bachelor of architecture degree from the University of Illinois and his master of science and historic preservation degree from Columbia University, New York.

He is director of design review for the Department of Planning and Development for the City of Chicago.

His parents are William C. and Eleanor Tippens of Winnetka. His father is a partner in the firm of WCT Architects in Winnetka. His mother is an independent public relations consultant.

The couple reside in Chicago.

DETAILS

Publication title:	Chicago Tribune (pre-1997 Fulltext); Chicago, Ill.
Pages:	27
Number of pages:	0
Publication year:	1993
Publication date:	Jul 10, 1993
column:	Weddings.
Section:	WEEKEND CHICAGO
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Copyright:	Copyright Chicago Tribune Co. Jul 10, 1993
Last updated:	2015-05-21
Database:	Chicago Tribune

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VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property InformationSite Address: 265 WHITE OAK LANEParcel Identification Number(s) (PIN): 05-20-400-091-0000Description of all structures to be demolished: ENTIRE HOUSECurrent Property Owner InformationLegal Name: 265 WHITE OAK LLCPrimary Contact: MIKE KLEINAddress: 6825 N LINCOLN AVECity, State, Zip: LINCOLNWOOD, IL 60712Phone No. 847-421-9696Email: [REDACTED]Date owner acquired property: 10/20/2020Applicant InformationLegal Name: 265 WHITE OAK LLCPrimary Contact: MIKE KLEINAddress: SAME

City, State, Zip: _____

Phone No. _____

Email: _____

Applicant's relationship to current property owner: MANAGER

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

Contractor Information (If known, otherwise indicate "not known")Legal Name: AIRROOM LLCAddress: 6825 N. LINCOLN AVECity, State, ZIP: LINCOLNWOOD, IL 60712Phone No: 847-763-1100Email: [REDACTED]

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.

1 (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. (I/We) hereby consent to inspection of the work during demolition of the subject site and adjacent public and private properties.

Applicant Signature: [Redacted]

Date: 3/31/2021

Printed Name: [Redacted]

Owner Signature: [Redacted]

Date: 3/31/2021

Printed Name: Mike Klein

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) [Redacted] er, closed and locked).

Applicant Signature: [Redacted]

Date: 3/31/2021

Printed Name: [Redacted]

Owner Signature: [Redacted]

Date: 3/31/2021

Printed Name: _____

265 White Oak Lane Construction Schedule 3/31/2021

Item No	Activity	Duration (Days)	Start	Finish
1	Utility Disconnects & Temporary Power	4	5/10/2021	5/13/2021
2	Site Prep & Permit Issuance	5	5/14/2021	5/20/2021
3	House Demo	16	5/25/2021	6/16/2021
4	Excavation and Clay Compaction around basement	16	6/17/2021	7/9/2021
5	Clay Compaction Certification Inspection	2	7/12/2021	7/13/2021
6	Foundation Footing	6	7/12/2021	7/19/2021
7	Footing Inspections	1	7/20/2021	7/20/2021
8	Set wall forms, install rebar	5	7/20/2021	7/26/2021
9	Wall Inspection	1	7/27/2021	7/27/2021
10	Pour and strip walls	5	7/28/2021	8/3/2021
11	Damp-proofing & Backfill Inspection	5	8/4/2021	8/10/2021
12	Backfill and rough grading	5	8/13/2021	8/19/2021
13	Spot Survey	7	8/16/2021	8/24/2021
14	Verify, Order, Fabricate Steel	7	8/20/2021	8/30/2021
15	Underground Detention Pipe Installation	1	8/25/2021	8/25/2021
16	Steel installation	2	8/31/2021	9/1/2021
17	Install Electric Service Pedestal	2	9/2/2021	9/3/2021
18	Rough Framing	21	9/2/2021	10/1/2021
19	Elect Service Inspection	3	9/7/2021	9/9/2021
20	Windows- doors	2	10/1/2021	10/4/2021
21	Roofing	6	10/4/2021	10/11/2021
22	Plumbing	7	10/5/2021	10/13/2021
23	Water & Sewer Direction Bore	4	10/8/2021	10/13/2021
24	Underground Plumbing	3	10/12/2021	10/14/2021
25	Order Utilities for Re connection	40	10/14/2021	12/10/2021
26	Hvac	7	10/20/2021	10/28/2021
27	Radon System Install	3	10/25/2021	10/27/2021
28	Electrical	7	10/27/2021	11/4/2021
29	Underground inspection	1	10/28/2021	10/28/2021
30	Interior Flatwork	3	11/2/2021	11/4/2021
31	Fire stop for inspections	1	11/5/2021	11/5/2021
32	Rough inspections	9	11/8/2021	11/18/2021
33	Insulation	3	11/19/2021	11/23/2021
34	Inspect Insulation	1	11/24/2021	11/24/2021
35	Drywall	12	11/29/2021	12/14/2021
36	Drywall Prime & Clean-up	2	12/15/2021	12/16/2021
37	Exterior Flatwork EXCEPT Driveway	5	12/21/2021	12/28/2021
38	Hardwood acclimation & installation	10	12/21/2021	1/4/2022
39	Decks, Entries, Porches	8	12/29/2021	1/7/2022
40	Siding, Soffits, Fascia	21	12/29/2021	1/26/2022
41	Tile Floors & Walls	20	1/5/2022	2/1/2022
42	Overhead Garage Door	2	1/27/2022	1/28/2022
43	Deliver Cabinets	1	2/2/2022	2/2/2022
44	Thresholds, Kneewall Caps	6	2/2/2022	2/9/2022
45	Install Cabinets	10	2/3/2022	2/16/2022
46	Counter Tops	13	2/9/2022	2/25/2022
47	Shower Doors	14	2/10/2022	3/1/2022
48	Gutters and down spouts	2	2/14/2022	2/15/2022
49	Interior Trim	9	2/15/2022	2/25/2022
50	Electric Generator Installation	4	2/16/2022	2/21/2022
51	Tile backsplash	4	2/28/2022	3/3/2022
52	Appliance delivery	4	3/1/2022	3/4/2022
53	Trim Electrical	8	3/1/2022	3/10/2022
54	Mirrors	5	3/2/2022	3/8/2022
55	Soil Erosion Fence Removal	2	3/3/2022	3/4/2022
56	Surveyor- Stake lot to meet D&G Elevations	2	3/3/2022	3/4/2022
57	Appliance installation	8	3/4/2022	3/15/2022
58	Trim HVAC	6	3/4/2022	3/11/2022
59	Trim Plumbing	6	3/4/2022	3/11/2022
60	Final Grade to meet D&G Plans	8	3/7/2022	3/16/2022
61	Interior Painting	15	3/14/2022	4/1/2022
62	Landscaping	15	3/14/2022	4/1/2022
63	Final Inspections	6	3/18/2022	3/25/2022
64	Punch List & Reorders	30	3/18/2022	4/28/2022
65	Finish Hardwood Floors	5	4/4/2022	4/8/2022
66	Driveway	4	4/11/2022	4/14/2022
67	Project Completion	1	4/29/2022	4/29/2022



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: APRIL 27, 2021
SUBJECT: 1015 STARR ROAD - CONTINUATION OF HISTORICAL AND ARCHITECTURAL IMPACT STUDY (CASE NO. 20-21-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	November 2, 2020, by vote of 5-0 required submittal of an HAIS.
HAIS Review	January 4, 2021, HAIS determined incomplete, by vote of 5-0.
Second HAIS Review	February 1, 2021, by a vote of 6-0, review of updated HAIS continued to May 3, 2021 meeting.
Property Address	1015 Starr Road (See Attachment 2 – Aerial Map)
Property Owner	1015 Starr, LLC
Application Submitted by	1015 Starr, LLC – Represented by Jon Kogan (See Attachment 2 – Application Materials)
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 3)
Winnetka Historical Society (WHS) Comments on HAIS	WHS finds the initial HAIS complete and is in agreement that the house has architectural significance because of its association with its architect, John Van Bergen, and historical significance because of its association with former Village President Eugene Rummler. (Attachment 2).
PROPERTY DESCRIPTION	
Size	0.43 acres
Location	North side of Starr Road between Rosewood Avenue and Locust Street
Improvements	Single-family residence with attached garage
Zoning	R-3 Single Family Residential
Surrounding Zoning	R-3 Single Family Residential

PROPERTY HISTORY	See Attachment 2, Preliminary Property History and Winnetka Historical Society Report
Constructed	1924
Additional Construction Activity	1965 – Remodel and construct an addition to single family residence; 1995 – Build a shed
Illinois Historic Structure Survey Listing	Yes (Included in Attachment 2)
Winnetka Historical Society (WHS)	The WHS research indicates that the property does have historical and architectural significance. See attached reports from the WHS provided in Attachment 2 for details.
NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes on Same Block (either side of the right-of-way block face and/or along the alley)	None
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	No

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 1015 Starr Road prepared by Jean Guarino 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 1015 Starr Road prepared by Jean Guarino 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 September 15, 2020 in order to explore alternatives to total demolition.

ATTACHMENTS

Attachment A1: Updated Marketing Information for 1015 Starr Road
Attachment B1: HAIS Agenda Packet from February 1, 2021 Meeting
Attachment C1: Public Correspondence

ATTACHMENT A1

From: [Britva, Marina](#)
To: [Christopher Marx](#)
Cc: [Jon Kogan](#)
Subject: 1015 Starr Rd Winnetka
Date: Friday, April 23, 2021 8:15:50 AM
Attachments: [1015 Starr Rd Listing.pdf](#)
[1015 Starr Remodeling Plans.pdf](#)

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.

Mr Marx,

My name is Marina Britva and I am a listing agent for 1015 Starr Rd in Winnetka. I work for Coldwell Banker in Winnetka since 2007 and primarily concentrate on the Winnetka market. I listed 1015 Starr Rd on 2/5/2021 with MRED as a rehabilitative opportunity highlighting the architectural significance of the property.

As part of my marketing efforts, I advertised the property in my office sales meetings, on over 700 various websites (domestic and international) and did email blasts to the agents on the Northshore and in the city. We also acquired remodeling plans for the property from a well-known local architect to show the perspective buyers one of the options of the remodeling project. As a result of my marketing efforts, I had 9 inquiries from the real estate agents, 4 of which resulted in property showings. After the showings, all of the potential buyers were not interested in pursuing the remodeling project on the property. Their main concern was the cost that they will incur with such an extensive project due to the very poor condition of the home. Unfortunately, the existing home was not kept up by the previous owners and the home is very run- down with a poor condition of the foundation and very low 7 ft basement ceilings. None of the perspective buyers were interested in seeing the property the second time.

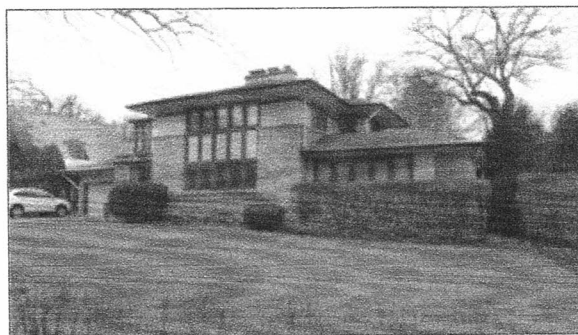
In my professional opinion, I think that it will be very difficult to find the buyer who will be interested in pursuing this remodeling project.

I am enclosing a copy of the MRED listing and remodeling architectural plans for your review. If you have any further questions, please do not hesitate to contact me.

Best regards,

Marina Britva
Cell: 847-409-6260
Coldwell Banker Realty
Real Estate Broker
568 Lincoln Ave. | Winnetka, IL. 60093
Email: Marina.Britva@cbexchange.com |

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you**



Detached Single MLS #: **10987973** List Price: **\$1,650,000**
 Status: **ACTV** List Date: **02/05/2021** Orig List Price: **\$1,650,000**
 Area: **93** List Dt Rec: **02/05/2021** Sold Price:
 Address: **1015 Starr Rd, Winnetka, IL 60093**
 Directions: **West of Locust, East of Rosewood**
 Sold by: Mkt. Time (Lst./Tot.): **75/75**
 Closed: Contract: Concessions:
 Off Market: Financing: Contingency:
 Year Built: **1924** Bt Before 78: **Yes** Curr. Leased:
 Dimensions: **100 X 188**
 Ownership: **Fee Simple** Subdivision: Model:
 Corp Limits: **Winnetka** Township: **New Trier** County: **Cook**
 Coordinates: # Fireplaces: # Spaces: **Gar: 2.5**
 Rooms: **10** Bathrooms **3 / 1** Parking: **Garage**
 (full/half):
 Bedrooms: **4** Master Bath: **Full**
 Basement: **Full** Bsmnt. Bath: **No** Parking Incl. In Price:
 Mobility Score: **41 - Fair Mobility! ?**

Remarks: **Amazing property located on the beautiful and private Starr Street. This architecturally significant home was designed by John Van Bergen, the student of Frank Lloyd Wright. Work with the team of Award Winning builder and Award Winning architect to remodel this beautiful property. The listing price offers the property as is. The builder is open to work with your client's ideas. The additional remodeling cost will be based on the architectural plans developed by the buyer.**

School Data

Elementary: **Hubbard Woods (36)**
 Junior High: **Carleton W Washburne (36)**
 High School: **New Trier Twp H.S. Northfield/Winnetka (203)**

Assessments

Amount:
 Frequency: **Not**

Applicable

Special Assessments: **No**
 Special Service Area: **No**
 Master Association:
 Master Assc. Freq.: **Not Required**

Tax

Amount: **\$30,406**
 PIN: **05173150130000**
 Mut PINs: **No**
 Tax Year: **2019**
 Tax Exmps:

Miscellaneous

Waterfront: **No**
 Appx SF: **4011**
 SF Source: **Estimated**
 Bldg. Assess. SF:
 Acreage: **0.4316**

Square Footage Comments: **2167 sq. ft 1st floor; 1844 sq. ft 2nd floor**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	28X17	Main Level			Master Bedroom	22X16	2nd Level		
Dining Room	10X13	Main Level			2nd Bedroom	13X15	2nd Level		
Kitchen	21X15	Main Level			3rd Bedroom	14X16	2nd Level		
Family Room	21X19	Main Level			4th Bedroom	14X16	2nd Level		
Laundry Room	10X8	Main Level							
Den	21X17	Main Level			Office	10X8	2nd Level		

Interior Property Features:
 Exterior Property Features:

Age: **91-100 Years**
 Type: **2 Stories**
 Style:
 Exterior: **Stucco, Stone**
 Air Cond: **Central Air**
 Heating: **Gas**
 Kitchen:
 Appliances:
 Dining: **Separate**
 Attic:
 Basement Details: **Unfinished**
 Bath Amn:
 Fireplace Details:
 Fireplace Location:
 Electricity:
 Equipment:
 Other Structures:
 Door Features:
 Window Features:

Laundry Features:
 Additional Rooms: **Den, Office**
 Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Attached**
 Garage Details:
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Driveway:
 Foundation:
 Exst Bas/Fnd:
 Disability Access: **No**
 Disability Details:
 Exposure:
 Lot Size: **.25-.49 Acre**
 Lot Size Source:
 Lot Desc:

Roof:
 Sewer: **Sewer-Public**
 Water: **Lake Michigan**
 Const Opts:
 General Info: **School Bus Service**
 Amenities:
 Asmt Incl: **None**
 HERS Index Score:
 Green Discl:
 Green Rating Source:
 Green Feats:
 Sale Terms:
 Possession: **Closing**
 Occ Date:
 Rural:
 Vacant:
 Relist:
 Zero Lot Line:

Broker Private Remarks: **For pictures of previous projects please visit www.highgatebuilders.net and www.morgantewilson.com. The room dimensions are approximate. Showings will start 3/11/21. Listing agent can show the outside of the property and the builder is open to meet with your clients to discuss the proposed design plans.**

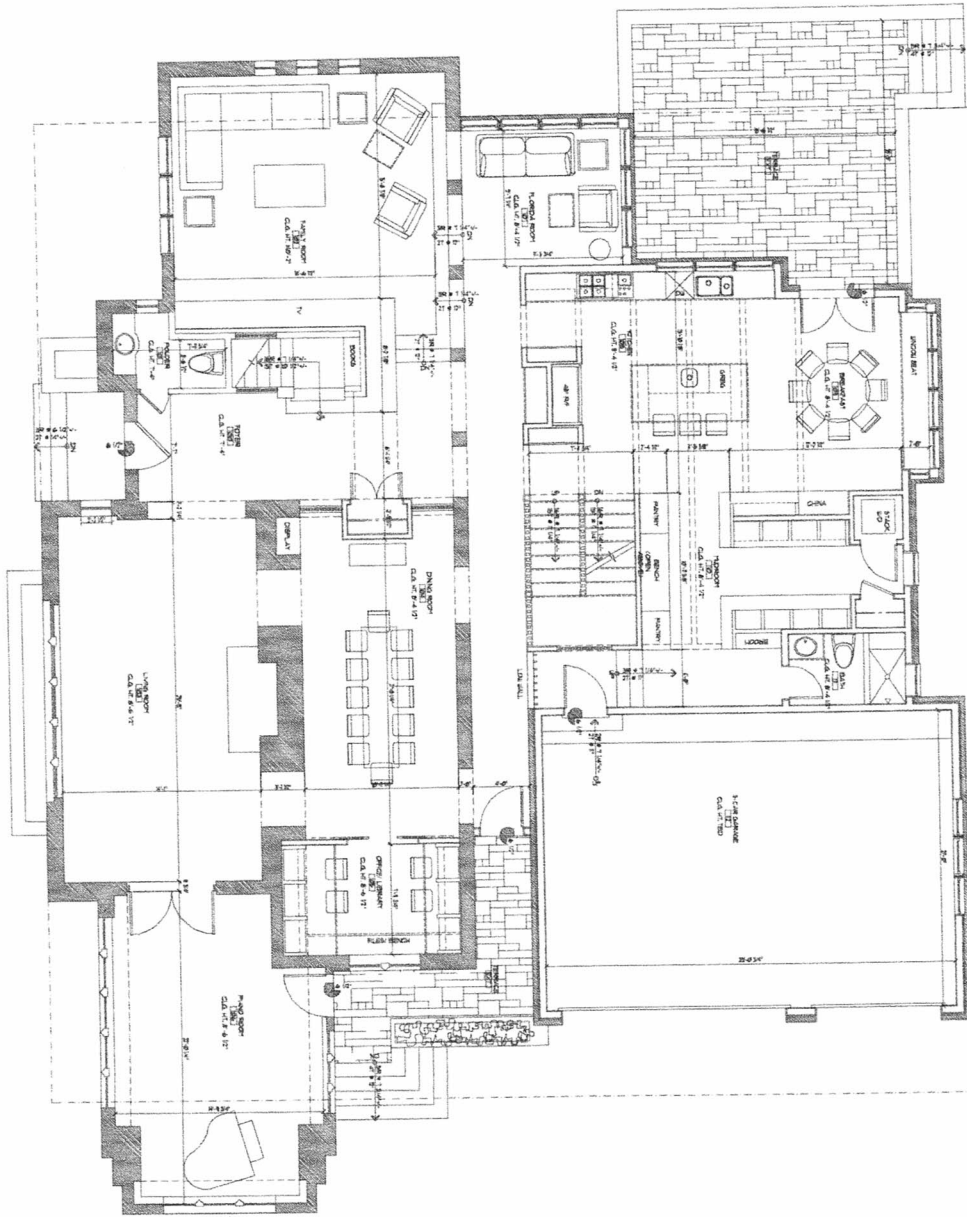
Internet Listing: **Yes** Remarks on Internet?: **Yes**
 VOW AVM: **No** VOW Comments/Reviews: **No**
 Listing Type: **Exclusive Right to Sell** Holds Earnest Money: **Yes**
 Coop Comp: **2.25%-1ST M; 1.75%** Addl. Sales Info.: **None**
 BALANCE - \$475 (on Net SP)
 Showing Inst: **Call Listing agent at** Cont. to Show?:
 847-409-6260
 Mgmt. Co: Contact Name:
 Owner: **OOR** Ph #:
 Broker: **Coldwell Banker Realty (3930) / (847) 446-4000**
 List Broker: **Marina Britva (37712) / (847) 409-6260 / marina.britva@cbexchange.com**

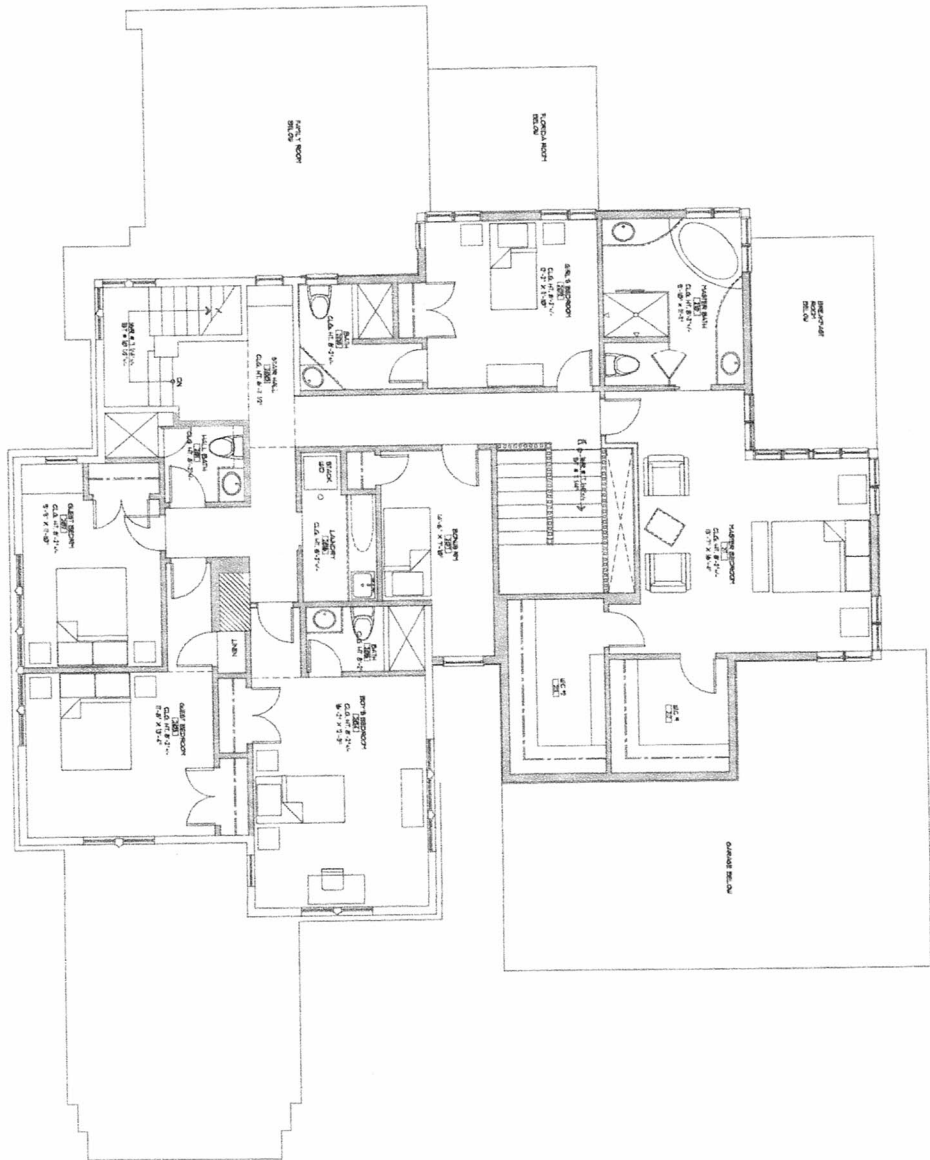
Addr on Internet?: **Yes**
 Broker Notices:
 Lock Box:
 Special Comp Info: **None**

Expiration Date: **05/03/2021**

Phone:
 Broker Owned/Interest: **No**

PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"





PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

A2.2

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PRIVATE RESIDENCE
1010 STARR RD
WINDYBROOK, IL

**SECOND FLOOR
PLAN
OPTION 1**

NO. 1	2010/10/12
NO. 2	2010/10/12
NO. 3	2010/10/12
NO. 4	2010/10/12
NO. 5	2010/10/12
NO. 6	2010/10/12
NO. 7	2010/10/12
NO. 8	2010/10/12
NO. 9	2010/10/12
NO. 10	2010/10/12

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MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 26, 2021
SUBJECT: 1015 STARR ROAD - CONTINUATION OF HISTORICAL AND ARCHITECTURAL IMPACT STUDY (CASE NO. 20-21-LPC)

INTRODUCTION	
Meeting Date	February 1, 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	November 2, 2020, by vote of 5-0 required submittal of an HAIS.
HAIS Review	January 4, 2021, HAIS determined incomplete, by vote of 5-0. A revised HAIS prepared by Jean Guarino has been submitted and is included as Attachment 1.
Property Address	1015 Starr Road (See Attachment 2 – Aerial Map)
Property Owner	1015 Starr, LLC
Application Submitted by	1015 Starr, LLC – Represented by Jon Kogan (See Attachment 2 – Application Materials)
Public Comments as of Date of Memo	Staff has not received any written comments from the public regarding this HAIS.
Winnetka Historical Society (WHS) Comments on HAIS	WHS finds the initial HAIS complete and is in agreement that the house has architectural significance because of its association with its architect, John Van Bergen, and historical significance because of its association with former Village President Eugene Rummler. (Attachment 2).
PROPERTY DESCRIPTION	
Size	0.43 acres
Location	North side of Starr Road between Rosewood Avenue and Locust Street
Improvements	Single-family residence with attached garage
Zoning	R-3 Single Family Residential
Surrounding Zoning	R-3 Single Family Residential

PROPERTY HISTORY	See Attachment 2, Preliminary Property History and Winnetka Historical Society Report
Constructed	1924
Additional Construction Activity	1965 – Remodel and construct an addition to single family residence; 1995 – Build a shed
Illinois Historic Structure Survey Listing	Yes (Included in Attachment 2)
Winnetka Historical Society (WHS)	The WHS research indicates that the property does have historical and architectural significance. See attached reports from the WHS provided in Attachment 2 for details.
NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes on Same Block (either side of the right-of-way block face and/or along the alley)	None
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	No

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 revised Historical Architectural Impact Study (HAIS) complete. If the LPC determines that the resubmission of the HAIS is still incomplete or otherwise insufficient to enable the LPC to make a determination as to the impact of the proposed demolition, the LPC shall so notify the Director of Community Development, who shall retain a qualified person to complete the study, at the Applicant's expense. The LPC shall order the owner to deposit funds with the Village in the amount sufficient to cover all costs of completing the study.

If the Commission does find the HAIS complete, a Commission member may make one of the two following motions (a) Demolition Without Delay or (b) Delay of Demolition:

Demolition Without Delay

I make a motion finding that the Historical Architectural Impact Study (HAIS) for 1015 Starr Road prepared by Jean Guarino 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 1015 Starr Road prepared by Jean Guarino 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 finding, the demolition must be delayed for a period of 60 days in order to explore alternatives to total demolition.

ATTACHMENTS

Attachment 1: Revised HAIS prepared by Jean Guarino

Attachment 2: January 4, 2021 LPC Meeting Agenda Packet for 1015 Starr

ATTACHMENT 1

HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS):

THE EUGENE AND CLARA RUMMLER HOUSE 1015 STARR ROAD WINNETKA, ILLINOIS



Built 1924
Architect: John Van Bergen

HAIS PREPARED BY:
Jean L. Guarino, Ph.D.
Guarino Historic Resources Documentation
844 Home Avenue
Oak Park, IL 60304
708.386.1142
guarinojl@gmail.com

Submitted to the Village of Winnetka on December 11, 2020; Revised January 14, 2021.

Synopsis of Findings of Significance

The Rummler House at 1015 Starr Road has local and statewide architectural significance as an exemplary design by architect John Van Bergen, an important early 20th century architect in Illinois who began his career as a draftsman for Frank Lloyd Wright and specialized in residential work. The house also possesses local architectural significance as an excellent example of the Prairie style in Winnetka, possessing hallmarks of this style, as well as the distinctive use of rough-cut limestone as sheathing. The house is historically significant at the local level for its association with Eugene A. Rummler—its first owner—who was a civic leader in Winnetka from the 1910s through the 1930s, serving as Village President and long-term member of the Plan Commission. In these roles, he oversaw the establishment of the caucus system and later assisted with the railroad depression project. No information was found relating the house to an historic event.

Ownership history of the 1015 Starr Road parcel

Property Owner Name	Period of Ownership
Eugene A. and Clara Rummler	1925 - 1954
Michael H. and Mary Pauly	1955 - 1965
Manuel C. and Gloria Johnson	1965 - 1970
James and Sandra Sneider	1970 - 1972
Alvin R. and Lenore Shapiro	1972 - 2004
Benjamin Chou	2004 - Present

It was not possible to undertake Tract Book research for this property since the Cook County Recorder of Deeds Office is currently (December 2020) closed due to the coronavirus. As a result, the chain of ownership was obtained from the research packet prepared by the Winnetka Historical Society, which was based on a review of local phone directories, real estate listings, and obituaries. Consultant also reviewed U.S. Census records, documentation in the building file for 1015 Starr Road at the Winnetka Village Hall, as well as contemporary newspaper clippings to verify these dates. Biographical information on the historic (pre-1971) owners of this property is shown below.

Eugene A. and Clara Rummler

Eugene A. Rummler (1872-1955) was born in Kalamazoo, Michigan, the son of Joseph J. and Jenny R. (Sittig) Rummler. He attended the University of Michigan but interrupted his studies to work as a civil engineer for the Detroit Waterworks. He graduated in 1898 with a B.S. degree in mechanical engineering and was employed by the Crescent Shipyards of Elizabeth, New York. There he was involved in the construction of the first seven submarines built in the United States.¹

¹ Albert N. Marquis (Editor). *The Book of Chicagoans* (Chicago: A.N. Marquis & Co., 1931) 842; “Eugene Albert Rummler,” in: <https://www.wikitree.com/wiki/Rummler-17>.

Eugene Rummler served as a patent attorney in Chicago for fifty years. In 1901, he established the Chicago-based law firm of Rummler & Rummler, in partnership with his brother, William R. Rummler. The firm specialized in patents, copyrights, and trademarks. The brothers took on various other partners over the years: the firm was variously known as Rummler, Rummler & Woodworth (1931); Rummler, Rummler and Davis (1941); and Rummler, Rummler, and Snow (1955). Eugene Rummler's stature in Chicago's business community is evidenced by his inclusion in *The Book of Chicagoans: A Biographical Dictionary of Leading Living Men and Women of the City of Chicago* (A.N. Marquis, Ed.) for the years 1911, 1917, 1931 and 1941.

In 1903, Eugene Rummler reportedly designed and built the first postage meter machine in the U.S., following the invention of Arthur H. Pitney two years earlier. He later spoke of the great effort required, and the many disappointments encountered, before obtaining approval of the U.S. postal authorities and the consent of Congress to use the meter machines in franking mail.² Rummler served for many years as chairman of the Chicago Association of Commerce committees on public improvements and good roads. He was an organizer of the Chicago Regional Planning Association, a member of the Citizens' Advisory Committee on financing Cook County expressways, and chairman of the joint committee on the Cook County highway program.³

Eugene Rummler married Clara L. Wenborne (1879-1968), of Buffalo, New York, on June 23, 1903. The couple had four children: Charles Wenborne, Rosalia, Frederick Sittig, and Emma. The family lived in Chicago until 1908 when they moved to Winnetka, living at 965 Spruce Street. Eugene and Clara were active in the Winnetka Drama Club and both appeared in productions. Both were members of the Winnetka Congregational Church. In 1924, the Rummlers commissioned Highland Park-based architect John Van Osdel to design a Prairie style house on a lot they purchased at 1015 Starr Road. The estimated cost was \$14,000, according to the building permit. Four years later, their son, Frederick, drowned in Lake Michigan at the age of 21, when a boat he was on overturned.⁴

Eugene was active in Winnetka's civic affairs over the course of several decades. He served as President of the Village from 1915 to 1917. During his term in office, the non-partisan caucus system of nominating village officers was adopted. The system brings together a varied group of residents who endorse candidates from those who choose to submit themselves to the vetting process. Rummler was quoted as saying that the new system was "not the conception of one individual, but the result of the earnest study of many civic-minded citizens."⁵

In *The Story of Winnetka* (1956), historian Lora Townsend Dickinson noted that, "The caucus system as used in Winnetka is unique. It is not based on the charter, nor any act of the legislature, nor any village ordinance. She also explained why this system originated: "Partisan politics with

² "The Stamp Collector," *Chicago Tribune* (November 19, 1950).

³ Albert N. Marquis (Editor). *The Book of Chicagoans* (Chicago: A.N. Marquis & Co., 1931) 842.

⁴ "Eugene Albert Rummler," in: <https://www.wikitree.com/wiki/Rummler-17>. "Man Drowns in Trying to Save Friends' Lives," *Herald and Review* (Decatur) (August 29, 1928).

⁵ Lora Townsend Dickinson, *The Story of Winnetka* (Winnetka: Winnetka Historical Society, 1956) 192.

its accompanying “spoils system” was seen to be creeping into the village elections about 1914, and office seekers were plainly recognized—bringing a disturbing note into community life.”⁶ A meeting in the City Club of Chicago, attended by Winnetka officials, including Rummler, convened to discuss the caucus plan. Dickinson noted that the new system was subsequently “tried out and finally prevailed over the partisan method.”⁷

Eugene Rummler was widely recognized for his knowledge in city planning: he served as chairman of the Winnetka Zoning Commission from 1920-21 and he also as chairman of the Winnetka Plan Commission from 1927 to at least 1943.⁸ As a member of the Plan Commission in late 1937, he was appointed by the Village Council to a four-man joint committee charged with studying the matter of railroad track depression with the goal of reducing fatalities that occurred at crossings. Other members of the committee included Robert Kingery of the Plan Commission, as well as Council members Herbert Sieck and John Manniere of the Council.⁹



Eugene Rummler

The committee’s report recommended that Winnetka prepare an application for a federal grant through the Public Works Administration for the project. Charles De Leuw & Company of Chicago was employed to prepare the application. A referendum vote, favoring the project two to one, was taken as a mandate to go ahead. Winnetka subsequently received a PWA grant of \$1,552,500 toward the estimated total cost of \$3,450,000. The remaining cost was divided between the railroads (\$897,500) and the Village of Winnetka (\$1,000,000). The railroad depression project involved the excavation of nearly one million cubic yards of earth, elimination of ten railroad crossings, and completion of the seven present-day vehicular bridges. It was finally completed on November 3, 1940 when trains traveled over the new permanent tracks.¹⁰

In 1954, the Rummlers decided to sell their house at 1015 Starr Road and move to Largo, Florida, where their daughter Rosalia (Sally) and her husband, Sage I. Redfern, owned a small trailer park. A family history noted that Rummler “expected to be “Mr. Fix-it” for the park and its occupants. He enjoyed maintenance chores and was skillful in repairing machinery and furniture.” The couple initially spent three months in San Diego, where Eugene died on March 1, 1955. Clara spent the next ten years in Largo, Florida, and then lived with her other daughter, Louise, and son-in-law, John S. Atwood, first in Scottsdale, Arizona, and then in San Pedro, California. Clara Rummler died on October 30, 1968.¹¹

⁶ Dickinson, 193.

⁷ Ibid.

⁸ “E.A. Rummler, Lawyer, Civic Leader, Is Dead,” *Chicago Tribune* (March 2, 1955); Winnetka Plan Group Reveals Post-War Aims,” *Chicago Tribune* (October 24, 1943).

⁹ Dickinson, 105.

¹⁰ Ibid, 106, 108.

¹¹ “Eugene Albert Rummler,” in: <https://www.wikitree.com/wiki/Rummler-17>.

Michael H. and Mary (Naghten) Pauly

Dr. Michael H. Pauly Jr. (1906-2007) was born on June 11, 1906 and was raised in a house at 6600 Loomis Boulevard in Chicago. His father, Michael H. Pauly, Sr., was a surgeon.¹² He graduated from Loyola Academy in 1924 and then attended the University of Illinois Dental School.

Michael Pauly married Mary Naghten (1911-2004) in 1936 and the couple initially lived at 820 Lawrence Avenue in Chicago, according to the 1940 U.S. Census. Dr. Pauly served in the Army Medical Corps During World War II. He listed the 820 Lawrence address on his draft registration card, which was dated October 16, 1940. However, someone crossed out this address and wrote the address “791 Walden Road, Winnetka,” which presumably was the couple’s first home in Winnetka. The Paulys had two children—Pamela and James—and the family lived in the house at 1015 Starr Road from the mid-1950s until 1965. They later lived in a house at 827 Bryant Avenue, according to the public records index found on ancestry.com.

Michael H. Pauly Jr. was a dentist in Hubbard Woods for over 50 years and volunteered over the years at many facilities, including St. Mary’s of the Lake Catholic Seminary and Children’s Memorial Hospital. Throughout his life he enjoyed playing golf and was a competitive tennis player winning many Chicago tournaments in his early years. Mary Naghten Pauly participated in numerous volunteer organizations, such as the Heart Fund of Chicago, The Catholic Women’s Guild, Winnetka Circle, Winnetka Women’s Club, and garden clubs. She enjoyed gardening, owl, and playing bridge.¹³

Manuel C. and Gloria Johnson

No information was found on this couple, who owned the house at 1015 Starr Road from 1965 to 1970.

James and Sandra Snider

James R. Snider (1936-2005) was born in Fremont, Ohio, the son of Walter and Bertha Snider. In 1954 he left Ohio to attend Loyola University in Chicago, where he met his future wife, Sandra. They married in 1962 while he was attending night school at Loyola Law School. The couple had three children: Mark, Susan, and Diana. A practicing lawyer, Snider’s focus was mainly on real estate and franchise law. He represented Century 21 Northern Illinois, the Village of Niles, Hispanic Housing development Corporation, Barnaby’s Restaurants, the Comptroller of Illinois, the Cook County Public Guardian, and was Special Assistant to the Attorney General of Illinois. He was a Director at Labe Savings and Loan, serving as a board member and loan officer for nearly 30 years.¹⁴



James Snider.

¹² U.S. Census records for Michael H. Pauly, Jr., 1910, 1920, 1930.

¹³ “Dr. Michael Henry Pauly Jr.,” *Chicago Tribune* (November 6, 2007); “Mary Naghten Pauly,” *Chicago Tribune* (June 13, 2004).

¹⁴ “Snider, James Roman,” *Chicago Tribune*, August 17, 2005.

Narrative Description of the Rummler House

P.I.N.: 05-17-315-013-0000

Legal Description for 1015 Starr Road: Lot 11 in Block 2 in Winnetka Heights Subdivision, a Subdivision of that Part of the South ½ or the Southwest ¼ of Section 17-42-13 (east of and adjoining E. line of Rosewood Avenue.

Construction Date: 1924

Architect: John S. Van Bergen

The attribution of John S. Van Bergen as architect of the house at 1015 Starr Road does not come from the original building permit (attached), which curiously identifies the owner as architect. Instead, it comes from a drawing of the footprint of the house, identified as “Mr. E.A. Rummer, Winnetka, Illinois Residence,” which is signed by John S. Van Bergen, Architect, and dated March 25, 1924 (attached).

The building permits for the house at 1015 Starr Road found in the Village of Winnetka’s files are listed below. Copies of these permits are attached to the end of this report.

Permit Date	Owner	Action	Architect
03-21-1924	E. Rummler	Built a 2 story and basement frame residence, garage attached	“owner”
06-23-1965	Mr. & Mrs. Manuel C. Johnson	Remodel and make an addition to a single family residence	Burgess-Stevens & Associated, Chicago

House Description:

The Rummler House is located on the north side of the 1000 block of Starr Road in western Winnetka, just west of Locust Street, on a parcel that measures 100 feet in width (east-west) and 188 feet in depth (north-south). The house faces south, is set back 52 feet from the sidewalk; 14’-6” from the east lot line; and 8’-0” from the west lot line. A brick driveway on the west side of the parcel leads to the attached garage.

The two-story Prairie style house was built in two phases: 1925 (original, two-story block with one-story east wing and attached garage) and 1965 (rear wing). The original house has an irregular footprint and a massive, central stone chimney. It is clad up to the second-floor sill line in rough-cut limestone with stucco above the stonework. The stucco is detailed with horizontal wood banding. The front entrance features a round-arched wood front door with colored glass that is sheltered by a cantilevered, flat-roofed canopy with a geometric ceiling scone that appears to be original. The entrance is approached by three stone steps and has an adjacent stone planter.

The hip roof of the original house is covered with asphalt shingles and has wide, overhanging eaves. Fenestration is comprised of wood-framed leaded glass casement windows, arranged alone, or in horizontal strips. The front facade has strips of five casement windows on the first and second floors that are visually unified by vertical wood banding. A group of windows that wraps around the corner is situated above the front entrance, which illuminates the staircase to the second floor. First floor windows have stone sills and are detailed with stone jack arches. A second story door on the west façade of the house opens onto a small balcony. The one-story wing has an original, exterior wood door on its rear (north) façade. The attached, two-car garage has an overhead metal door on its front (south) façade and an original set of wood garage doors on its north facade.

The interior of the house has a flowing floor plan. The first floor has a front entrance foyer, living room, den, dining room, kitchen, family room, and a half bathroom. The second floor has a total of four bedrooms, an office, and three bathrooms.

Portions of the walls in the living room and den have stratified stone walls. This material is also used to cover the outside face of the kitchen island. The foyer, living room, and dining room have modest wood banding and baseboard molding, and the entrance foyer walls have two wood grilles. The living room retains its stone-arch fireplace. Original wood flooring has been covered with wall-to-wall carpeting on the front staircase, second floor hall, and second floor bedrooms. Plaster walls have been covered with wallpaper in most rooms. The opening between the den and living room is graced by a pair of leaded glass double-doors. The second-floor office also retains an original leaded glass door that opens onto a small balcony. The foyer retains original one-panel wood doors. Similar doors on the second floor have been painted white, as have the modest wood banding and baseboard molding in the hallway/bedrooms of this floor.

Alterations:

The Rummler House retains its original cladding, exterior doors, and fenestration. The most notable modification is the 1965 addition of the large rear wing, which contains a family room on the first floor, and a master bedroom and bathroom on the second floor. The original wood roof shingles have been replaced with asphalt shingles. The wood doors on the rear façade of the garage appear to be original; it is likely that they were moved to this location after the garage received a metal overhead garage door. Interior changes include kitchen and bathroom modernization. Wood flooring on the front hall staircase, second floor hallway, and three original bedrooms has been covered with wall-to-wall carpeting. Plaster walls have been covered by wallpaper; doors and wood trim on the second floor have been painted white.

Architect John Van Bergen

The Prairie style Rummler House at 1015 Starr Road is a distinctive residential work by John S. Van Bergen (1885-1969), a noted architect who specialized in single family houses, most of which were built in Chicago's west and north suburbs, with large concentrations in Oak Park and Highland Park, Illinois.

John S. Van Bergen was born in Oak Park on October 2, 1885. After graduating from Oak Park River Forest High School in 1905, he briefly visited California before working for his uncle, a speculative builder. In January 1907, without previous architectural training, he entered the Chicago office of Walter Burley Griffin (the Griffins were close family friends), located in Steinway Hall. Griffin instructed him in the basics of drafting, but the young Van Bergen left in October 1908 as there was insufficient work in the office to keep him busy. He then studied for three months at the Chicago Technical College (October 21, 1908 to January 25, 1909) in preparation for the architectural licensing exams.¹⁵



John Van Bergen.

In January 1909, Van Bergen began working for Frank Lloyd Wright, in the architect's Oak Park Studio. Other staff present at the time were William Drummond, as chief draftsman, Marion Mahony, Albert McArthur, Taylor Wooley, and Isabel Roberts.¹⁶ By the end of that year, Wright had left for Europe and only Van Bergen and Isabel Roberts remained to complete the work in the office and close the Studio. Van Bergen then worked for architect William Drummond until June 1911, when he passed the licensing examination. Thereafter, he worked independently for the remainder of his career, first in Oak Park (1911-17), then Highland Park, Illinois (1920-51), and later, Hawthorn Hills, Illinois (1951-55), and Santa Barbara, California (1955-69).

John Van Bergen's residential work for much of his career was primarily executed in the Prairie style. He designed over a dozen houses in Oak Park, including the George R. Hemingway House at 106 S. Grove (1914); three houses for Flori Blondeel at 426, 432, and 436 N. Elmwood (1913-14); Albert H. Manson House at 619 N. Elmwood (1912); Mrs. R.D. Manson House at 615 N. Elmwood (1912); Harry G. Horder House at 823 Fair Oaks (1914); Mrs. Charles S. Yerkes House at 450 Iowa Street (1913); Robert N. Erskine House at 714 Columbian (1914); Philip Greiss House at 716 Columbian (1914); William



A. Bersbach House (1914) at 1120 Michigan Avenue, Wilmette.

¹⁵ H. Allen Brooks, *The Prairie School: Frank Lloyd Wright and His Midwest Contemporaries* (New York: W.W. Norton & Co., 1973) 85.

¹⁶ Brooks, 85-86.

H. Watt House at 806 Columbian (1913); and the Henry R. Hamilton House at 714 Linden (1914).¹⁷ These houses are primarily sheathed in stucco and feature such Prairie style hallmarks as hip roofs with overhanging eaves, strips of casement windows, and wood banding.

In his book, *Frank Lloyd Wright, His Life and His Architecture*, author Robert Twombly writes: “Van Bergen did excellent residences in and around Chicago, very much in Wright’s manner, to be sure, but some of the strongest and most striking of the prairie genre.”¹⁸



Ca. 1925 house at 865 Auburn Road in Winnetka attributed to John Van Bergen.

Early residential work by Van Bergen outside Oak Park included the William M. Webster House (1913; razed) at 5730 Sheridan Road in Chicago, which featured an angular, flat-roofed design, in contrast to the hipped roof houses in Oak Park. The Allan Miller House (1915) at 7121 S. Paxton Avenue, also in Chicago, was designated a local landmark in 1993 and today stands as the city’s only extant Van Bergen-designed house. Notable Van Bergen projects in Wilmette include the C.P. Skillen House (1914) at 714 Ashland Avenue, which is similar in plan to Wright’s Ward Willits House in Highland Park, and the Alfred Bersbach House (1914) at 1120 Michigan Avenue, a brick-and-plaster residence with slab roof.

Wright scholar H. Allen Brooks discussed Van Bergen’s work of this early period:

His earliest houses were profoundly indebted to Wright and, although such later works as the Alfred Bersbach and C.R. Erwin houses are more personal, Van Bergen came close, perhaps closer than anyone, to actually imitating Wright’s designs. ‘A Fireproof House for \$5000’ and the later American System-Built House were the source of many Van Bergen designs...His excellent sense of proportions was much to his credit, yet because of this his houses look so well designed that they more readily pass for the work of Wright.¹⁹

John Van Bergen spent World War I at Fort Sheridan, where he converted its existing buildings into hospitals. After his discharge, he relocated to the Ravinia section of Highland Park, building a Prairie style home and studio at 234 Cedar Street in 1920. His wife, Ruth, served as office manager for his practice. The couple raised two daughters in Highland Park, where they were active in the community. Van Bergen served on the Buildings and Grounds Committee for School District 108 and established an organization called “The Friends of Our Native Landscape” with his neighbor Jens Jensen, who also served as a mentor. The two men collaborated on several projects in which the buildings designed by Van Bergen were

¹⁷ List of houses obtained from: Paul E. Sprague, *Guide to Frank Lloyd Wright & Prairie School Architecture in Oak Park* (Oak Park, Illinois: Oak Park Bicentennial Commission, 1975).

¹⁸ Robert C. Twombly, *Frank Lloyd Wright: His Life and His Architecture* (New York: John Wiley & Sons, 1979) 111.

¹⁹ Brooks 279.

harmonious with native landscaping designed by Jensen. Their joint projects included an addition at Ravinia School at 763 Dean Street in Highland Park.²⁰

John Van Bergen designed more than 30 buildings in Highland Park, the vast majority of which were single family houses. The City of Highland Park developed a “John Van Bergen Architectural Tour,” the brochure for which provides a partial list of the architect’s buildings in this community and is attached to the end of this report.



Stoddard House (1930) at 290 Cedar St., Highland Park.

Van Bergen continued to design in the Prairie style through the 1920s and 1930s and his projects of this period demonstrate his mature style, which is distinguished by the use of stratified stonework as cladding, as seen in the Rummler House and in the Stoddard House at 290 Cedar Avenue (1930) in Highland Park. Houses of this period sometimes exhibit wraparound windows and attached garages, as well as Van Bergen’s excellent sense of proportion and attention to craftsmanship.



Chicago Junior School Main Hall (1928) at 1600 Dundee Ave., Elgin.

Van Bergen designed the Braeside School (1927) at 150 Pierce Road in Highland Park in 1927 and an addition ten years later. Like the Rummler House, this Prairie style building features stratified stone up to the second story sills and a round-arch stone fireplace, located in its original music room. The year after the Braeside school was underway, planning began for the Chicago Junior School on a sixty-acre site near Elgin, in which Van Bergen designed several buildings starting in the late 1920s. A two-story building at 1894 Sheridan Road (1926) in Highland Park, designed for Humer Furriers, is a rare extant commercial design by Van Bergen.

Other commissions show Van Bergen experimenting in different idioms. For example, two of his works in Highland Park—the John Shaver House at 326 Delta Road (1935) and the George Lake House (1936) at 344 Bloom Street—were influenced by 1920s European Modernism, featuring smooth wall planes and flat roofs. In 1939, the *Chicago Tribune* published a photo of a Van Bergen designed house at 534 High Road in Glen Ellyn, which merged modern and historic

²⁰ “John Van Bergen,” in: <https://highlandparkhistory.com/highland-park-legends-program/john-van-bergen/>

elements. This modest, one-story gabled house with stone chimney and wood-shingled roof was built with concrete and finished with white cement stucco.²¹

John and Ruth Van Bergen relocated to a rural area in Hawthorne Woods after World War II, and they moved to Lake Barrington shortly thereafter. He subsequently worked in part as a small developer, buying large tracts of land, subdividing and selling the lots, sometimes with a residence of his own design. In 1955, Van Bergen relocated with his wife to just outside of Santa Barbara, California, where he continued to practice architecture, augmented by subdividing tracts of land for residential development.²²



Shaver House (1935) at 326 Delta Lane, Highland Park.

An article in the 1976 issue of *The Prairie School Review* discussed Van Bergen's later work:

Van Bergen's architecture radically changed after 1950 once he had relocated first to Hawthorn Woods, later to Barrington Hills, and finally in 1955 to Santa Barbara, California. No longer limited by the relatively small lots of the north suburbs, his house plans were free to spread out across flatlands as rambling, one story designs with flat roofs and concrete floors with radiant heating. In effect he forsook the stylistic devices of his prairie naturalism and substituted (at this late date) the details and forms of the International Style. While he continued to use stratified limestone he more often employed white stucco or common brick exclusively on his exteriors with punched openings and unadorned surfaces.²³

A 1964 wildfire destroyed John Van Bergen's home and studio in Santa Barbara, which contained most of the drawings and documents of his nearly half-century work as a designer. He died in 1969 at the age of 84.

Today, the Rummler House is a rare example of John Van Bergen's work in Winnetka. The Winnetka Historical Society's partial architectural survey of the village does not identify any other houses by the architect. However, a book by Martin Hackl titled, *The Work of John S. Van Bergen, Architect* (self-published, 2001), identifies one other Van Bergen residence in Winnetka: the house at 865 Auburn Road, which was built ca. 1925. Hackl's book provides an informative building catalog, accommodated by photos, of Van Bergen's work over the course of his career. It can be accessed online at: <https://organica.org/pse/hackl/title2.html>

²¹ "Small Home of Concrete," *Chicago Tribune* (October 29, 1939).

²² "John Van Bergen," in: <https://highlandparkhistory.com/highland-park-legends-program/john-van-bergen/>

²³ John Muggenberg, "The Prairie Spirit into the Mid 20th Century," *The Prairie School Review* (Vol. 12, 1976) 24.

Landmark Status of the Property

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

Evaluation of Historic Significance

The historic (pre-1971) owners of this house were researched through a variety of sources, including the Chicago History Museum's online catalog; the newspapers.com database; U.S. Census records, and the book titled, *Who's Who in Chicago and Vicinity* for varying years. It was determined that the house is historically significant at the local level for its association with Eugene A. Rummler—its first owner—who was a civic leader in Winnetka from the 1910s through the 1930s, serving as Village President and long-term member of the Plan Commission. In these roles, he oversaw the establishment of the caucus system and later assisted with the railroad depression project. No information was found relating the house to an historic event.

Evaluation of Architectural Significance

The Rummler House at 1015 Starr Road has local and statewide architectural significance as an exemplary design by architect John Van Bergen, an important early 20th century architect in Illinois who began his career as a draftsman for Frank Lloyd Wright and specialized in single family houses, most of which were designed in the Prairie style and built in Chicago's west and north suburbs. The Rummler House also possesses local architectural significance as an excellent example of a Prairie style house by one of the movement's key practitioners. It exhibits hallmarks of this style, including horizontal proportions, hip roof with overhanging eaves, strips of leaded glass casement windows, wood banding, and a massive central fireplace.

The Rummler House exhibits an excellent sense of proportion and attention to craftsmanship that distinguishes it from other "vernacular" Prairie style houses in Winnetka, sometimes referred to as "Contractor" Prairie houses, which used Prairie design elements on a more modest scale. The residence is indicative of Van Bergen's mature style, which often features the use of stratified stone as cladding, wraparound windows, and attached garages. This fine residence is one of only two houses designed by John Van Bergen in Winnetka, with other being the ca. 1925 house at 865 Auburn Road. The Rummler House features good architectural integrity overall and the major alteration—the 1965 rear wing—is not visible from the public right-of-way.

Evaluation of Neighborhood Impact

The Rummler House at 1015 Starr Road contributes to a fairly cohesive block of historic revival style houses. Seven of the ten houses on this block were built in the 1920s, while the other three were built post-2000. The historic residences were designed in the Tudor Revival or Colonial Revival styles and exhibit uniform scale, massing, and setbacks. They are two- to three-stories in height; are clad in traditional cladding materials, including brick, wood, and stucco; and feature

individual driveways from Starr Road. Roof types are front-gabled or side-gabled, and some houses have dormers. Demolition of the Rummler House could have an adverse impact on the 1000 block of Starr Road if what replaces it is not sensitive to issues of scale, size, and setbacks on the lot. The adjacent 600 block of Locust Street has experienced considerable demolition, with six houses built post-2000 in various neo-traditional styles.

January 2021 Postscript

During the January 4, 2021 Landmark Preservation Commission meeting, one of the Commissioners suggested that this house possesses national and international significance. However, this does not appear to be the case. For the Rummler House to rise to those elevated levels of significance, it would need to be evaluated against other Prairie style houses designed by Frank Lloyd Wright in the Chicago area and elsewhere, such as the Robie House in Chicago or the Ward Willits House in Highland Park. The Rummler House, though a notable Prairie style design in Winnetka, does not rise to the same level of design as such houses, which feature innovative features and better architectural integrity. John Van Bergen cannot be considered an architect of national or international significance as the bulk of his work was in the suburbs of Chicago. Moreover, his Prairie style houses, though widely admired today, were long considered derivative and received little attention in contemporary architectural publications or in the popular press. Van Bergen did not produce writings about his work or architectural philosophy, and he was not considered an influential architect in his day.

Person Responsible for Performing the Study

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

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List of Attachments

Attachment A: Exterior views, November 2020

Attachment B: Interior views, November 2020

Attachment C: Floor Plans

Attachment D: Neighborhood Character Table

Attachment E: Representative houses near 1015 Starr Road

Attachment F: Representative Prairie style houses in Winnetka

Supplementary Materials

Exterior Views, November 2020



View looking northeast.



View looking northwest.

Exterior Views, November 2020



View looking northeast.



Front façade fenestration.



Front entrance.

Exterior Views, November 2020



Exterior Views, November 2020



Window adjacent to garage door.



Casement “wraparound” windows above front entrance.



Rear façade of garage showing original paired doors.



West façade of garage.

Exterior Views, November 2020



Views of rear elevation.



1965 rear addition sheathed in aluminum siding.



Group of leaded glass casement windows on rear façade of original house.

Exterior Views, November 2020



Rear façade of original house block.



Rear entrance to one-story wing.



Stonework on east façade.

Interior Views, January 2021



View of front foyer with original round-arch, art glass door.



Wood grille in front foyer looking toward living room.

Interior Views, January 2021



Front door, half-bath, closet.



Front foyer looking toward staircase to second floor.

Interior Views, January 2021



Front foyer, looking west.



Living room, looking east toward den.

Interior Views, January 2021



Strip of original five casement windows in living room.

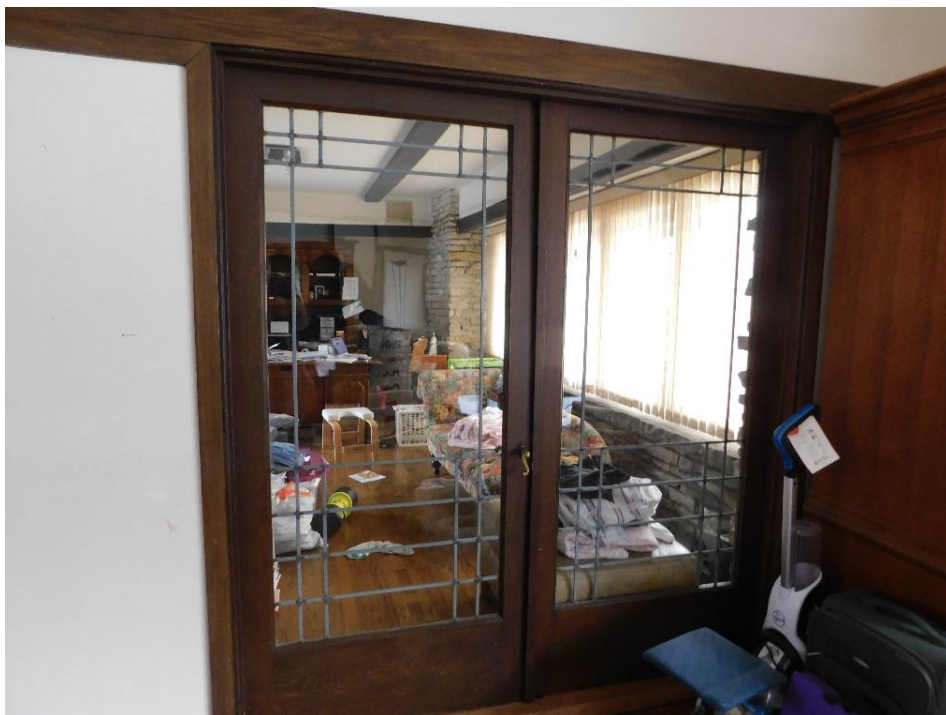


Living room, looking toward dining room (left) and den.

Interior Views, January 2021

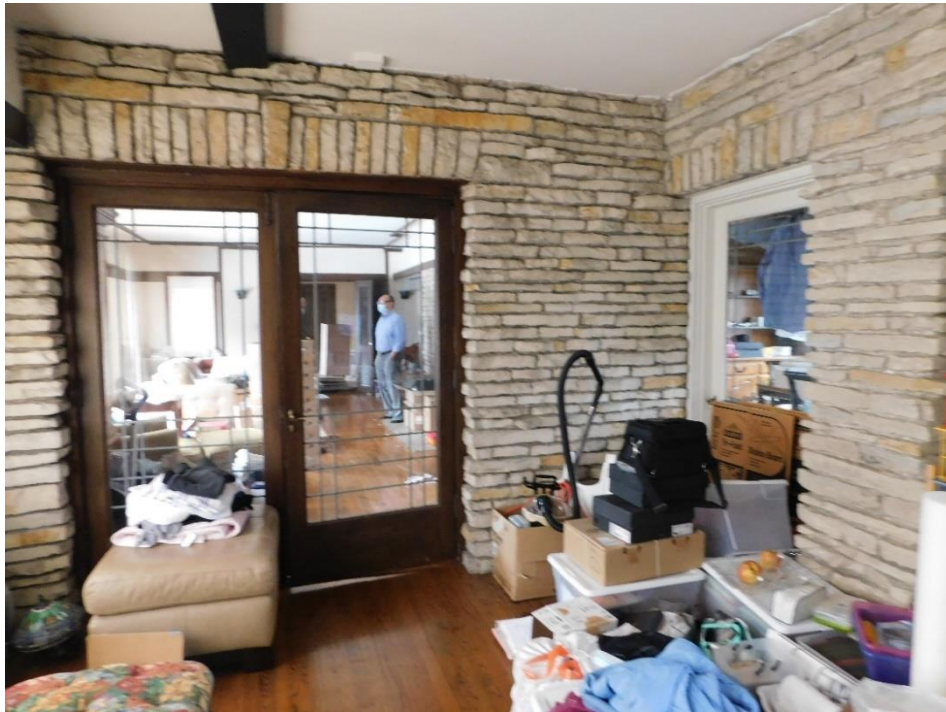


Living room fireplace.

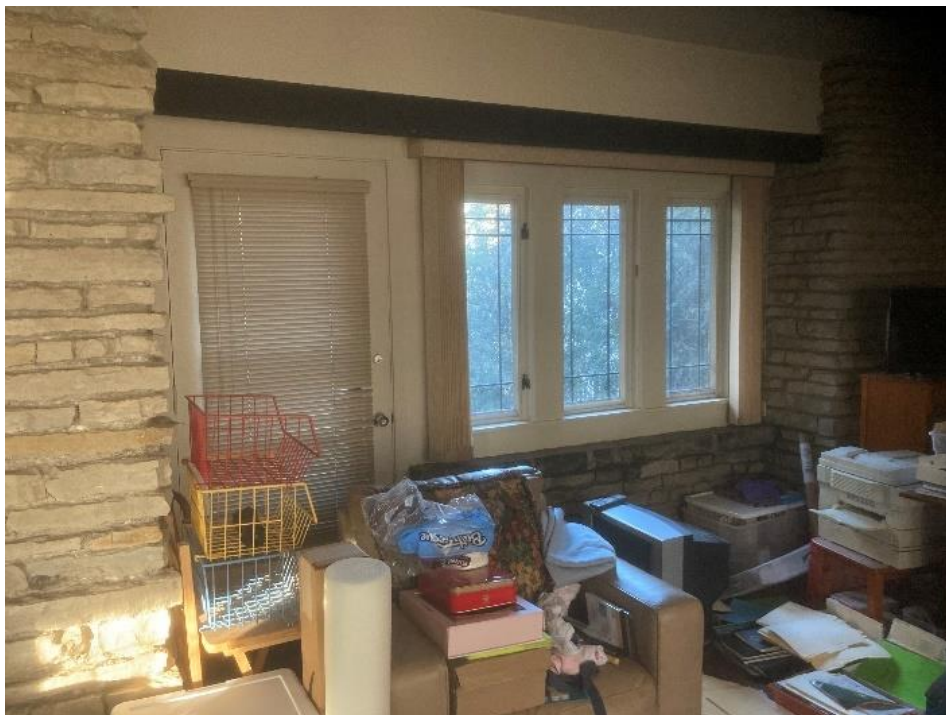


Original doors between living room and den.

Interior Views, January 2021



Den, looking toward living room.



Den showing strip of original casement windows.

Interior Views, January 2021



Detail of original wood banding in living room, looking into dining room.



Dining room with original casement windows.

Interior Views, January 2021



Detail of original casement windows in dining room.



Original wood panel door in dining room, looking toward living room.

Interior Views, January 2021



View of island with stratified stonework in kitchen.

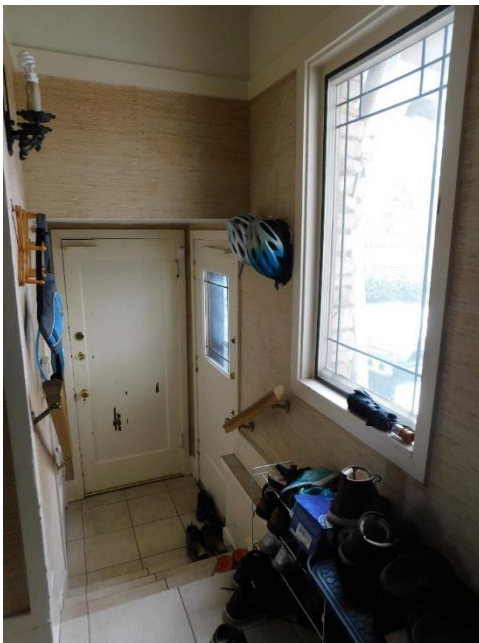


Family room in 1965 rear wing.

Interior Views, January 2021



Kitchen



Doors to garage (left) and backyard.



Half-bath adjacent to front door.

Interior Views, January 2021

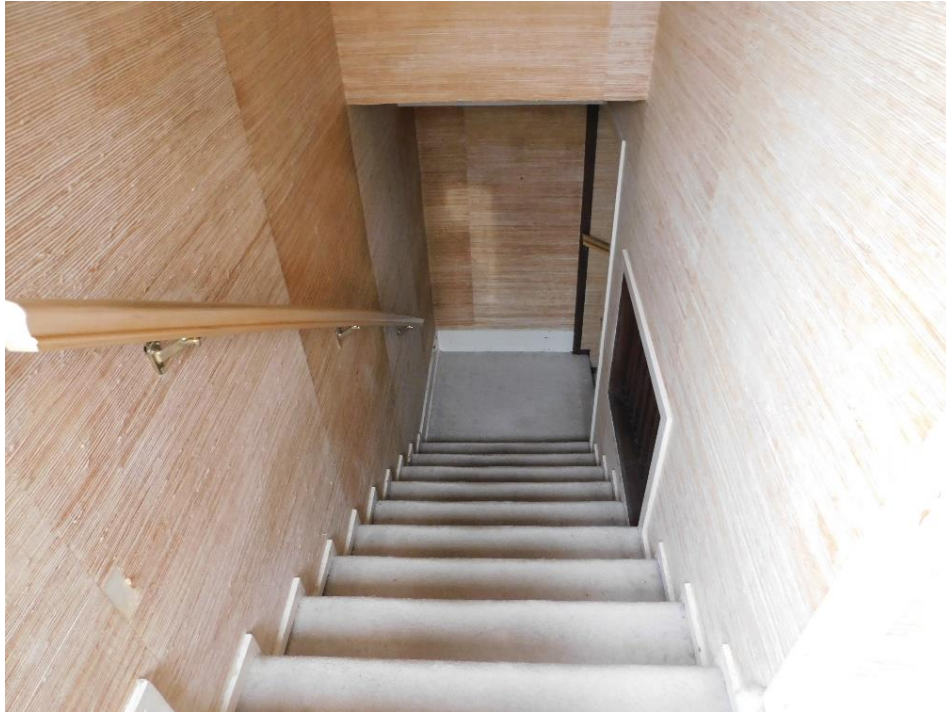


Staircase to second floor with wood grille.

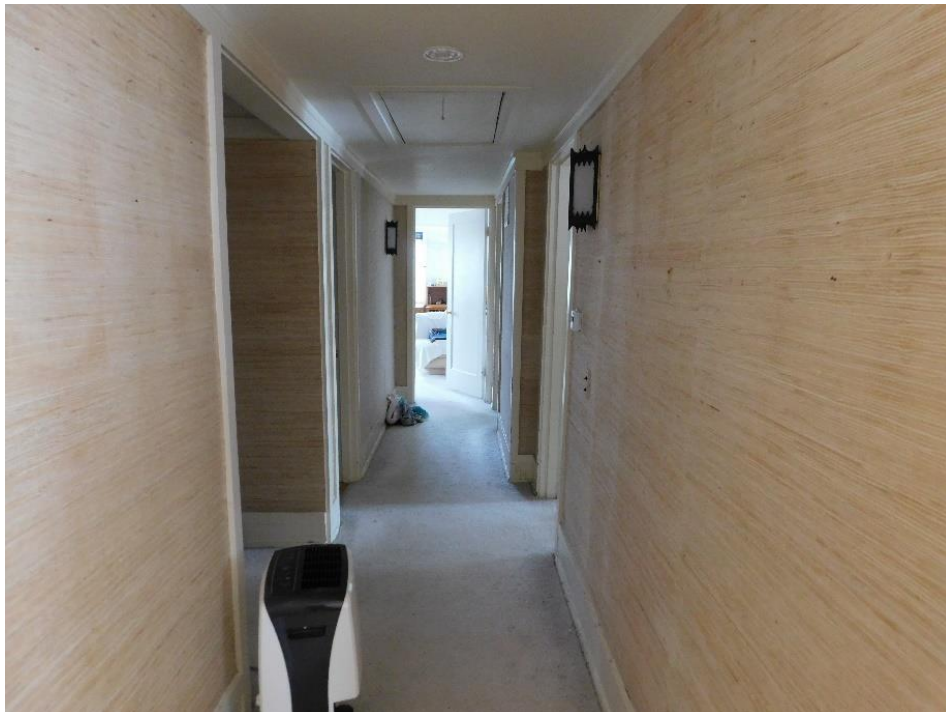


Original casement windows on stair landing.

Interior Views, January 2021



Staircase looking down.



Second floor hallway.

Interior Views, January 2021



Bedroom 1.



Second floor hall bathroom.

Interior Views, January 2021



Bedroom 2.



Bedroom 3.

Interior Views, January 2021



Bedroom 3 bathroom.



Painted door in Bedroom 3.



Second floor office with original leaded glass door opening onto balcony.



Interior Views, January 2021

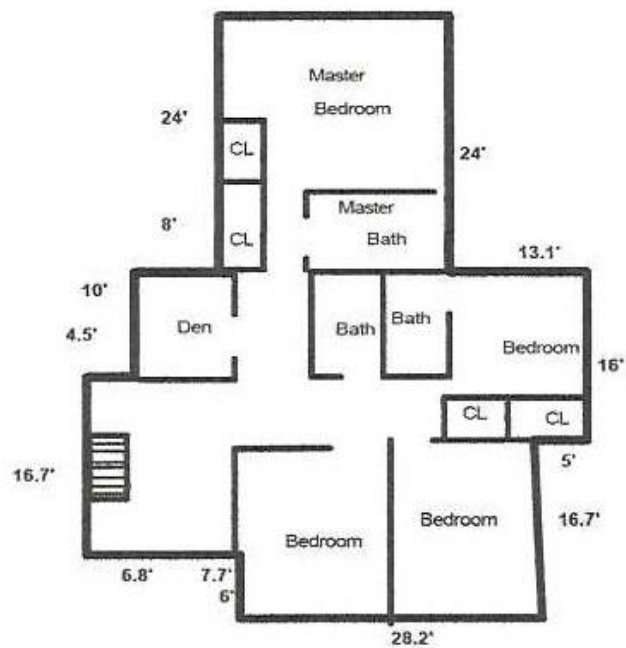
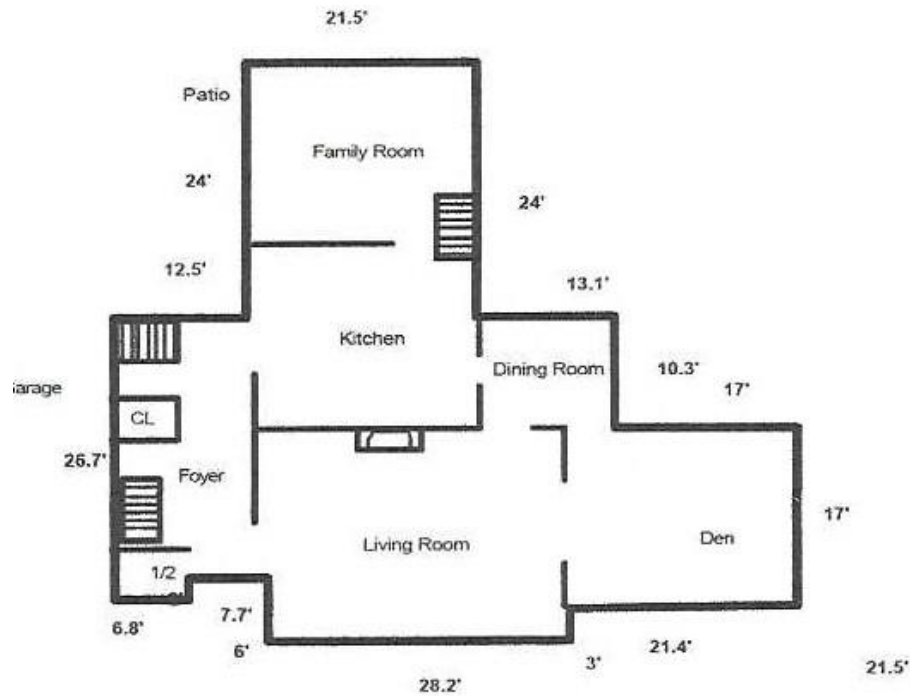


Master bedroom in 1965 rear wing.



Master bath in 1965 rear wing.

Floor Plans



Neighborhood Character Table

Address	Architectural Style	Construction Date	No. of stories	cladding
1014 Starr	Tudor Revival	1924	2	Brick (1 st fl.); stucco (2 nd fl.)
1015 Starr	Prairie	1924	2	Stone veneer (1 st fl.) Stucco (2 nd fl.)
1025 Starr	Neo-French Eclectic	2004	3	Stone veneer
1028 Starr	Tudor Revival	1922	2	Brick (1 st); stucco (2 nd)
1034 Starr	Colonial Revival	1922	3	Wood
1035 Starr	Colonial Revival	1927	3	Brick
1040 Starr	Tudor Revival	1926	2	Stone (1 st fl.); stucco (2 nd fl.)
1045 Starr	Neo-Italian Renaissance	2014	2	brick
1050 Starr	Colonial Revival	1923	2	brick
1055 Starr	Neo-Colonial/Craftsman	2001	2	Brick
639 Locust	Colonial Revival (Ranch home)	1950	1.5	Brick
649 Locust	Colonial Revival	1925	2.5	Brick
656 Locust	Craftsman	1924	2.5	Brick
659 Locust	Neo-French Eclectic	Post-2000	2	Brick
675 Locust	Neo-French Eclectic	2009	2.5	Stone veneer
680 Locust	Colonial Revival	1923	2	Wood
685 Locust	Neo-Craftsman/Eclectic	2018	2.5	Stucco?
689 Locust	Unknown; under construction	2020	2.5	Unknown

Representative houses near 1015 Starr Road



1014 Starr Road; 1924



1025 Starr Road; 2004



1028 Starr Road; 1922



1034 Starr Road; 2004



1035 Starr Road; 1927



1040 Starr Road; 1926



1045 Starr Road; 2014



1050 Starr Road; 1923

Representative houses near 1015 Starr Road



1055 Starr Road; 2001



630 Locust Street; 1950



656 Locust Street; 1924



659 Locust Street; post-2000



675 Locust Street; 2009



680 Locust Street; 1923



685 Locust Street; 2018



689 Locust Street; 2020

Representative Prairie style houses in Winnetka



19 Warwick Lane (1907); George W. Maher



38 Abbotsford Road (1908); Walter Burley Griffin



38 Abbotsford Road (1908); Walter Burley Griffin



402 Hawthorne Lane



599 Orchard Lane (1929)



331 Walnut (1912)

SUPPLEMENTAL MATERIALS



Sanborn Fire Insurance Map, 1938, showing footprints of houses on the 1000 block of Starr Road and construction dates.

THE VILLAGE OF WINNETKA
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT

Application is also made for a CERTIFICATE of OCCUPANCY and COMPLIANCE to be issued after the completion of the building,

Winnetka, Illinois, 3-21 1924.

TO THE SUPT. OF PUBLIC WORKS:

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

PROPERTY DESCRIPTION Lot 11, Block 21
 Subdivision Winnetka Pl. Bldg. Hghts.

STREET and NUMBER 1015 Starr

DIMENSIONS of BUILDING Front 63'-9" feet. Depth 30'-4" feet. Height 22'-0" feet

NUMBER of ROOMS 7 + garage

KIND of MATERIAL Lame.

TOTAL COST 14000.00

OWNER E. Rummeler Address Winnetka

ARCHITECT Owner Address _____

BUILDER Wm. Salmer Address "

CARPENTER " " Address "

MASON " " Address "

SEWER BUILDER Amman Hg & Bldg. Co. Address Evanston

PLUMBER " " Address "

ELECTRICIAN _____

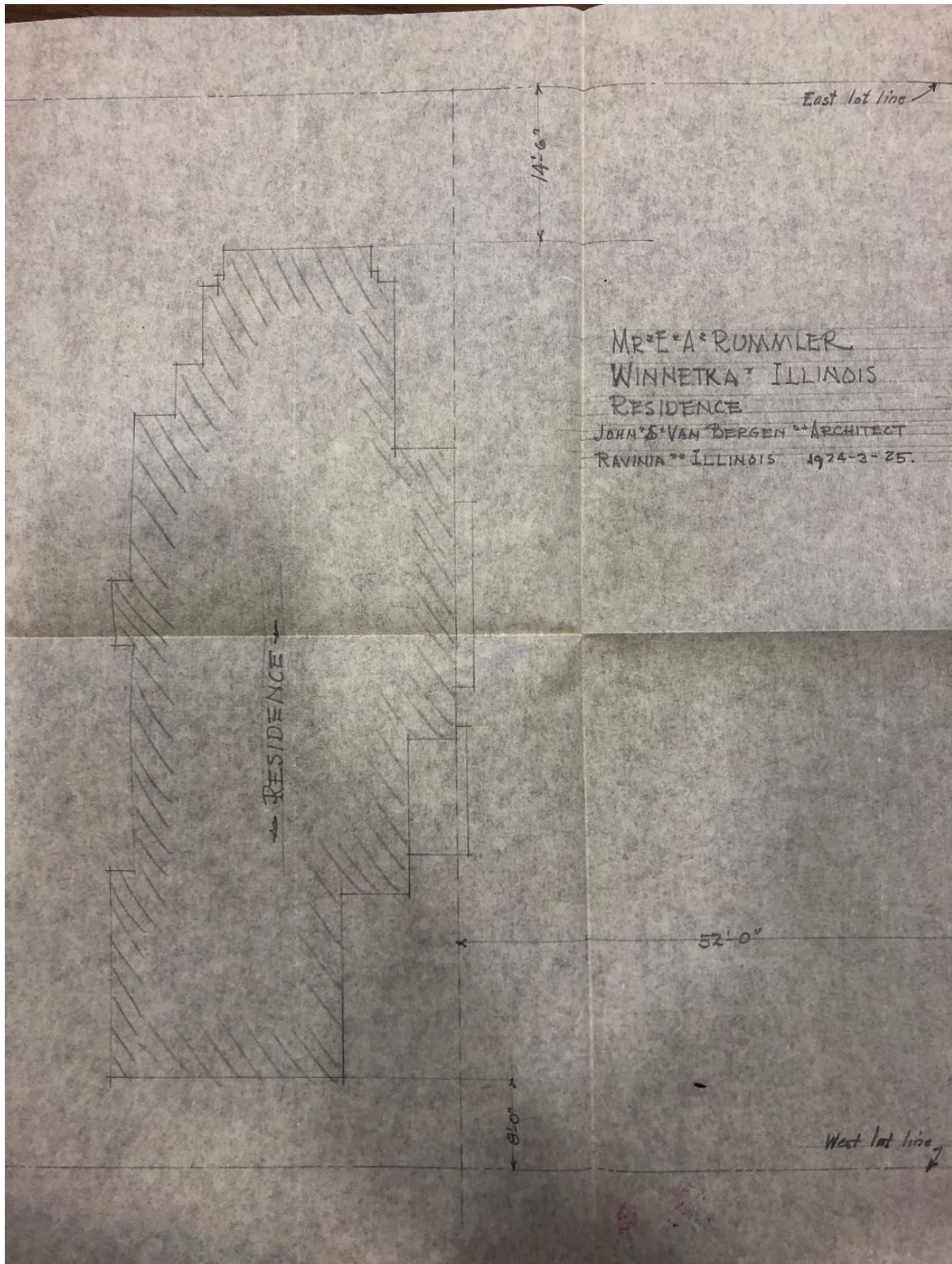
REMARKS _____

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

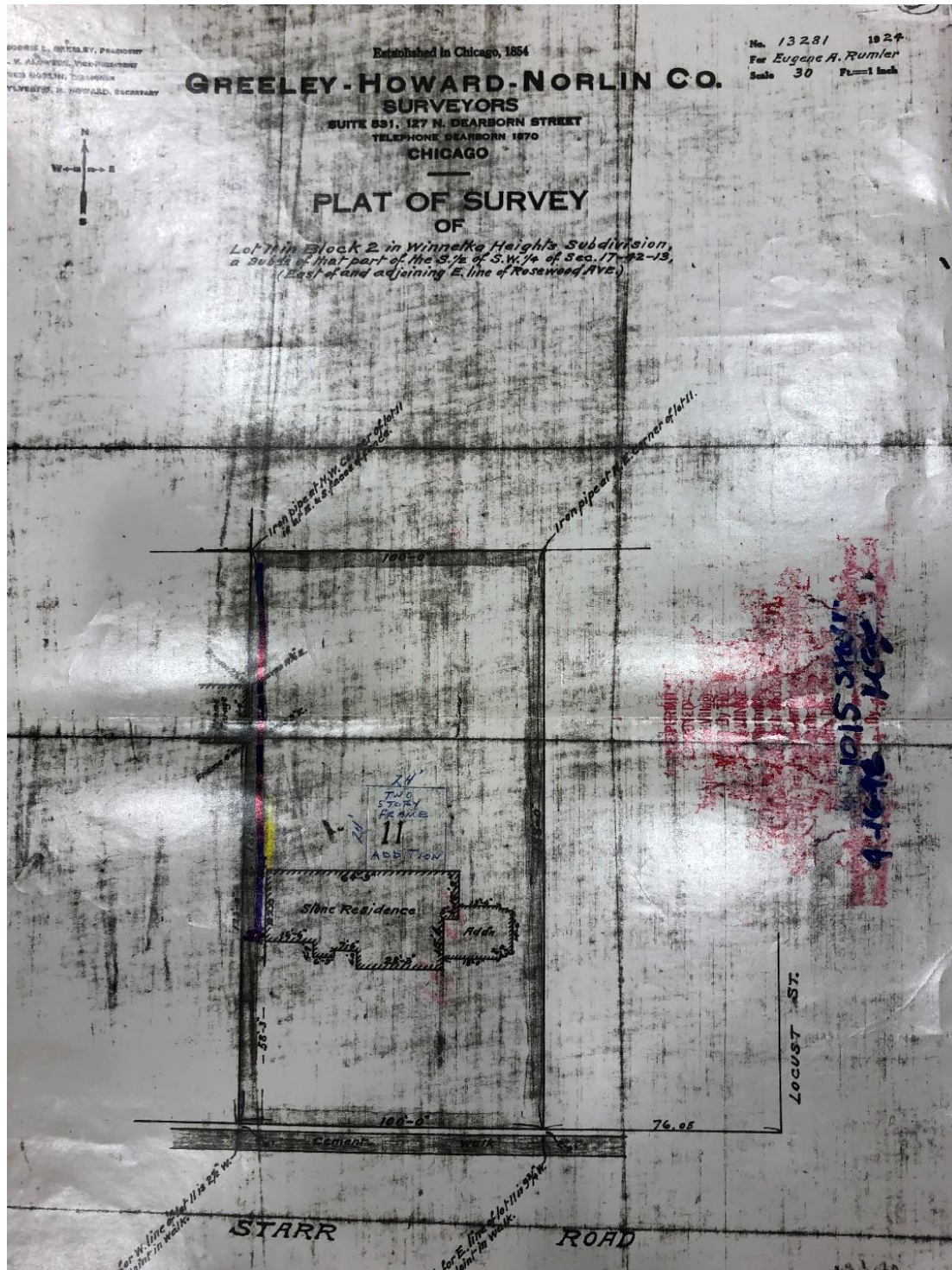
SIGNED Wm. Salmer
 ADDRESS _____

Permit Issued 4-10 1924
 Permit Number 2229
719

Original building permit for the house at 1015 Starr Road.



Pencil drawing showing footprint of the Rummler House at 1015 Starr Road dated March 25, 1924 that identifies John S. Van Bergen as architect.



Plat of Survey undertaken on behalf of Eugene Rummler for his property at 1015 Starr Road, dated September 3, 1924. The 1965 rear wing was later drawn in pen.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, June 23, 1965

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to remodel and make an addition to a

Single Family Residence

(work to be performed)

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

PROPERTY DESCRIPTION-

REAL ESTATE INDEX NUMBER

05	17	315	013
Vol.	101	Item	936

STREET and NUMBER 1015 Starr Rd., Winnetka, Illinois

DIMENSIONS of BUILDING—Front 24 feet. Depth 24 feet. Height 17 feet.

NUMBER of ROOMS Family room & 2nd flr. bedroom & bath

TOTAL COST \$ 15,000.00 KIND of MATERIAL Frame

OWNER Mr. & Mrs. Manuel C. Johnson Address O.P.

ARCHITECT Burgess-Stevens & Assoc. Address 209 So. LaSalle St. Chgo. Ill

BUILDER Ray Busa Constn. Co. Address 2443 Pamona Rd. Wilmette, Ill.

CARPENTER " " " Address " "

MASON none Address

SEWER BUILDER Address

PLUMBER Corcoran Plumbing Co. Address 9022 Menard, Morton Grove, Ill.

ELECTRICIAN Grand-Kahn Address 1725 So. Michigan, Chgo.

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 6-23-65 by

Mr. & Mrs. Manuel C. Johnson

Building Permit Number 8010

SIGNED Ray Busa

Occupancy Permit Number

ADDRESS 2443 Pamona Rd.

C. B. No. 7922

Wilmette, Ill.
AL 1-7920

VILLAGE OF WINNETKA, ILLINOIS 1015
DEPARTMENT OF PUBLIC WORKS
 Application for Installation or Alteration of Plumbing

at # 1015 Starr Rd., Winnetka, Illinois. Date June 22 1965

To the Superintendent of Public Works:
 The undersigned hereby makes application for the necessary permits to do the following described plumbing work in the Ris building at the above address, the legal description of which premises is Lot _____ Block _____ Subdivision _____

Fixtures to be installed/alterd as follows:

	SINKS	W.C.	LAV.	B.TUBS	Shower	L'DRY	URIN	DR.FT.	MISC.
BASEMENT									
1ST FLOOR									
2ND "		1	11	1					
3RD "									
4TH "									
ACCES. BLDG.									

Total Fixtures 4
 Fee \$ 4.00
 Receipt No. 7932

The undersigned licensed plumber agrees to install the above described work in compliance with the ordinances of the Village of Winnetka, and to be governed by all the rules and regulations prescribed by said ordinances.

Permit No. 65-88 Licensed Plumber Jacques E. Corcoran
 Issued 6-22-65 Address 9022 N. Menard
Morton Grove

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

FILE

1015 Starr Rd.

I, Corcoran Plumbing Co., the undersigned Plumber
(applicant's name) (trade, occupation, etc.)
hereby make application to install bath in existing residence
(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.

James E. Corcoran 9022 N. Menard Monte Rose
Ch. # 41173 (signature) Exp. 9-10-65 (address)

LEGAL DESCRIPTION

PROPERTY ADDRESS 1015 Starr Rd. TYPE OF BUILDING Res.

LOT _____ BLOCK _____ SUBDIVISION _____

OWNER OF PROPERTY M.C. Johnson ADDRESS O.P.

REAL ESTATE INDEX NUMBER VOL. _____ ITEM _____

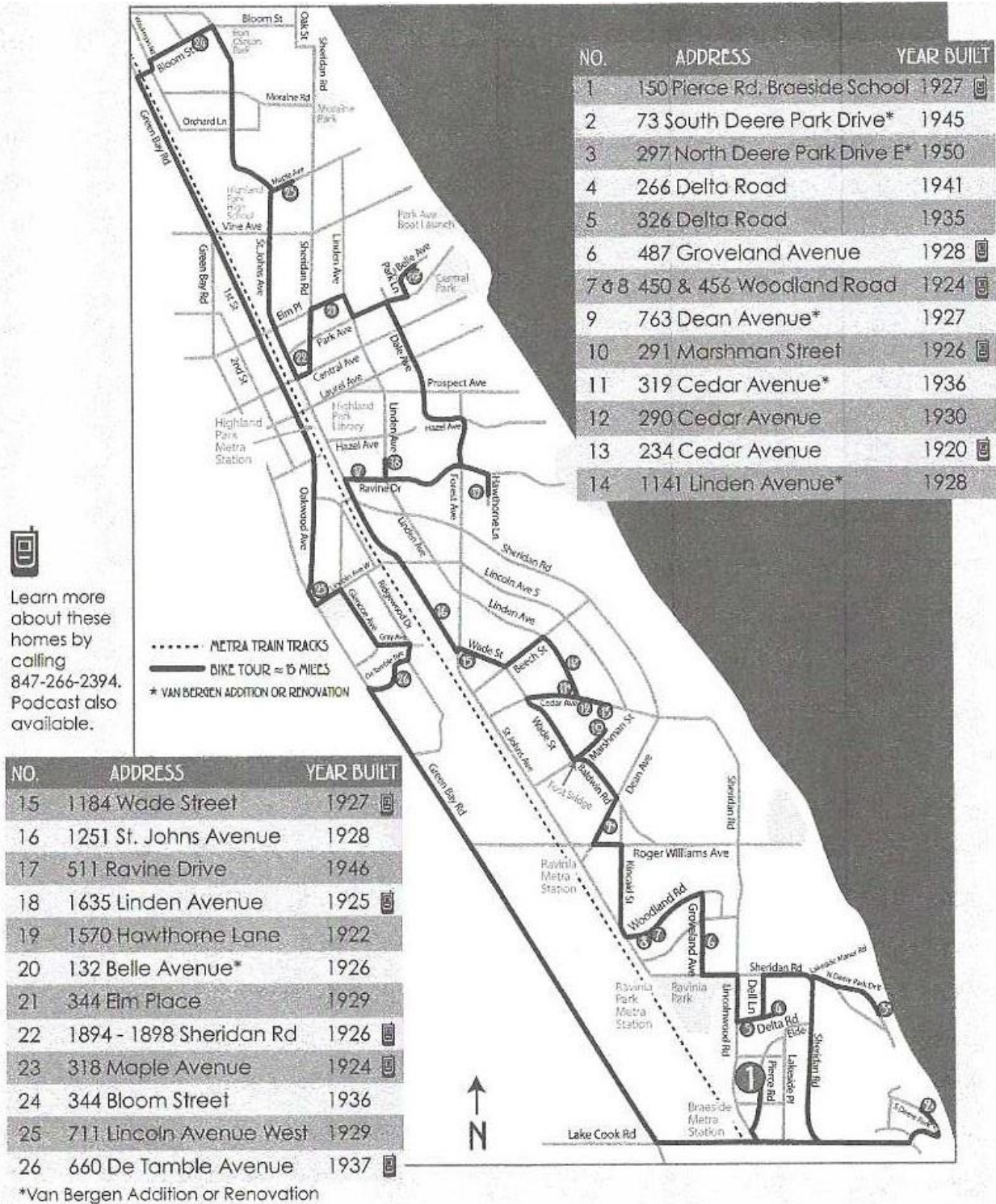
Type of Construction — Description	Village Code Authorization	Fee	Charge
☐ Driveway Construction Location _____ Material _____ Dimensions _____	Sec. 14: 31-42	\$ 2.00	
☐ Street Excavation Purpose _____ Size _____	Sec. 14: 3-20	\$10.00 As estimated As estimated	
☐ Replacement Charge Replacement Deposit Job Order # _____			
☐ Occupation of Streets Purpose _____ 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>4</u>	Sec. 4: 49-53	\$1.00 per fixture Minimum \$2.00	<u>4.00</u>
☐ Private Swimming Pool	Sec. 4: 101-107	\$25.00	
☐ Sewer Sanitary ☐ Storm ☐	Sec. 4: 56-70	\$ 7.00	
☐ 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			<u>4.00</u>

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

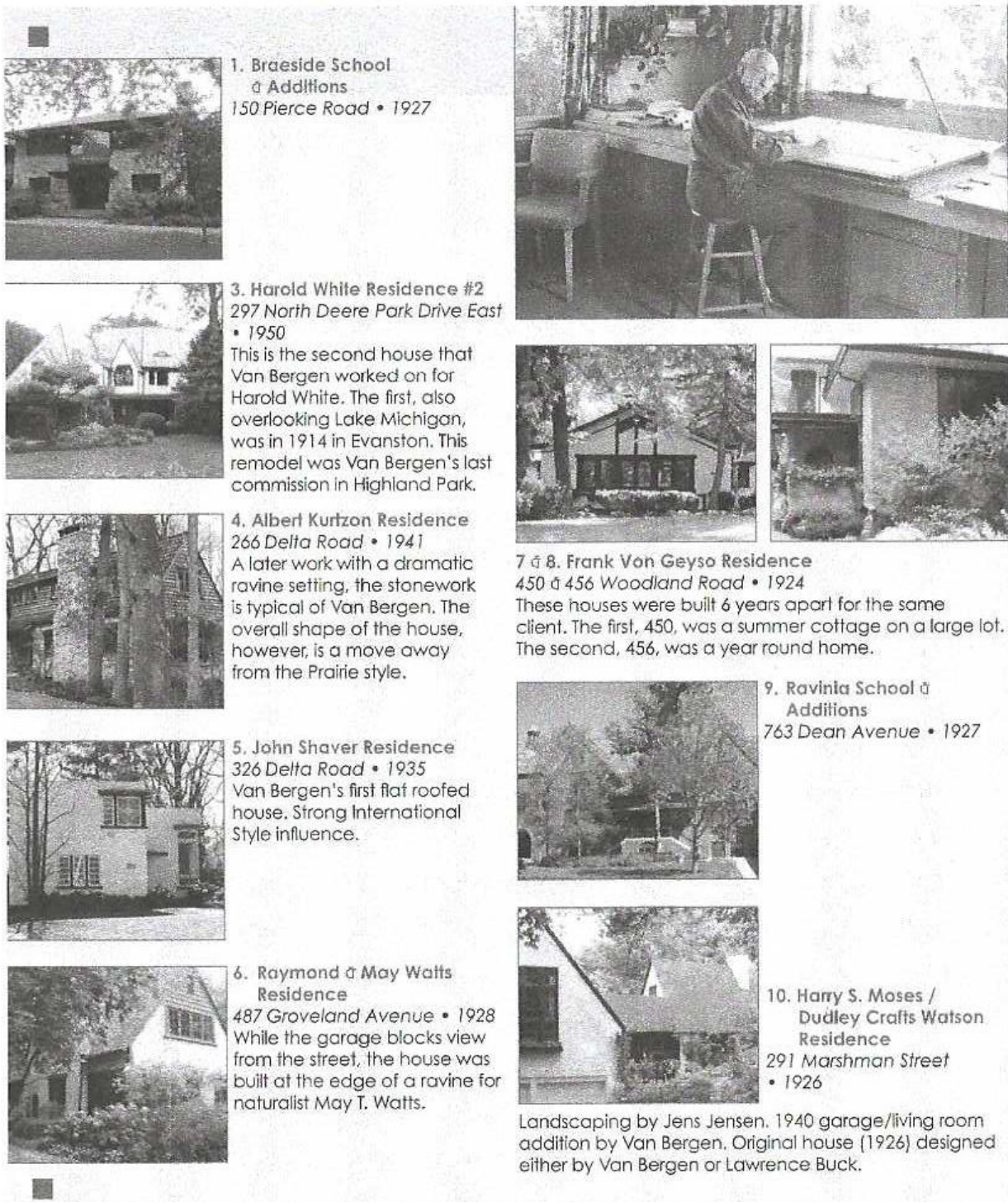
J. E. Corcoran
Intendant of Public Works

No. 65 88
Date 6-22-65

FILE COPY



City of Highland Park brochure, "John Van Bergen Architecture Tour."



City of Highland Park brochure, "John Van Bergen Architecture Tour."



12. Albert & Laura Stoddard
290 Cedar Avenue • 1930
Designed with an artist studio above the garage. Also note the striking garage doors.



13. John & Ruth Van Bergen Residence
234 Cedar Avenue • 1920



15. Ella Van Bergen / Frank Van Bergen Residence
1184 Wade Street • 1927



19. Wilson Kline Residence
1570 Hawthorne Lane
• 1922



25. Lincoln School
711 Lincoln Avenue West
In 1929, Van Bergen designed the clock (pictured on cover of this brochure) at the southeast corner of the school in honor of Nell Seyfarth. The clock is called "The Flight of Time."

21. Harry B. Roberts Residence
344 Elm Place • 1929
Note the detail of the windows that appear to wrap around the corner. Wright also used this detail in his designs of the time.



22. Moldaner & Hurner Furriers
1894 - 1898 Sheridan Road
• 1926
The only surviving example of Van Bergen's commercial design. Note the brickwork, the recessed entrance and the window design.



23. Herman Pomper Residence
318 Maple Avenue • 1924
There are several other Prairie Style homes on this street, Maple Lane, and around the corner on Sheridan Road.



24. George B. Lake Residence
344 Bloom Street • 1936
Sadly the International style house is not visible from the street because it is set at the end of a long driveway on a ravine.



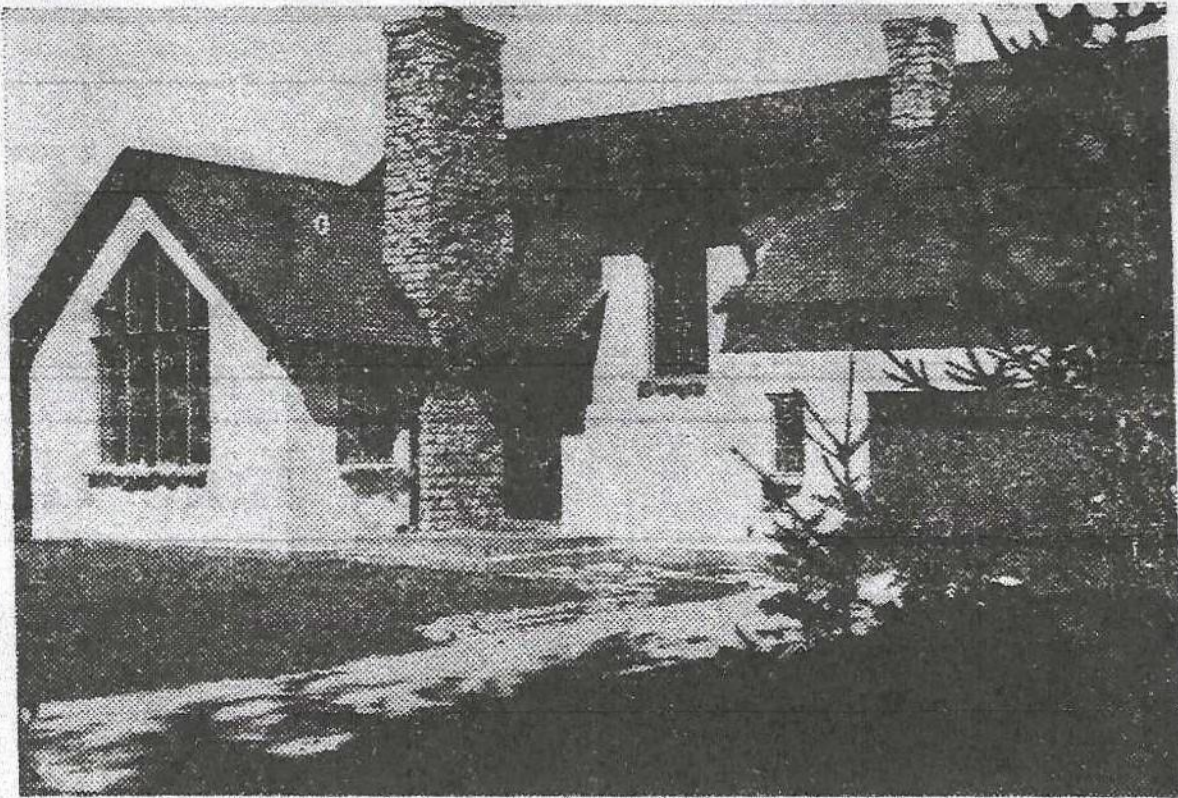
26. James L. Whitehouse
660 De Tamble Avenue
• 1937
The arched entryway with the inset door is the focal point of the façade.



CITY OF HIGHLAND PARK, ILLINOIS ■

City of Highland Park brochure, "John Van Bergen Architecture Tour."

Small Home of Concrete



A new concrete masonry home at 534 High road, Glen Ellyn, which displays once again the tendency to merge modern and traditional types. The entrance leads into a two story, wide hallway, with large studio living room at left. The owners are Mr. and Mrs. Warren Spahr. The architect, John Van Bergen, Highland Park.

Source: *Chicago Tribune*, October 29, 1939.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: DECEMBER 28, 2020

SUBJECT: 1015 STARR ROAD - HISTORICAL AND ARCHITECTURAL IMPACT STUDY (CASE NO. 20-21-LPC)

INTRODUCTION	
Meeting Date	January 4, 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	November 2, 2020, by a vote of 5-0 required submittal of an HAIS.
Property Address	1015 Starr Road (See Attachment C – Aerial Map)
Property Owner	1015 Starr, LLC
Application Submitted by	1015 Starr, LLC – Represented by Jon Kogan (See Attachment F – Application Materials)
Mail Notice Sent to Property Owners within 250 feet	Completed
Newspaper Notice	The meeting was properly noticed in the <i>Winnetka Talk</i> on December 17, 2020.
Public Comments as Date of Memo	None
Winnetka Historical Society (WHS) Comments on HAIS	WHS finds the HAIS complete and is in agreement that the house has architectural significance because of its association with its architect, John Van Bergen, and historical significance because of its association with former Village President Eugene Rummler. (Attachment B).
PROPERTY DESCRIPTION	
Size	0.43 acres
Location	North side of Starr Road between Rosewood Avenue and Locust Street
Improvements	Single-family residence with attached garage
Zoning	R-3 Single Family Residential
Surrounding Zoning	R-3 Single Family Residential
PROPERTY HISTORY	
	See Attachment D, Preliminary Property History

Constructed	1924
Additional Construction Activity	1965 – Remodel and construct an addition to single family residence; 1995 – Build a shed
Winnetka Historical Society (WHS)	The WHS research indicates that the property does have historical and 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.

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) Demolition Without Delay or (b) Delay of Demolition:

Demolition Without Delay

I make a motion finding that the Historical Architectural Impact Study (HAIS) for 1015 Starr Road prepared by Jean Guarino 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 1015 Starr Road prepared by Jean Guarino 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 finding, the demolition must be delayed for a period of 60 days in order to explore alternatives to total demolition.

ATTACHMENTS

Attachment A: HAIS prepared by Jean Guarino
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

HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS):

THE EUGENE AND CLARA RUMMLER HOUSE
1015 STARR ROAD
WINNETKA, ILLINOIS



Built 1924
Architect: John Van Bergen

HAIS PREPARED BY:
Jean L. Guarino, Ph.D.
Guarino Historic Resources Documentation
844 Home Avenue
Oak Park, IL 60304
708.386.1142
guarinojl@gmail.com

Submitted to the Village of Winnetka on December 11, 2020.

Synopsis of Findings of Significance

The Rummler House at 1015 Starr Road has local and statewide architectural significance as an exemplary design by architect John Van Bergen, an important early 20th century architect in Illinois who began his career as a draftsman for Frank Lloyd Wright and specialized in residential work. The house also possesses local architectural significance as an excellent example of the Prairie style in Winnetka, possessing hallmarks of this style, as well as the distinctive use of rough-cut limestone as sheathing. The house is historically significant at the local level for its association with Eugene A. Rummler—its first owner—who was a civic leader in Winnetka from the 1910s through the 1930s, serving as Village President and long-term member of the Plan Commission. In these roles, he oversaw the establishment of the caucus system and later assisted with the railroad depression project. No information was found relating the house to an historic event.

Ownership history of the 1015 Starr Road parcel

Property Owner Name	Period of Ownership
Eugene A. and Clara Rummler	1925 - 1954
Michael H. and Mary Pauly	1955 - 1965
Manuel C. and Gloria Johnson	1965 - 1970
James and Sandra Sneider	1970 - 1972
Alvin R. and Lenore Shapiro	1972 - 2004
Benjamin Chou	2004 - Present

It was not possible to undertake Tract Book research for this property since the Cook County Recorder of Deeds Office is currently (December 2020) closed due to the coronavirus. As a result, the chain of ownership was obtained from the research packet prepared by the Winnetka Historical Society, which was based on a review of local phone directories, real estate listings, and obituaries. Consultant also reviewed U.S. Census records, documentation in the building file for 1915 Starr Road at the Winnetka Village Hall, as well as contemporary newspaper clippings to verify these dates. Biographical information on the historic (pre-1971) owners of this property is shown below.

Eugene A. and Clara Rummler

Eugene A. Rummler (1872-1955) was born in Kalamazoo, Michigan, the son of Joseph J. and Jenny R. (Sittig) Rummler. He attended the University of Michigan but interrupted his studies to work as a civil engineer for the Detroit Waterworks. He graduated in 1898 with a B.S. degree in mechanical engineering and was employed by the Crescent Shipyards of Elizabeth, New York. There he was involved in the construction of the first seven submarines built in the United States.¹

¹ Albert N. Marquis (Editor). *The Book of Chicagoans* (Chicago: A.N. Marquis & Co., 1931) 842; “Eugene Albert Rummler,” in: <https://www.wikitree.com/wiki/Rummler-17>.

Eugene Rummler served as a patent attorney in Chicago for fifty years. In 1901, he established the Chicago-based law firm of Rummler & Rummler, in partnership with his brother, William R. Rummler. The firm specialized in patents, copyrights, and trademarks. The brothers took on various other partners over the years: the firm was variously known as Rummler, Rummler & Woodworth (1931); Rummler, Rummler and Davis (1941); and Rummler, Rummler, and Snow (1955). Eugene Rummler's stature in Chicago's business community is evidenced by his inclusion in *The Book of Chicagoans: A Biographical Dictionary of Leading Living Men and Women of the City of Chicago* (A.N. Marquis, Ed.) for the years 1911, 1917, 1931 and 1941.

In 1903, Eugene Rummler reportedly designed and built the first postage meter machine in the U.S., following the invention of Arthur H. Pitney two years earlier. He later spoke of the great effort required, and the many disappointments encountered, before obtaining approval of the U.S. postal authorities and the consent of Congress to use the meter machines in franking mail.² Rummler served for many years as chairman of the Chicago Association of Commerce committees on public improvements and good roads. He was an organizer of the Chicago Regional Planning Association, a member of the Citizens' Advisory Committee on financing Cook County expressways, and chairman of the joint committee on the Cook County highway program.³

Eugene Rummler married Clara L. Wenborne (1879-1968), of Buffalo, New York, on June 23, 1903. The couple had four children: Charles Wenborne, Rosalia, Frederick Sittig, and Emma. The family lived in Chicago until 1908 when they moved to Winnetka, living at 965 Spruce Street. Eugene and Clara were active in the Winnetka Drama Club and both appeared in productions. Both were members of the Winnetka Congregational Church. In 1924, the Rummlers commissioned Highland Park-based architect John Van Osdel to design a Prairie style house on a lot they purchased at 1015 Starr Road. The estimated cost was \$14,000, according to the building permit. Four years later, their son, Frederick, drowned in Lake Michigan at the age of 21, when a boat he was on overturned.⁴

Eugene was active in Winnetka's civic affairs over the course of several decades. He served as President of the Village from 1915 to 1917. During his term in office, the non-partisan caucus system of nominating village officers was adopted. The system brings together a varied group of residents who endorse candidates from those who choose to submit themselves to the vetting process. Rummler was quoted as saying that the new system was "not the conception of one individual, but the result of the earnest study of many civic-minded citizens."⁵

In *The Story of Winnetka* (1956), historian Lora Townsend Dickinson noted that, "The caucus system as used in Winnetka is unique. It is not based on the charter, nor any act of the legislature, nor any village ordinance. She also explained why this system originated: "Partisan politics with

² "The Stamp Collector," *Chicago Tribune* (November 19, 1950).

³ Albert N. Marquis (Editor). *The Book of Chicagoans* (Chicago: A.N. Marquis & Co., 1931) 842.

⁴ "Eugene Albert Rummler," in: <https://www.wikitree.com/wiki/Rummler-17>. "Man Drowns in Trying to Save Friends' Lives," *Herald and Review* (Decatur) (August 29, 1928).

⁵ Lora Townsend Dickinson, *The Story of Winnetka* (Winnetka: Winnetka Historical Society, 1956) 192.

its accompanying “spoils system” was seen to be creeping into the village elections about 1914, and office seekers were plainly recognized—bringing a disturbing note into community life.”⁶ A meeting in the City Club of Chicago, attended by Winnetka officials, including Rummler, convened to discuss the caucus plan. Dickinson noted that the new system was subsequently “tried out and finally prevailed over the partisan method.”⁷

Eugene Rummler was widely recognized for his knowledge in city planning: he served as chairman of the Winnetka Zoning Commission from 1920-21 and he also as chairman of the Winnetka Plan Commission from 1927 to at least 1943.⁸ As a member of the Plan Commission in late 1937, he was appointed by the Village Council to a four-man joint committee charged with studying the matter of railroad track depression with the goal of reducing fatalities that occurred at crossings. Other members of the committee included Robert Kingery of the Plan Commission, as well as Council members Herbert Sieck and John Manniere of the Council.⁹



Eugene Rummler

The committee’s report recommended that Winnetka prepare an application for a federal grant through the Public Works Administration for the project. Charles De Leuw & Company of Chicago was employed to prepare the application. A referendum vote, favoring the project two to one, was taken as a mandate to go ahead. Winnetka subsequently received a PWA grant of \$1,552,500 toward the estimated total cost of \$3,450,000. The remaining cost was divided between the railroads (\$897,500) and the Village of Winnetka (\$1,000,000). The railroad depression project involved the excavation of nearly one million cubic yards of earth, elimination of ten railroad crossings, and completion of the seven present-day vehicular bridges. It was finally completed on November 3, 1940 when trains traveled over the new permanent tracks.¹⁰

In 1954, the Rummlers decided to sell their house at 1015 Starr Road and move to Largo, Florida, where their daughter Rosalia (Sally) and her husband, Sage I. Redfern, owned a small trailer park. A family history noted that Rummler “expected to be “Mr. Fix-it” for the park and its occupants. He enjoyed maintenance chores and was skillful in repairing machinery and furniture.” The couple initially spent three months in San Diego, where Eugene died on March 1, 1955. Clara spent the next ten years in Largo, Floridan, and then lived with her other daughter, Louise, and son-in-law, John S. Atwood, first in Scottsdale, Arizona, and then in San Pedro, California. Clara Rummler died on October 30, 1968.¹¹

⁶ Dickinson, 193.

⁷ Ibid.

⁸ “E.A. Rummler, Lawyer, Civic Leader, Is Dead,” *Chicago Tribune* (March 2, 1955); Winnetka Plan Group Reveals Post-War Aims,” *Chicago Tribune* (October 24, 1943).

⁹ Dickinson, 105.

¹⁰ Ibid, 106, 108.

¹¹ “Eugene Albert Rummler,” in: <https://www.wikitree.com/wiki/Rummler-17>.

Michael H. and Mary (Naghten) Pauly

Dr. Michael H. Pauly Jr. (1906-2007) was born on June 11, 1906 and was raised in a house at 6600 Loomis Boulevard in Chicago. His father, Michael H. Pauly, Sr., was a surgeon.¹² He graduated from Loyola Academy in 1924 and then attended the University of Illinois Dental School.

Michael Pauly married Mary Naghten (1911-2004) in 1936 and the couple initially lived at 820 Lawrence Avenue in Chicago, according to the 1940 U.S. Census. Dr. Pauly served in the Army Medical Corps During World War II. He listed the 820 Lawrence address on his draft registration card, which was dated October 16, 1940. However, someone crossed out this address and wrote the address “791 Walden Road, Winnetka,” which presumably was the couple’s first home in Winnetka. The Paulys had two children—Pamela and James—and the family lived in the house at 1015 Starr Road from the mid-1950s until 1965. They later lived in a house at 827 Bryant Avenue, according to the public records index found on ancestry.com.

Michael H. Pauly Jr. was a dentist in Hubbard Woods for over 50 years and volunteered over the years at many facilities, including St. Mary’s of the Lake Catholic Seminary and Children’s Memorial Hospital. Throughout his life he enjoyed playing golf and was a competitive tennis player winning many Chicago tournaments in his early years. Mary Naghten Pauly participated in numerous volunteer organizations, such as the Heart Fund of Chicago, The Catholic Women’s Guild, Winnetka Circle, Winnetka Women’s Club, and garden clubs. She enjoyed gardening, owl, and playing bridge.¹³

Manuel C. and Gloria Johnson

No information was found on this couple, who owned the house at 1015 Starr Road from 1965 to 1970.

James and Sandra Sneider

James R. Sneider (1936-2005) was born in Fremont, Ohio, the son of Walter and Bertha Sneider. In 1954 he left Ohio to attend Loyola University in Chicago, where he met his future wife, Sandra. They married in 1962 while he was attending night school at Loyola Law School. The couple had three children: Mark, Susan, and Diana. A practicing lawyer, Sneider’s focus was mainly on real estate and franchise law. He represented Century 21 Northern Illinois, the Village of Niles, Hispanic Housing development Corporation, Barnaby’s Restaurants, the Comptroller of Illinois, the Cook County Public Guardian, and was Special Assistant to the Attorney General of Illinois. He was a Director at Labe Savings and Loan, serving as a board member and loan officer for nearly 30 years.¹⁴



James Sneider.

¹² U.S. Census records for Michael H. Pauly, Jr., 1910, 1920, 1930.

¹³ “Dr. Michael Henry Pauly Jr.,” *Chicago Tribune* (November 6, 2007); “Mary Naghten Pauly,” *Chicago Tribune* (June 13, 2004).

¹⁴ “Sneider, James Roman,” *Chicago Tribune*, August 17, 2005.

Narrative Description of the Rummler House

P.I.N.: 05-17-315-013-0000

Legal Description for 1015 Starr Road: Lot 11 in Block 2 in Winnetka Heights Subdivision, a Subdivision of that Part of the South ½ or the Southwest ¼ of Section 17-42-13 (east of and adjoining E. line of Rosewood Avenue.

Construction Date: 1924

Architect: John S. Van Bergen

The attribution of John S. Van Bergen as architect of the house at 1015 Starr Road does not come from the original building permit (attached), which curiously identifies the owner as architect. Instead, it comes from a drawing of the footprint of the house, identified as “Mr. E.A. Rummer, Winnetka, Illinois Residence,” which is signed by John S. Van Bergen, Architect, and dated March 25, 1924 (attached).

The building permits for the house at 1015 Starr Road found in the Village of Winnetka’s files are listed below. Copies of these permits are attached to the end of this report.

Permit Date	Owner	Action	Architect
03-21-1924	E. Rummler	Built a 2 story and basement frame residence, garage attached	“owner”
06-23-1965	Mr. & Mrs. Manuel C. Johnson	Remodel and make an addition to a single family residence	Burgess-Stevens & Associated, Chicago

House Description:

The Rummler House is located on the north side of the 1000 block of Starr Road in western Winnetka, just west of Locust Street, on a parcel that measures 100 feet in width (east-west) and 188 feet in depth (north-south). The house faces south, is set back 52 feet from the sidewalk; 14’-6” from the east lot line; and 8’-0” from the west lot line. A brick driveway on the west side of the parcel leads to the attached garage.

The two-story Prairie style house was built in two phases: 1925 (original, two-story block with one-story east wing and attached garage) and 1965 (rear wing). The original house has an irregular footprint and a massive, central stone chimney. It is clad up to the second-floor sill line in rough-cut limestone with stucco above the stonework. The stucco is detailed with horizontal wood banding. The front entrance features a round-arched wood front door with colored glass that is sheltered by a cantilevered, flat-roofed canopy with a geometric ceiling scone that appears to be original. The entrance is approached by three stone steps and has an adjacent stone planter.

The hip roof of the original house is covered with asphalt shingles and has wide, overhanging eaves. Fenestration is comprised of wood-framed leaded glass casement windows, arranged alone, or in horizontal strips. The front facade has strips of five casement windows on the first and second floors that are visually unified by vertical wood banding. A group of windows that wraps around the corner is situated above the front entrance, which illuminates the staircase to the second floor. First floor windows have stone sills and are detailed with stone jack arches. A second story door on the west façade of the house opens onto a small balcony. The one-story wing has an original, exterior wood door on its rear (north) façade. The attached, two-car garage has an overhead metal door on its front (south) façade and an original set of wood garage doors on its north facade.

The interior of the house has a flowing floor plan, as shown on the attached floor plans. The first floor has a foyer, living room, den, dining room, kitchen, and dining room. The second floor has a total of four bedrooms, an office, and two bathrooms.

Consultant was unable to access the interior of this house due to the coronavirus pandemic. The current resident, Benjamin Chou, took the interior photos that are attached to this report. These photos show that portions of the walls in the living room and den have stratified stone walls. This material is also used to cover the outside face of the kitchen island. Public rooms on the first floor are detailed with wood banding and walls of the entrance foyer have wood grilles. The living room retains its stone-arch fireplace, which is similar to one in the later Braeside School in Highland Park. The house has wood flooring, and its walls and ceilings are finished with plaster. The opening between the den and living room is graced by a pair of leaded glass double-doors. The house appears to retain its original interior wood doors.

Alterations:

The Rummler House retained its original cladding, exterior doors, and fenestration. The most notable modification is the 1965 addition of the large rear wing, which contains a family room on the first floor, and a master bedroom and bathroom on the second floor. The original wood roof shingles have been replaced with asphalt shingles. The wood doors on the rear façade of the garage appear to be original; it is likely that they were moved to this location after the garage received a metal overhead garage door. Interior changes include kitchen and bathroom modernization. The front hall staircase, second floor hallway, and bedroom has been covered with wall-to-wall carpeting.

Architect John Van Bergen

The Prairie style Rummler House at 1015 Starr Road is a distinctive residential work by John S. Van Bergen (1885-1969), a noted architect who specialized in single family houses, most of which were built in Chicago's west and north suburbs, with large concentrations in Oak Park and Highland Park, Illinois.

John S. Van Bergen was born in Oak Park on October 2, 1885. After graduating from Oak Park River Forest High School in 1905, he briefly visited California before working for his uncle, a speculative builder. In January 1907, without previous architectural training, he entered the Chicago office of Walter Burley Griffin (the Griffins were close family friends), located in Steinway Hall. Griffin instructed him in the basics of drafting, but the young Van Bergen left in October 1908 as there was insufficient work in the office to keep him busy. He then studied for three months at the Chicago Technical College (October 21, 1908 to January 25, 1909) in preparation for the architectural licensing exams.¹⁵



John Van Bergen.

In January 1909, Van Bergen began working for Frank Lloyd Wright, in the architect's Oak Park Studio. Other staff present at the time were William Drummond, as chief draftsman, Marion Mahony, Albert McArthur, Taylor Wooley, and Isabel Roberts.¹⁶ By the end of that year, Wright had left for Europe and only Van Bergen and Isabel Roberts remained to complete the work in the office and close the Studio. Van Bergen then worked for architect William Drummond until June 1911, when he passed the licensing examination. Thereafter, he worked independently for the remainder of his career, first in Oak Park (1911-17), then Highland Park, Illinois (1920-51), and later, Hawthorn Hills, Illinois (1951-55), and Santa Barbara, California (1955-69).

John Van Bergen's residential work for much of his career was primarily executed in the Prairie style. He designed over a dozen houses in Oak Park, including the George R. Hemingway House at 106 S. Grove (1914); three houses for Flori Blondeel at 426, 432, and 436 N. Elmwood (1913-14); Albert H. Manson House at 619 N. Elmwood (1912); Mrs. R.D. Manson House at 615 N. Elmwood (1912); Harry G. Horder House at 823 Fair Oaks (1914); Mrs. Charles S. Yerkes House at 450 Iowa Street (1913); Robert N. Erskine House at 714 Columbian (1914); Philip Greiss House at 716 Columbian (1914); William



A. Bersbach House (1914) at 1120 Michigan Avenue, Wilmette.

¹⁵ H. Allen Brooks, *The Prairie School: Frank Lloyd Wright and His Midwest Contemporaries* (New York: W.W. Norton & Co., 1973) 85.

¹⁶ Brooks, 85-86.

H. Watt House at 806 Columbian (1913); and the Henry R. Hamilton House at 714 Linden (1914).¹⁷ These houses are primarily sheathed in stucco and feature such Prairie style hallmarks as hip roofs with overhanging eaves, strips of casement windows, and wood banding.

In his book, *Frank Lloyd Wright, His Life and His Architecture*, author Robert Twombly writes: “Van Bergen did excellent residences in and around Chicago, very much in Wright’s manner, to be sure, but some of the strongest and most striking of the prairie genre.”¹⁸



Ca. 1925 house at 865 Auburn Road in Winnetka attributed to John Van Bergen.

Early residential work by Van Bergen outside Oak Park included the William M. Webster House (1913; razed) at 5730 Sheridan Road in Chicago, which featured an angular, flat-roofed design, in contrast to the hipped roof houses in Oak Park. The Allan Miller House (1915) at 7121 S. Paxton Avenue, also in Chicago, was designated a local landmark in 1993 and today stands as the city’s only extant Van Bergen-designed house. Notable Van Bergen projects in Wilmette include the C.P. Skillen House (1914) at 714 Ashland Avenue, which is similar in plan to Wright’s Ward Willits House in Highland Park, and the Alfred Bersbach House (1914) at 1120 Michigan Avenue, a brick-and-plaster residence with slab roof.

Wright scholar H. Allen Brooks discussed Van Bergen’s work of this early period:

His earliest houses were profoundly indebted to Wright and, although such later works as the Alfred Bersbach and C.R. Erwin houses are more personal, Van Bergen came close, perhaps closer than anyone, to actually imitating Wright’s designs. ‘A Fireproof House for \$5000’ and the later American System-Built House were the source of many Van Bergen designs...His excellent sense of proportions was much to his credit, yet because of this his houses look so well designed that they more readily pass for the work of Wright.¹⁹

John Van Bergen spent World War I at Fort Sheridan, where he converted its existing buildings into hospitals. After his discharge, he relocated to the Ravinia section of Highland Park, building a Prairie style home and studio at 234 Cedar Street in 1920. His wife, Ruth, served as office manager for his practice. The couple raised two daughters in Highland Park, where they were active in the community. Van Bergen served on the Buildings and Grounds Committee for School District 108 and established an organization called “The Friends of Our Native Landscape” with his neighbor Jens Jensen, who also served as a mentor. The two men collaborated on several projects in which the buildings designed by Van Bergen were

¹⁷ List of houses obtained from: Paul E. Sprague, *Guide to Frank Lloyd Wright & Prairie School Architecture in Oak Park* (Oak Park, Illinois: Oak Park Bicentennial Commission, 1975).

¹⁸ Robert C. Twombly, *Frank Lloyd Wright: His Life and His Architecture* (New York: John Wiley & Sons, 1979) 111.

¹⁹ Brooks 279.

harmonious with native landscaping designed by Jensen. Their joint projects included an addition at Ravinia School at 763 Dean Street in Highland Park.²⁰

John Van Bergen designed more than 30 buildings in Highland Park, the vast majority of which were single family houses. The City of Highland Park developed a “John Van Bergen Architectural Tour,” the brochure for which provides a partial list of the architect’s buildings in this community and is attached to the end of this report.



Stoddard House (1930) at 290 Cedar St., Highland Park.

Van Bergen continued to design in the Prairie style through the 1920s and 1930s and his projects of this period demonstrate his mature style, which is distinguished by the use of stratified stonework as cladding, as seen in the Rummler House and in the Stoddard House at 290 Cedar Avenue (1930) in Highland Park. Houses of this period sometimes exhibit wraparound windows and attached garages, as well as Van Bergen’s excellent sense of proportion and attention to craftsmanship.



Chicago Junior School Main Hall (1928) at 1600 Dundee Ave., Elgin.

Van Bergen designed the Braeside School (1927) at 150 Pierce Road in Highland Park in 1927 and an addition ten years later. Like the Rummler House, this Prairie style building features stratified stone up to the second story sills and a round-arch stone fireplace, located in its original music room. The year after the Braeside school was underway, planning began for the Chicago Junior School on a sixty-acre site near Elgin, in which Van Bergen designed several buildings starting in the late 1920s. A two-story building at 1894 Sheridan Road (1926) in Highland Park, designed for Humer Furriers, is a rare extant commercial design by Van Bergen.

Other commissions show Van Bergen experimenting in different idioms. For example, two of his works in Highland Park—the John Shaver House at 326 Delta Road (1935) and the George Lake House (1936) at 344 Bloom Street—were influenced by 1920s European Modernism, featuring smooth wall planes and flat roofs. In 1939, the *Chicago Tribune* published a photo of a Van Bergen designed house at 534 High Road in Glen Ellyn, which merged modern and historic

²⁰ “John Van Bergen,” in: <https://highlandparkhistory.com/highland-park-legends-program/john-van-bergen/>

elements. This modest, one-story gabled house with stone chimney and wood-shingled roof was built with concrete and finished with white cement stucco.²¹

John and Ruth Van Bergen relocated to a rural area in Hawthorne Woods after World War II, and they moved to Lake Barrington shortly thereafter. He subsequently worked in part as a small developer, buying large tracts of land, subdividing and selling the lots, sometimes with a residence of his own design. In 1955, Van Bergen relocated with his wife to just outside of Santa Barbara, California, where he continued to practice architecture, augmented by subdividing tracts of land for residential development.²²



Shaver House (1935) at 326 Delta Lane, Highland Park.

An article in the 1976 issue of *The Prairie School Review* discussed Van Bergen's later work:

Van Bergen's architecture radically changed after 1950 once he had relocated first to Hawthorn Woods, later to Barrington Hills, and finally in 1955 to Santa Barbara, California. No longer limited by the relatively small lots of the north suburbs, his house plans were free to spread out across flatlands as rambling, one story designs with flat roofs and concrete floors with radiant heating. In effect he forsook the stylistic devices of his prairie naturalism and substituted (at this late date) the details and forms of the International Style. While he continued to use stratified limestone he more often employed white stucco or common brick exclusively on his exteriors with punched openings and unadorned surfaces.²³

A 1964 wildfire destroyed John Van Bergen's home and studio in Santa Barbara, which contained most of the drawings and documents of his nearly half-century work as a designer. He died in 1969 at the age of 84.

Today, the Rummler House is a rare example of John Van Bergen's work in Winnetka. The Winnetka Historical Society's partial architectural survey of the village does not identify any other houses by the architect. However, a book by Martin Hackl titled, *The Work of John S. Van Bergen, Architect* (self-published, 2001), identifies one other Van Bergen residence in Winnetka: the house at 865 Auburn Road, which was built ca. 1925. Hackl's book provides an informative building catalog, accommodated by photos, of Van Bergen's work over the course of his career. It can be accessed online at: <https://organica.org/pse/hackl/title2.html>

²¹ "Small Home of Concrete," *Chicago Tribune* (October 29, 1939).

²² "John Van Bergen," in: <https://highlandparkhistory.com/highland-park-legends-program/john-van-bergen/>

²³ John Muggenberg, "The Prairie Spirit into the Mid 20th Century," *The Prairie School Review* (Vol. 12, 1976) 24.

Landmark Status of the Property

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

Evaluation of Historic Significance

The historic (pre-1971) owners of this house were researched through a variety of sources, including the Chicago History Museum's online catalog; the newspapers.com database; U.S. Census records, and the book titled, *Who's Who in Chicago and Vicinity* for varying years. It was determined that the house is historically significant at the local level for its association with Eugene A. Rummler—its first owner—who was a civic leader in Winnetka from the 1910s through the 1930s, serving as Village President and long-term member of the Plan Commission. In these roles, he oversaw the establishment of the caucus system and later assisted with the railroad depression project. No information was found relating the house to an historic event.

Evaluation of Architectural Significance

The Rummler House at 1015 Starr Road has local and statewide architectural significance as an exemplary design by architect John Van Bergen, an important early 20th century architect in Illinois who began his career as a draftsman for Frank Lloyd Wright and specialized in single family houses, most of which were designed in the Prairie style and built in Chicago's west and north suburbs. The Rummler House also possesses local architectural significance as an excellent example of a Prairie style house by one of the movement's key practitioners. It exhibits hallmarks of this style, including horizontal proportions, hip roof with overhanging eaves, strips of leaded glass casement windows, wood banding, and a massive central fireplace.

The Rummler House exhibits an excellent sense of proportion and attention to craftsmanship that distinguishes it from other "vernacular" Prairie style houses in Winnetka, sometimes referred to as "Contractor" Prairie houses, which used Prairie design elements on a more modest scale. The residence is indicative of Van Bergen's mature style, which often features the use of stratified stone as cladding, wraparound windows, and attached garages. This fine residence is one of only two houses designed by John Van Bergen in Winnetka, with other being the ca. 1925 house at 865 Auburn Road. The Rummler House features very good architectural integrity overall and the major alteration—the 1965 rear wing—is not visible from the public right-of-way.

Evaluation of Neighborhood Impact

The Rummler House at 1015 Starr Road contributes to a fairly cohesive block of historic revival style houses. Seven of the ten houses on this block were built in the 1920s, while the other three were built post-2000. The historic residences were designed in the Tudor Revival or Colonial Revival styles and exhibit uniform scale, massing, and setbacks. They are two- to three-stories in height; are clad in traditional cladding materials, including brick, wood, and stucco; and feature individual driveways from Starr Road. Roof types are front-gabled or side-gabled, and some

houses have dormers. Demolition of the Rummler House could have an adverse impact on the 1000 block of Starr Road if what replaces it is not sensitive to issues of scale, size, and setbacks on the lot. The adjacent 600 block of Locust Street has experienced considerable demolition, with six houses built post-2000 in various neo-traditional styles.

Person Responsible for Performing the Study

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

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Sanborn Fire Insurance Company Map for Winnetka. New York: Sanborn Fire Insurance Company, 1938.

“Small Home of Concrete,” *Chicago Tribune*, October 29, 1939.

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Winnetka Plan Group Reveals Post-War Aims,” *Chicago Tribune*, October 24, 1943.

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

Village of Winnetka Directory, varying years.

List of Attachments

Attachment A: Exterior views, November 2020

Attachment B: Interior views, November 2020

Attachment C: Floor Plans

Attachment D: Neighborhood Character Table

Attachment E: Representative houses near 1015 Starr Road

Attachment F: Representative Prairie style houses in Winnetka

Supplementary Materials

Exterior Views, November 2020



View looking northeast.



View looking northwest.

Exterior Views, November 2020



View looking northeast.



Front façade fenestration.



Front entrance.

Exterior Views, November 2020



Exterior Views, November 2020



Window adjacent to garage door.



Casement "wraparound" windows above front entrance.



Rear façade of garage showing original paired doors.



West façade of garage.

Exterior Views, November 2020



Views of rear elevation.



1965 rear addition sheathed in aluminum siding.



Group of leaded glass casement windows on rear façade of original house.

Exterior Views, November 2020



Rear façade of original house block.



Rear entrance to one-story wing.



Stonework on east façade.

Interior Views taken by Benjamin Chou, November 2020



Views of front foyer with original round-arch, art glass door and wood wall grilles.



Interior Views taken by Benjamin Chou, November 2020



Details of front foyer.



Interior Views taken by Benjamin Chou, November 2020



Den looking toward living room showing original leaded glass wood doors.

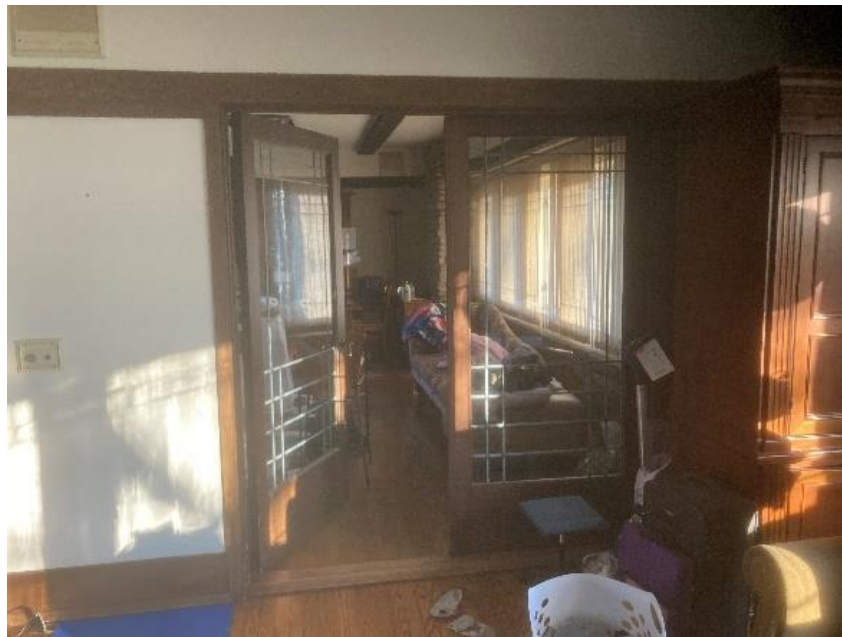


Den in one-story east wing.

Interior Views taken by Benjamin Chou, November 2020



View of den's exterior door and strip of three original leaded glass casement windows



Original pair of leaded glass doors in den.

Interior Views taken by Benjamin Chou, November 2020



Detail of original wood banding.



South wall of living room with strip of five original leaded glass casement windows.

Interior Views taken by Benjamin Chou, November 2020



Round arch stone fireplace in living room.



Original leaded glass casement windows illuminating the living room.

Interior Views taken by Benjamin Chou, November 2020



Living room, looking toward den.



Living room, view toward fireplace.

Interior Views taken by Benjamin Chou, November 2020



Dining Room.



Half bathroom on first floor.



Kitchen.

Interior Views taken by Benjamin Chou, November 2020



Kitchen island faced with stratified stone.



View of family room in 1965 rear wing.

Interior Views taken by Benjamin Chou, November 2020



View of front staircase illuminated by casement windows.



Interior Views taken by Benjamin Chou, November 2020



Second floor hall and bathroom.



Second floor bedroom and bathroom.

Interior Views taken by Benjamin Chou, November 2020



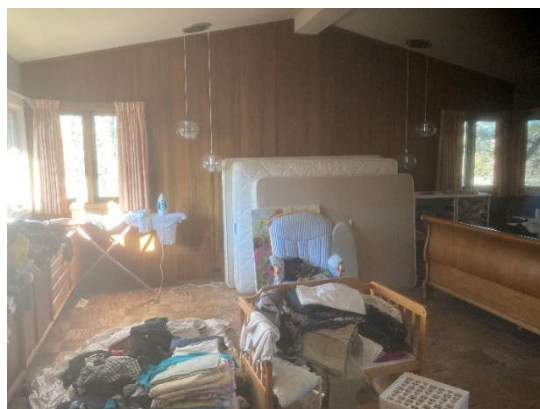
Second floor bedroom.



Balcony off the second fl. Office.

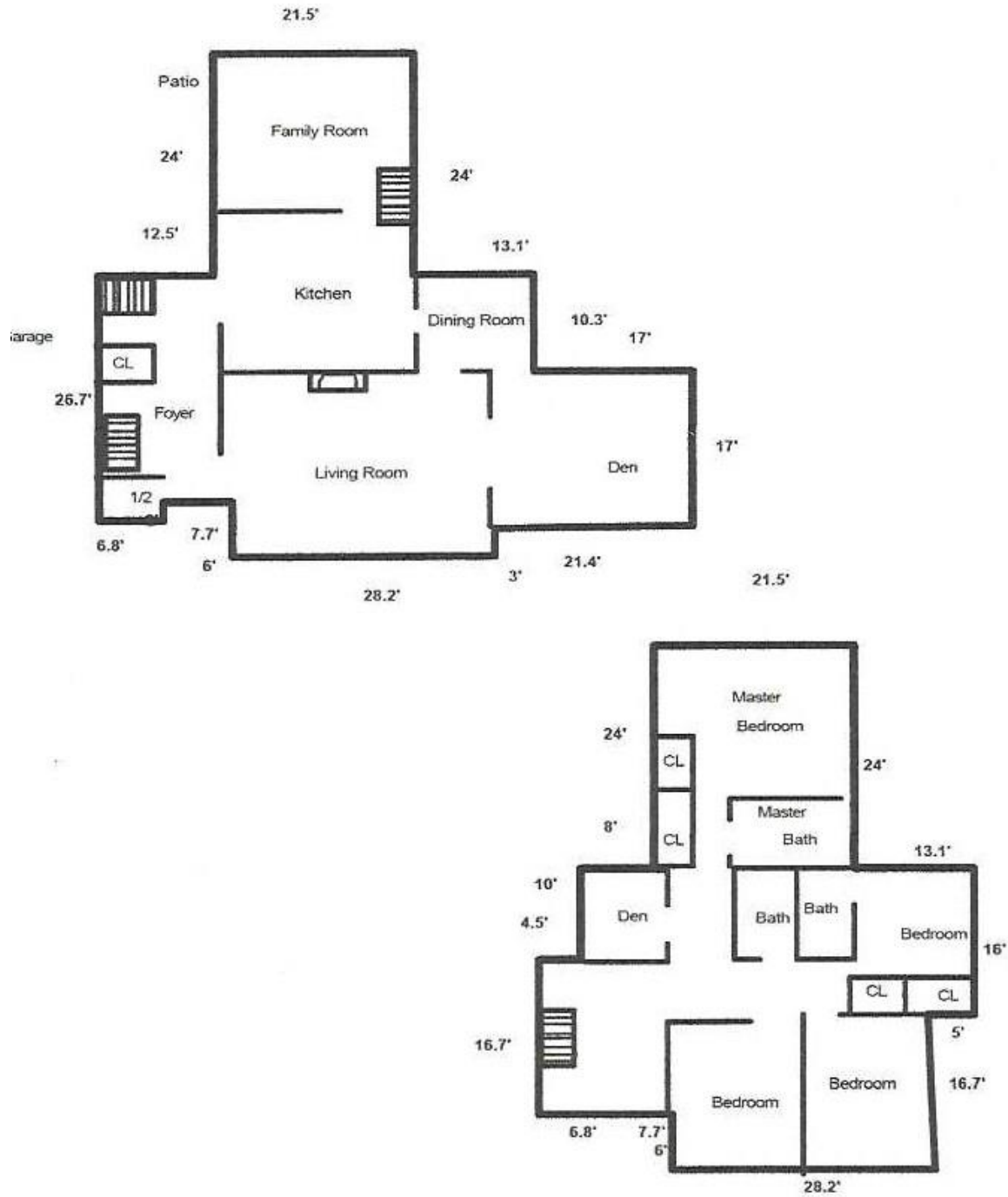


Second floor office and door to its balcony.



Master bedroom and bathroom in 1965 rear wing.

Floor Plans



Neighborhood Character Table

Address	Architectural Style	Construction Date	No. of stories	cladding
1014 Starr	Tudor Revival	1924	2	Brick (1 st fl.); stucco (2 nd fl.)
1015 Starr	Prairie	1924	2	Stone veneer (1 st fl.) Stucco (2 nd fl.)
1025 Starr	Neo-French Eclectic	2004	3	Stone veneer
1028 Starr	Tudor Revival	1922	2	Brick (1 st); stucco (2 nd)
1034 Starr	Colonial Revival	1922	3	Wood
1035 Starr	Colonial Revival	1927	3	Brick
1040 Starr	Tudor Revival	1926	2	Stone (1 st fl.); stucco (2 nd fl.)
1045 Starr	Neo-Italian Renaissance	2014	2	brick
1050 Starr	Colonial Revival	1923	2	brick
1055 Starr	Neo-Colonial/Craftsman	2001	2	Brick
639 Locust	Colonial Revival (Ranch home)	1950	1.5	Brick
649 Locust	Colonial Revival	1925	2.5	Brick
656 Locust	Craftsman	1924	2.5	Brick
659 Locust	Neo-French Eclectic	Post-2000	2	Brick
675 Locust	Neo-French Eclectic	2009	2.5	Stone veneer
680 Locust	Colonial Revival	1923	2	Wood
685 Locust	Neo-Craftsman/Eclectic	2018	2.5	Stucco?
689 Locust	Unknown; under construction	2020	2.5	Unknown

Representative houses near 1015 Starr Road



1014 Starr Road; 1924



1025 Starr Road; 2004



1028 Starr Road; 1922



1034 Starr Road; 2004



1035 Starr Road; 1927



1040 Starr Road; 1926



1045 Starr Road; 2014



1050 Starr Road; 1923

Representative houses near 1015 Starr Road



1055 Starr Road; 2001



630 Locust Street; 1950



656 Locust Street; 1924



659 Locust Street; post-2000



675 Locust Street; 2009



680 Locust Street; 1923



685 Locust Street; 2018



689 Locust Street; 2020

Representative Prairie style houses in Winnetka



19 Warwick Lane (1907); George W. Maher



38 Abbotsford Road (1908); Walter Burley Griffin



38 Abbotsford Road (1908); Walter Burley Griffin



402 Hawthorne Lane



599 Orchard Lane (1929)



331 Walnut (1912)

SUPPLEMENTAL MATERIALS



Sanborn Fire Insurance Map, 1938, showing footprints of houses on the 1000 block of Starr Road and construction dates.

THE VILLAGE OF WINNETKA
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT

Application is also made for a CERTIFICATE of OCCUPANCY and COMPLIANCE to be issued after the completion of the building,

Winnetka, Illinois, 3-21 1924.

TO THE SUPT. OF PUBLIC WORKS:

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

PROPERTY DESCRIPTION Lot 11, Block 21
 Subdivision Winnetka Pl. Bldg. Hghts.

STREET and NUMBER 1015 Starr

DIMENSIONS of BUILDING Front 63'-9" feet. Depth 30'-4" feet. Height 22'-0" feet

NUMBER of ROOMS 7 + garage

KIND of MATERIAL frame

TOTAL COST 14000.00

OWNER E. Rummeler Address Winnetka
 ARCHITECT Owner Address _____
 BUILDER Wm. Salmer Address "
 CARPENTER " " Address "
 MASON " " Address "
 SEWER BUILDER Amorian Hg & Bldg. Co. Address Evanston
 PLUMBER " " Address "
 ELECTRICIAN _____

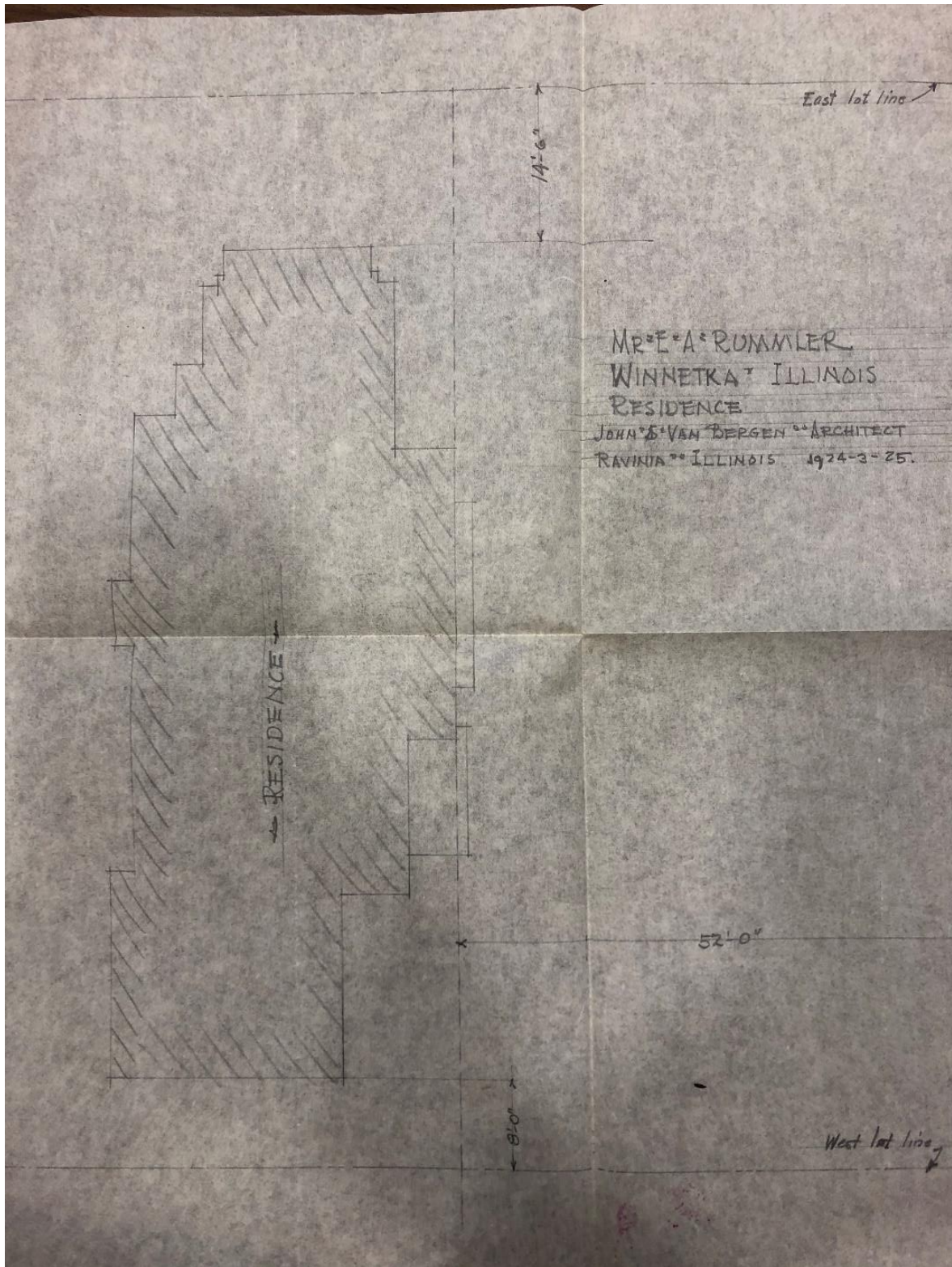
REMARKS _____

_____ hereby agree to construct the above described building in accordance with the plat, building
(I OR WE)
 plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordin-
 ance and the Building Regulations of the Village Code and amendments thereto.

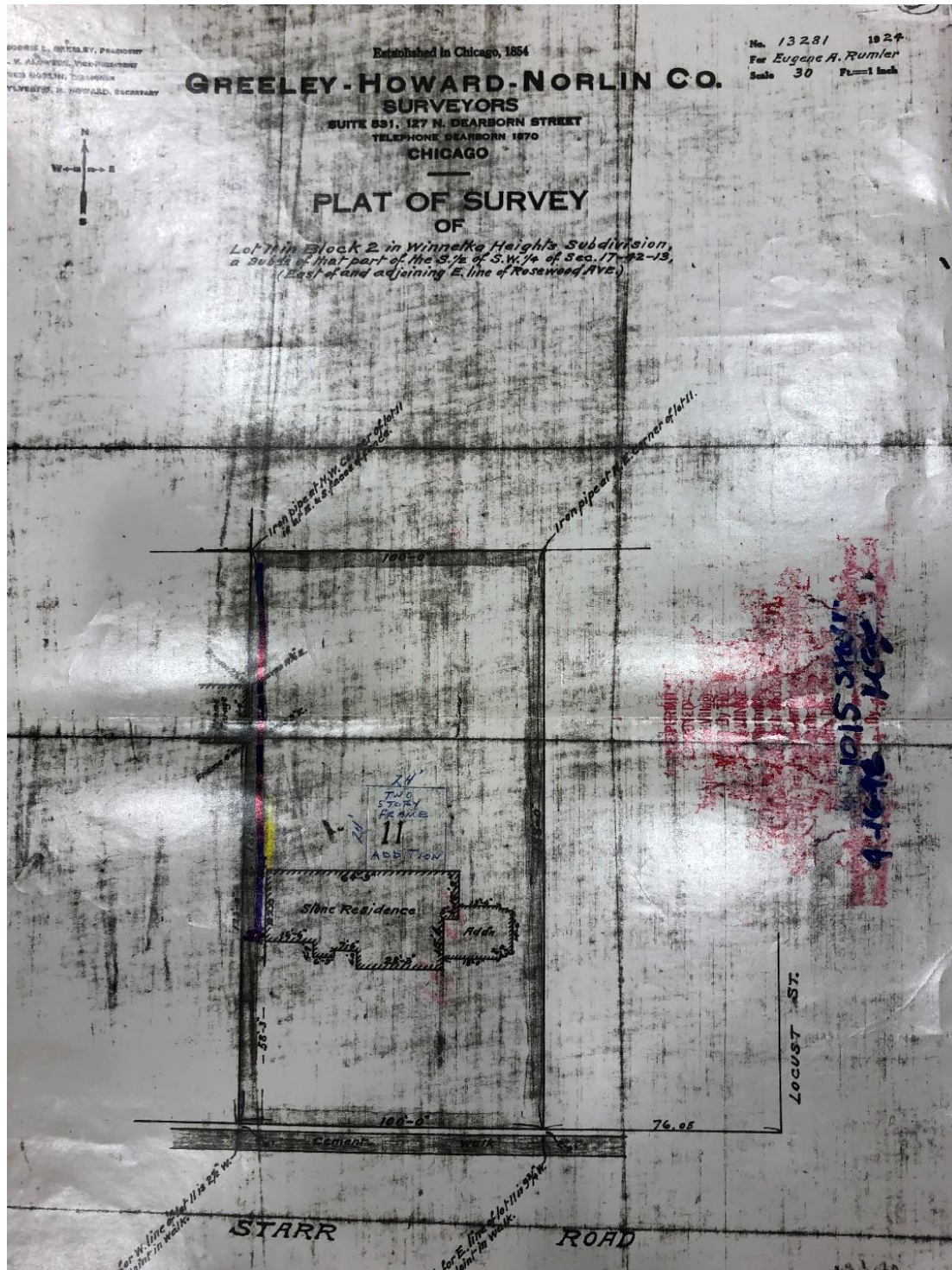
SIGNED Wm. Salmer
 ADDRESS _____

Permit Issued 4-10 1924
 Permit Number 2229
719

Original building permit for the house at 1015 Starr Road.



Pencil drawing showing footprint of the Rummler House at 1015 Starr Road dated March 25, 1924 that identifies John S. Van Bergen as architect.



Plat of Survey undertaken on behalf of Eugene Rummler for his property at 1015 Starr Road, dated September 3, 1924. The 1965 rear wing was later drawn in pen.

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

Winnetka, Illinois, June 23, 1965

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to remodel and make an addition to a
Single Family Residence
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	17	315	013
Vol.	101	Item	936

STREET and NUMBER 1015 Starr Rd., Winnetka, Illinois

DIMENSIONS of BUILDING—Front 24 feet. Depth 24 feet. Height 17 feet.

NUMBER of ROOMS Family room & 2nd flr. bedroom & bath

TOTAL COST \$ 15,000.00 KIND of MATERIAL Frame

OWNER Mr. & Mrs. Manuel C. Johnson Address O.P.

ARCHITECT Burgess-Stevens & Assoc. Address 209 So. LaSalle St. Chgo. Ill

BUILDER Ray Busa Constn. Co. Address 2443 Pamona Rd. Wilmette, Ill.

CARPENTER " " " Address " "

MASON none Address _____

SEWER BUILDER _____ Address _____

PLUMBER Corcoran Plumbing Co. Address 9022 Menard, Morton Grove, Ill.

ELECTRICIAN Grand-Kahn Address 1725 So. Michigan, Chgo.

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

Permit Issued 6-23-65 by _____

Building Permit Number 8010

Occupancy Permit Number _____

C. B. No. 7922

Mr. & Mrs. Manuel C. Johnson

SIGNED Ray Busa

ADDRESS 2443 Pamona Rd.

Wilmette, Ill.
AL 1-7920

VILLAGE OF WINNETKA, ILLINOIS 1015
DEPARTMENT OF PUBLIC WORKS
 Application for Installation or Alteration of Plumbing

at # 1015 Starr Rd., Winnetka, Illinois. Date June 22 1965

To the Superintendent of Public Works:
 The undersigned hereby makes application for the necessary permits to do the following described plumbing work in the Ris building at the above address, the legal description of which premises is Lot _____ Block _____ Subdivision _____

Fixtures to be installed/alterd as follows:

	SINKS	W.C.	LAV.	B.TUBS	Shower	L'DRY	URIN	DR.FT.	MISC.
BASEMENT									
1ST FLOOR									
2ND "		1	11	1					
3RD "									
4TH "									
ACCES. BLDG.									

Total Fixtures 4
 Fee \$ 4.00
 Receipt No. 7932

The undersigned licensed plumber agrees to install the above described work in compliance with the ordinances of the Village of Winnetka, and to be governed by all the rules and regulations prescribed by said ordinances.

Permit No. 65-88
 Issued 6-22-65

Licensed Plumber Jacques E. Corcoran
 Address 9022 N. Menard
Morton Grove

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

FILE

I, Corcoran Plumbing Co., the undersigned Plumber
(applicant's name) (trade, occupation, etc.)
hereby make application to install bath in existing residence
(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.

James E. Corcoran 9022 N. Menard Monte Rose
Ch. # 41173 (signature) Exp. 9-10-65 (address)

LEGAL DESCRIPTION

PROPERTY ADDRESS #1015 Starr Rd. TYPE OF BUILDING Res.

LOT _____ BLOCK _____ SUBDIVISION _____

OWNER OF PROPERTY M.C. Johnson ADDRESS O.P.

REAL ESTATE INDEX NUMBER VOL. _____ ITEM _____

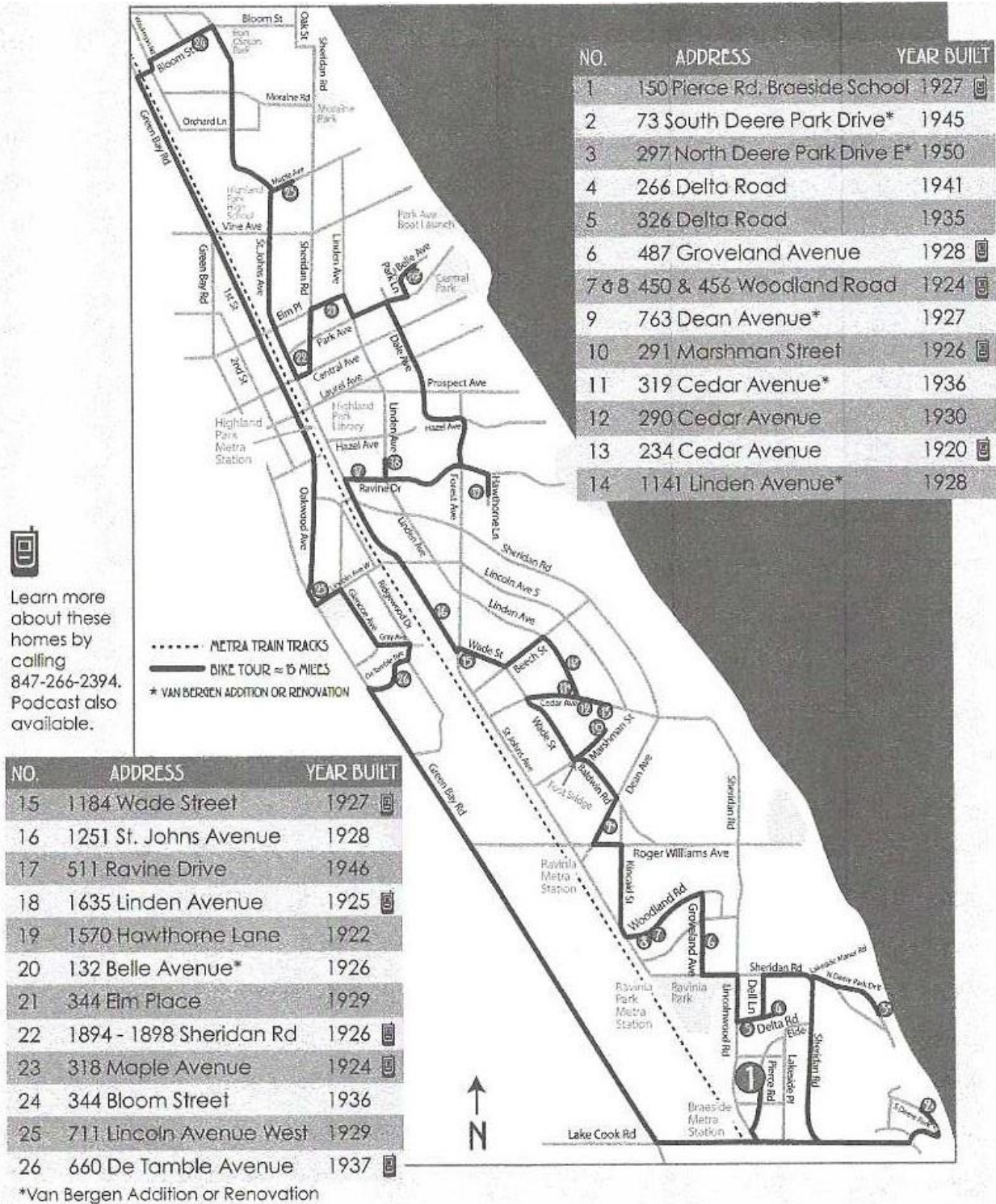
Type of Construction — Description	Village Code Authorization	Fee	Charge
☐ Driveway Construction Location _____ Material _____ Dimensions _____	Sec. 14: 31-42	\$ 2.00	
☐ Street Excavation Purpose _____ Size _____	Sec. 14: 3-20	\$10.00 As estimated As estimated	
☐ Replacement Charge Replacement Deposit Job Order # _____			
☐ Occupation of Streets Purpose _____ 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>4</u>	Sec. 4: 49-53	\$1.00 per fixture Minimum \$2.00	<u>4.00</u>
☐ Private Swimming Pool	Sec. 4: 101-107	\$25.00	
☐ Sewer Sanitary ☐ Storm ☐	Sec. 4: 56-70	\$ 7.00	
☐ 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			<u>4.00</u>

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

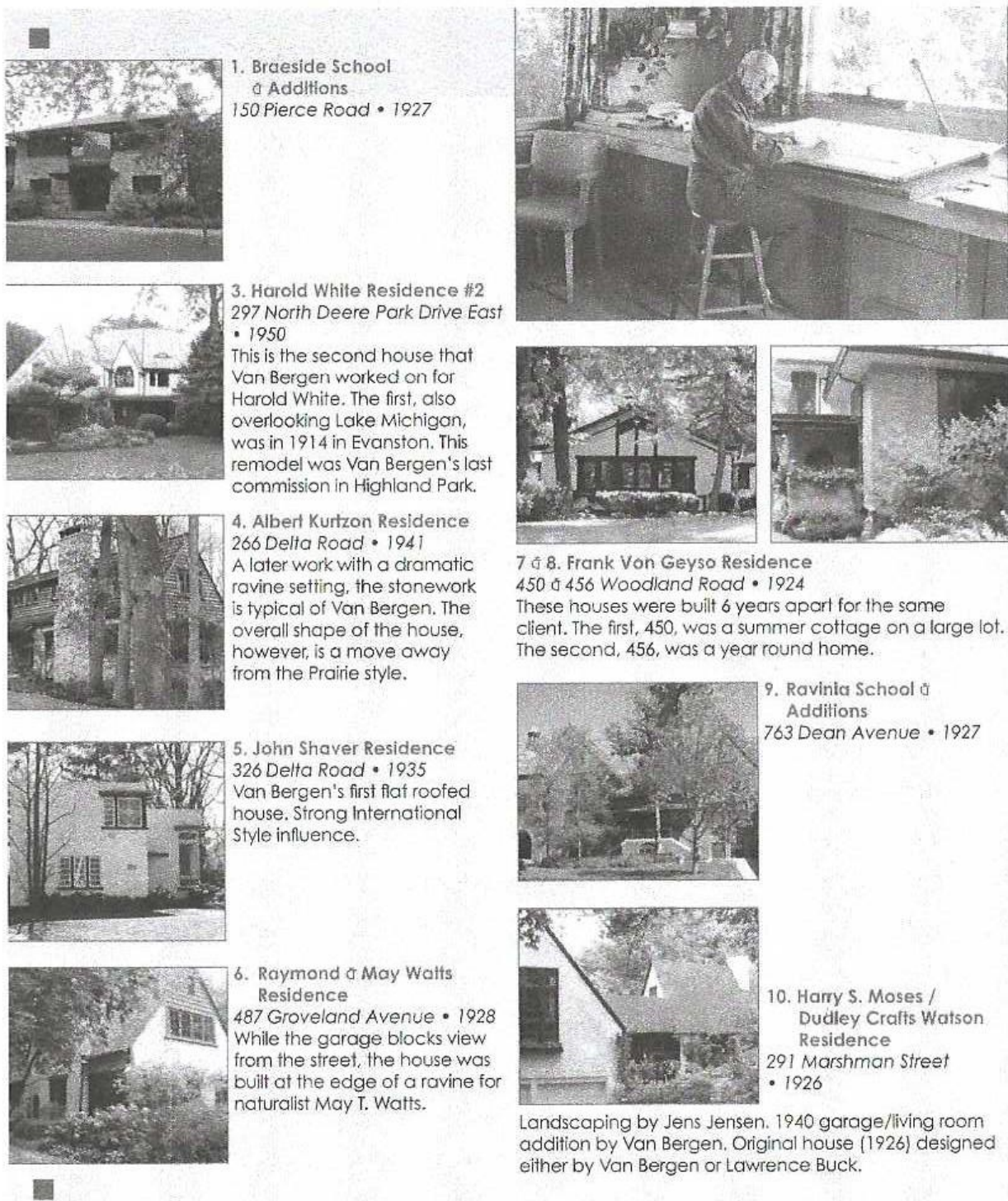
J. E. Corcoran
Intendant of Public Works

No. 65 88
Date 6-22-65

FILE COPY



City of Highland Park brochure, "John Van Bergen Architecture Tour."



City of Highland Park brochure, "John Van Bergen Architecture Tour."



12. Albert & Laura Stoddard
290 Cedar Avenue • 1930
Designed with an artist studio above the garage. Also note the striking garage doors.



13. John & Ruth Van Bergen Residence
234 Cedar Avenue • 1920



15. Ella Van Bergen / Frank Van Bergen Residence
1184 Wade Street • 1927



19. Wilson Kline Residence
1570 Hawthorne Lane
• 1922



25. Lincoln School
711 Lincoln Avenue West
In 1929, Van Bergen designed the clock (pictured on cover of this brochure) at the southeast corner of the school in honor of Nell Seyfarth. The clock is called "The Flight of Time."

21. Harry B. Roberts Residence
344 Elm Place • 1929
Note the detail of the windows that appear to wrap around the corner. Wright also used this detail in his designs of the time.



22. Moldaner & Hurner Furriers
1894 - 1898 Sheridan Road
• 1926
The only surviving example of Van Bergen's commercial design. Note the brickwork, the recessed entrance and the window design.



23. Herman Pomper Residence
318 Maple Avenue • 1924
There are several other Prairie Style homes on this street, Maple Lane, and around the corner on Sheridan Road.



24. George B. Lake Residence
344 Bloom Street • 1936
Sadly the International style house is not visible from the street because it is set at the end of a long driveway on a ravine.



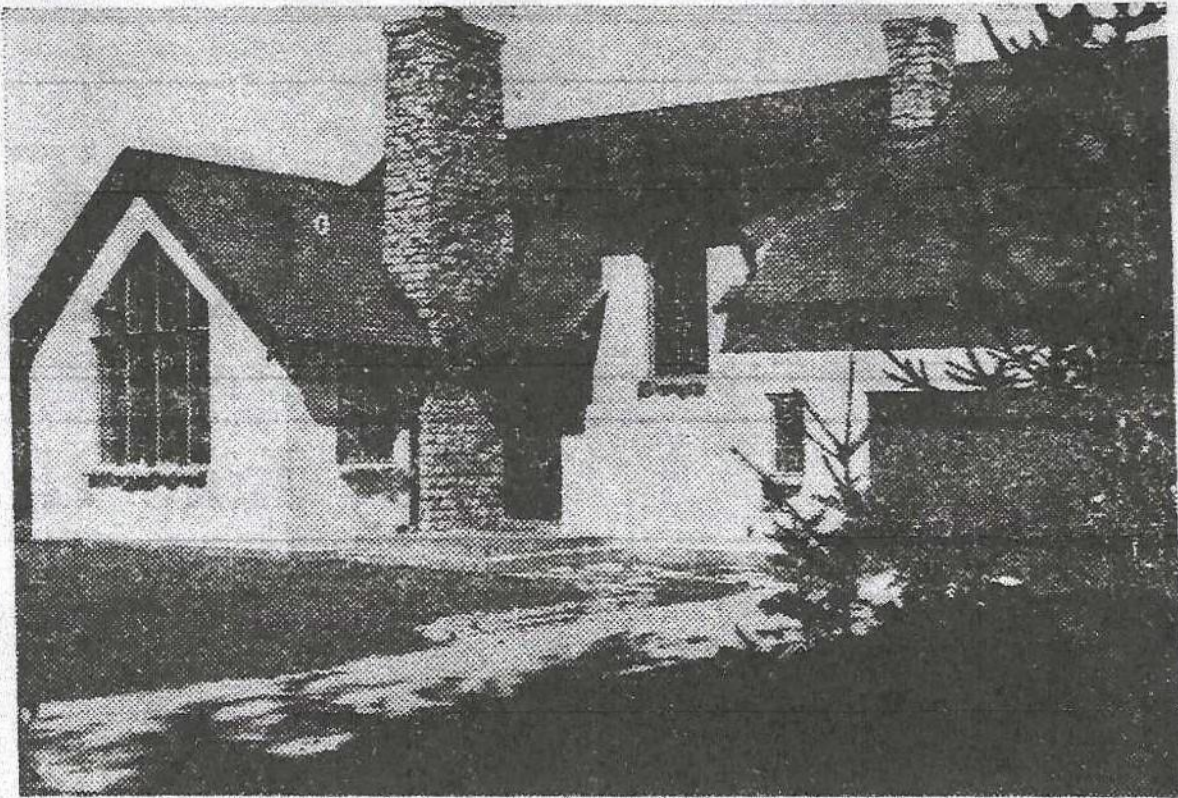
26. James L. Whitehouse
660 De Tamble Avenue
• 1937
The arched entryway with the inset door is the focal point of the façade.



CITY OF HIGHLAND PARK, ILLINOIS ■

City of Highland Park brochure, "John Van Bergen Architecture Tour."

Small Home of Concrete



A new concrete masonry home at 534 High road, Glen Ellyn, which displays once again the tendency to merge modern and traditional types. The entrance leads into a two story, wide hallway, with large studio living room at left. The owners are Mr. and Mrs. Warren Spahr. The architect, John Van Bergen, Highland Park.

Source: *Chicago Tribune*, October 29, 1939.

ATTACHMENT B



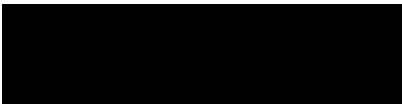
December 22, 2020

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

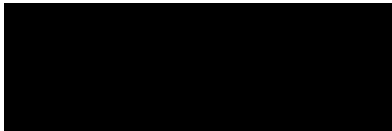
Dear Mr. Marx,

The Winnetka Historical Society has reviewed Guarino Historic Resources Documentation's thorough research of the property at 1015 Starr. We agree with the assessment that the property has architectural significance as a design by John Van Bergen and as an excellent example of the Prairie style. In addition, we agree that the property has local historical significance for its association with Eugene Rummler, a former Village President.

Sincerely,

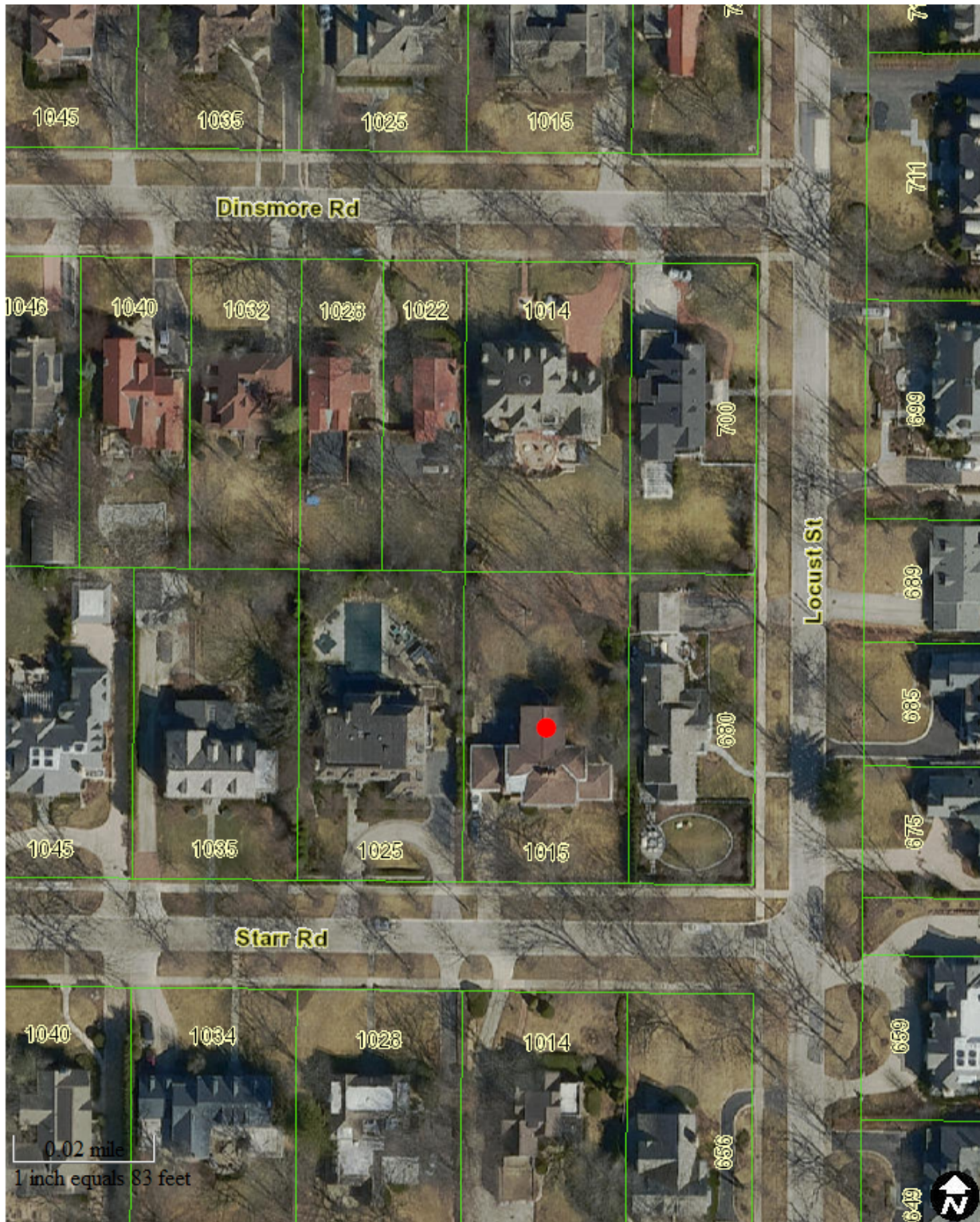


Mary Trieschmann
Executive Director



Meagan McChesney, PhD.
Curator

ATTACHMENT C



Map created on October 8, 2020.

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Disclaimer: 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: OCTOBER 12, 2020
SUBJECT: CASE NO. 20-21: 1015 STARR ROAD

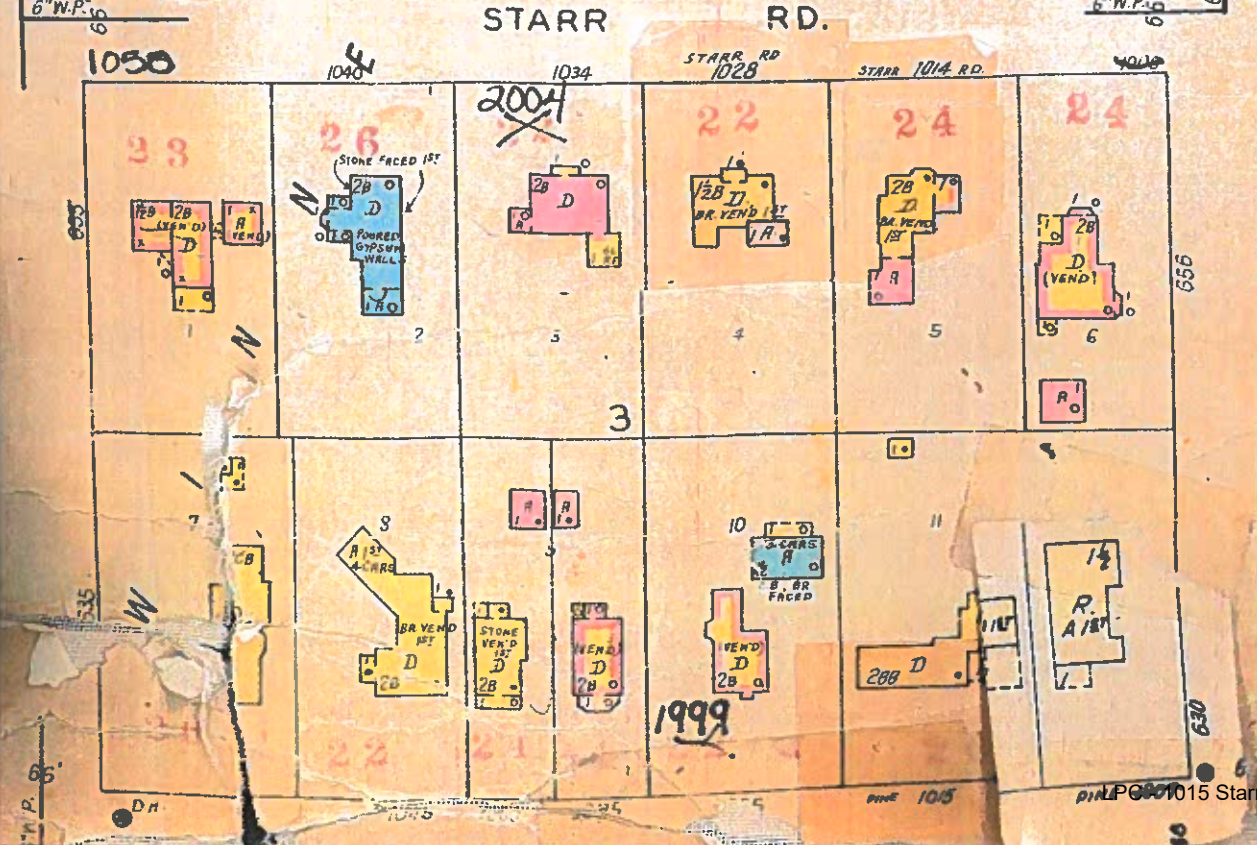
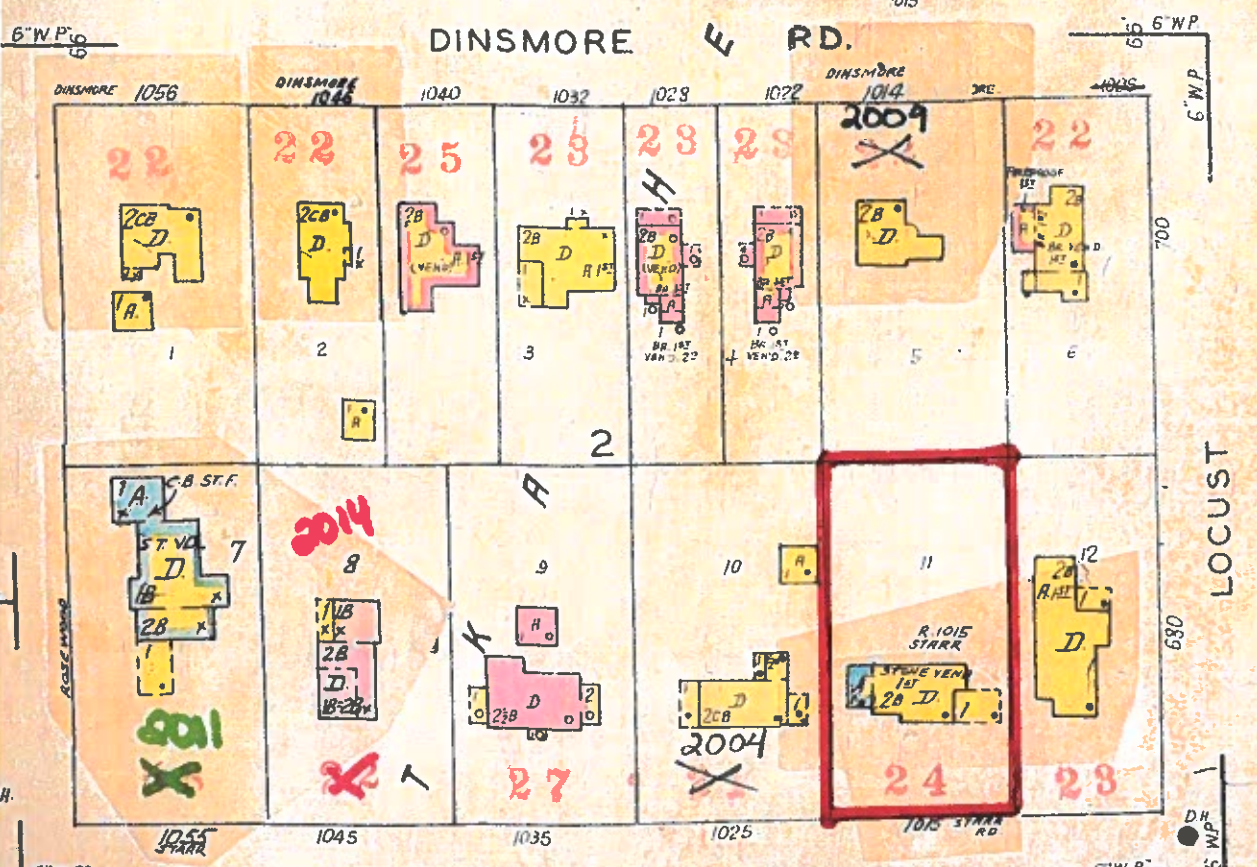
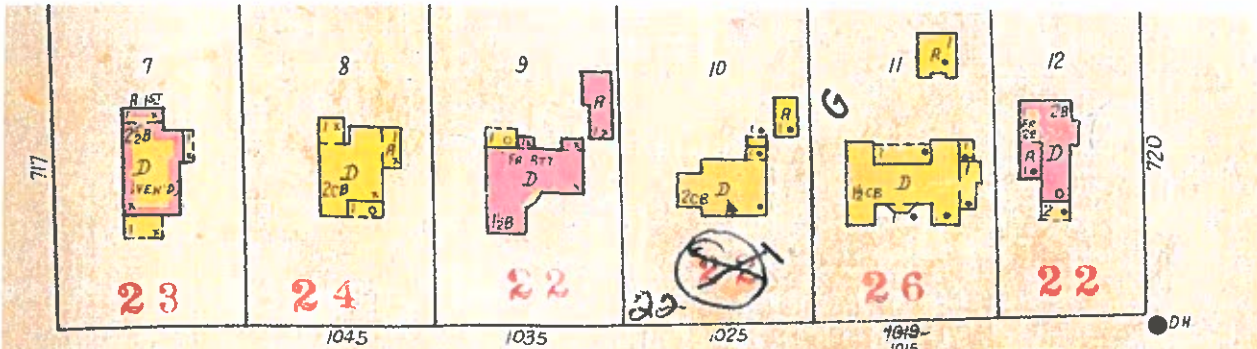
INTRODUCTION

On November 2, 2020, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage 1015 Starr Road. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Tuesday, October 27, 2020. If you have any questions please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

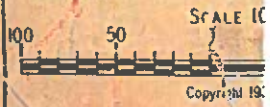
PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
4-10-1924	Frame residence garage, attached	E. Rumander (spelling?)	E. Rumander
6-23-1965	Remodel and make an addition to Single Family Residence	Mr. and Mrs. Manuel C. Johnson	Burgess-Stevens & Associates
8-14-1995	Build a shed	Lenore Shapiro	



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1015 Starr – Current Photos



Property Information Report

Significant Name:		Name/Location	
Other Name:			
Location:	1015 Starr Rd.		
Address:			
City:	Winnetka	PIN:	
Vicinity	False	HARGIS Ref:	161044
County:	Cook		
None		National Register Evaluation	
None		National Register Information	
Survey Date(s)		Property Information Source	
1971-1975			



PROPERTY RESEARCH COVERSHEET



Address: 1015 Starr Road

Construction Details:

Original construction date: 1924

Construction type: Indiana limestone

Style: Prairie School

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Eugene A. and Clara Rummler	1925 – 1954	1926 phone book; real estate slip; Chicago Tribune obituary	President of the Village of Winnetka from 1915 to 1917; Village of Winnetka Trustee; Chairman of the Winnetka Zoning Committee; Chairman of the Winnetka Plan Commission in 1943; former President of the Board of the Winnetka Historical Society; Attorney at Rummler, Rummler, and Snow; Chairman of the Chicago Association of Commerce committee; organizer of the Chicago Regional Planning Association
Michael H. and Mary Pauly	1955 – 1965	1956 phone book; 1965 phone book; Chicago Tribune obituary	Dr. Michael Pauly was a longtime dentist in Hubbard Woods and served in the Army Medical Corps during WWII. Mary Pauly was co-chair of the Heart Fund of Chicago, the Catholic Woman's Guild and the Winnetka Circle, Winnetka Woman's Club and garden clubs.
Manuel C. and Gloria Johnson	1965 – 1970	Real estate slips	
James and Sandra Sneider	1970 – 1972	Real estate slips; Chicago Tribune obituary	
Alvin R. Shapiro	1972 – 2004	1975 phone book; 2001 phone book; Zillow listing	
Benjamin Chou	2004 – Present	Cook County Assessor tax appeal records	

SIGNIFICANT EVENTS ON PROPERTY: N/A**ARCHITECTS:**

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
John Van Bergen	1925; build residence	Architectural survey; 1976 <i>Prairie School Review</i> ; Highland Park Historical Society biography
Burgess-Stevens & Associates (possibly attorney name, not the architect)	Remodel and make an addition to single family residence	

RESEARCH SOURCES USED:

Chicago Tribune, Winnetka Talk, property files, ancestry.com, Zillow, Google search, Cook County Assessor, phone books

FINDINGS:

Our research indicates that this property does have architectural significance, as well as historical significance on the local level. The original architect of the property was John Van Bergen, a prominent architect well-known for his Prairie School designs. Van Bergen was a former assistant for Frank Lloyd Wright, who heavily influenced many of Van Bergen's designs (including the property at 1015 Starr). Van Bergen became the last employee Wright ever hired to work with him at his Oak Park studio. The property at 1015 Starr is quintessential example of Van Bergen's Prairie School style design, particularly in terms of proportions and in his use of stonework on the exterior.

In addition, this property has been home to several prominent and longtime Winnetka residents. Most notably, this property was built for Eugene and Clara Rummler. In addition to working as a patent attorney at Rummler, Rummler, and Snow in Chicago, Eugene Rummler was an active member of the Winnetka community whose work significantly influenced the Village's development throughout the 20th century. Specifically, Rummler was one of the early Presidents of the Village, serving in the position from 1915 to 1917. In addition, Rummler was a Village of Winnetka Trustee, Chairman of the Winnetka Zoning Committee, Chairman of the Winnetka Plan Commission in 1943, and President of the Board of the Winnetka Historical Society.

Date of Research: 10/13/2020

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

Excl. Agents	Address of House 1015 STARR ROAD, WINNETKA	Size of Lot 100x187	Rooms 7-4	Baths 2 1/2	Porches 1 open	Price \$30,000.
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Continuance of Listing Confirmed <i>X high F.2. Wright house</i>	Situated between How house may be seen call owner.	Fronts	ft. alley at												
	Garage 2-car	Living quarters	When available												
	State exactly how we came to have this listing solicited.	Date 12/1/37	How heated O.P.,												
	Owner E.A. Rumlcr,	Address Winn. 1097.	Listed by III												
	Whom to notify regarding prospective purchaser	Ph: Res.	Ofc.												
	Tenant	Address	Ofc.												
	Assessed valuation	Ph: Res.	Rent												
	Terms	Lease expires													
	1st Mortgage \$13,500	Taxes \$370.	Abstract or Guaranty policy												
	Prepayment privileges	Maturity June '38.													
2nd Mortgage	Maturity														
Prepayment privileges															
Restrictions															
Construction stone	Roof shingle	Architect													
Heating H.W.-O	Hot water	Lighting													
Sign Privileges															
Remarks	<table border="1"> <tr> <td>Basement</td> <td>full.</td> <td>Stories</td> </tr> <tr> <td>1st floor</td> <td>living rm, dining rm, kit., lavatory.</td> <td></td> </tr> <tr> <td>2nd floor</td> <td>4 bedrooms, 2 baths.</td> <td></td> </tr> <tr> <td>3rd floor</td> <td></td> <td></td> </tr> </table>			Basement	full.	Stories	1st floor	living rm, dining rm, kit., lavatory.		2nd floor	4 bedrooms, 2 baths.		3rd floor		
Basement	full.	Stories													
1st floor	living rm, dining rm, kit., lavatory.														
2nd floor	4 bedrooms, 2 baths.														
3rd floor															

A-2593

Code	Address 1015 Starr Road, Winnetka.	Size of Lot 100x188	Rooms - Bed 7-4	Baths 2 1/2	Porches 1	Price \$60,000.
Open House Date 1-26-54	Const. & Style Lannon Stone.	Roof	Built 25 yrs	Terms:		
Listing Date 1-16-54	1st Floor Frank Lloyd Wright		Arch.			
Recheck Dates 1/25/54 3/9/54 4/13	LR (15x26 w/FP), DR., Kit., (But. Pntry, bkfst. nk.), Lav, Lg. scrn pch (22x17)					
	2nd Floor 4 bedrooms, 2 tiled ba. 7 lge Clothes and linen closets.					
	3rd Floor Attic. Bessemer Stairway.					
	Basement Full					
	Heat HW oil	Cost \$420.	Hot Water			
	Garage: No. Cars 2 c at Det. or Att.	heated.				
	Poss. 90 days.	Title Form				
	Mortgage					
	Taxes \$780.					
	Tenant	Lease Exp.	Rent			
	Restrictions, if any, and Remarks					
	Ext. trim creosote stained cyp. wood. Inside bronze scrns. in steel frames.					
	Indirect and direct lighting in living room and dining room.					
	Owner Rumlcr	Address Winn. 1097.				
	Exclusive of Heinsen Realty Co.	Phone W1 6-0253	Bus. Ph.			
	Sales person Paul Heinsen	Home Phone W1 6-2361	Res. Ph.			

Heinsen

Directions:

CENTRALLY AIR-CONDITIONED

Address: 1015 STARR ROAD		Lot Size		\$ 125,000.00	
City: Winnetka		100' X 188'			
Constr: Indiana Limestone	J-5697R	Rms. 10	Bed. 5	Baths 3½	Heat FA Gas Cost
Style: Contemporary	1-28-70 Sold	Year — Taxes 1968		Porches	Garage 2 car Att./Det.
Roof: Asphalt - New '67	Channer	\$2174.20			Elect: 220V-110V
Built: Remodeled '65	Faces: South	Contract: Yes			
Basmt: Full - Laundry and Storage					
1st Foyer, Living room w/fireplace, Dining room, Den, Ultra Modern Kitchen, Pantry, Breakfast balcony, Family room, Mud room, Powder Rm.					
2nd Master bedroom w/dressing room and C.T. bath, Bedroom w/C.T. bath, Three other bedrooms and Hall C.T. bath.					
3rd					
Check:	School: Grade: Hubbard Woods JHS: Washburne	HS: New Trier East			
12/69	Transp: RR. Faith, Hope & Gus:	Other:			
4/70	Mortgage: Existing assumable + owner will assist	Available:			
	City water, Sewer, Sanitary Sewer, Storm Sewer, Septic Tank	ni financing			
	Special Assessments \$ _____ for _____				
Remarks and any special conditions: A BEAUTIFUL CONTEMPORARY by Bamberg, completely remodeled with large addition. Lovely decor and appointments.					
SEE ADDITIONAL SHEETS					
Owner: Manuel Johnson and Gloria/his wife Res. Phone: 446-1967					
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.					
For office use only	Realtor Office: KOENIG & STREY, INC. Wilmette	Phone: 251-0330			
101769	Sales Person: Muriel "Chick" Whyte	Home Phone: 256-1381			

LR 26' X 15'
 DR 13' X 14'9"
 K 10' X 16'
 DEN 15' X 22'
 FR 20' X 22"
 BR's 16' X 22' +
 Dressing Room
 12' X 15'6"
 13' X 14'9"
 12'6 X 14'
 8'6 X 9'8

Possession:
 To be arranged

Reason for Sale:
 O.O.S

Title C.T. & T.

Directions:

CENTRALLY AIR-CONDITIONED

9/69 - D.O.M. owner staying do not call -

Starr Road

Address: 1015 Starr Road		Lot Size		\$ 135,000. 127,500	
City: Winnetka, Illinois		100 x 188			
Constr: Indiana Limestone	D-931	Rms. 10	Bed. 5	Baths 3½	Heat F.A. Gas Cost
Style: Contemporary		Year — Taxes 1967		Porches	Garage 2 car Att./Det.
Roof: Asphalt - New '67		\$2174.20			Elect: 220V-110V
Built: Remodeled '65	Faces: South	Contract:			
Basmt: Full - Laundry and Storage					
1st Foyer, Living Rm. with Frpl., dining Rm., Den, Ultra modern Kitchen, Pantry, Breakfast balcony, Family Rm., Mud Rm., Powder Rm.					
2nd Master Bedroom w/dressing room and C.T. Bath, Bedroom w/C.T. Bath, Three other bedrooms and Hall C.T. Bath.					
3rd					
Check:	School: Grade: Hubbard Woods JHS: Skokie	HS: New Trier East			
7/69	Transp: RR. Sacred Heart C. & N.W.	Bus: Carleton Washburne Jr. highschool			
	Mortgage: Existing	Other:			
	City water, Sewer, Sanitary Sewer, Storm Sewer, Septic Tank	Available:			
	Special Assessments \$ _____ for _____				
Remarks and any special conditions: A BEAUTIFUL CONTEMPORARY by Bamberg and Frank Lloyd Wright, completely remodeled with large addition. Lovely decor and appointments. Please screen all clients.					
SEE ADDITIONAL SHEETS					
Owner: Manuel & Gloria Johnson Res. Phone: 446-1967					
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.					
For office use only	Realtor Office: KOENIG & STREY, INC. WILMETTE	Phone: 251-0330			
040269	Sales Person: Muriel "Chick" Whyte	Home Phone: 256-1381			

LR 26 x 15
 DR 13 x 14.9
 K 10 x 16
 DEN 15 x 22
 FR 20 x 22
 BR's 16 x 22 +
 Dressing Rm.
 12 x 15.6
 13 x 14.9
 12.6 x 14
 8.6 x 9.8

Possession: 9/1
 July 1, 1969

Reason for Sale:
 O.O.S.

Title C.T. & T.

Directions: No. of Pine, So. of Tower, between Locust and Rosewood

Address: 1015 Starr Road City: WINNETKA Constr: Indiana Limestone Style: Contemporary Roof: Asphalt (new in 1967) Built: completely remodelled in 1965		Lot Size 100 x 188 Rms. 10 Bed. 5 1/2 Baths 3 1/2 Heat Gas FA Cost Garage 2-car Att. Det. Elect: 220V-110V		\$ 140,000 CENTRAL AIR-CONDITIONING Contract:	
Basmt: full - laundry and storage 1st Foyer, living rm w/fireplace, dining rm, den, ultra modern kitchen, pantry, breakfast balcony, family rm, mud rm, powder rm 2nd Master bedrm w/dressing rm and ceramic tile bath, bedroom w/ceramic bath, 3 other bedrooms and hall ceramic bath 3rd		Year — Taxes approx. \$2700 Porches		approx. LR 26x15 DR 13x14-9 K 10x16 DEN 15x22 FR 20x22 BR's 16x22 plus dressing rm 12x15-6 13x14-9 12-6x14 8-6x9-8	
Check: School: Grade: Hubbard Woods Transp: RR. C&NW Mortgage: Existing City water, W30 , Sanitary Sewer, Storm Sewer, SMXXX Special Assessments \$ _____ for _____ Remarks and any special conditions: A LOVELY CONTEMPORARY HOME by Bamberg, completely remodelled with large addition. Beautiful decor and appointments. SEE ADDITIONAL SHEETS.		HS: Skokie Washburne Bus: HS: New Trier East Other: Faith Hope & Sacred Heart Available:		Possession: t/b/a Reason for Sale: other Title CT&T	
Titleholder: James and Sandra Snider Phone: 446-5975		BROKERAGE FEE: 6% on \$50,000; 5% thereafter		This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the Realtor is liable for errors. The listing may be changed without notice.	
For office use only 030872		Realtor Office: HUGH C. MICHELS & CO. Sales Person: Carol O'Leary		Phone: 446-7100 Home Phone: 446-9040	



05173150130000 04/17/2007

Property Details

05-17-315-013-0000

1015 STARR RD • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	206
SQUARE FOOTAGE (LAND)	18,800
NEIGHBORHOOD	80
TAXCODE	23008
NEXT SCHEDULED REASSESSMENT	2022

Assessed Valuation

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

	2020 Assessor Certified	2019 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	\$1,217,770	\$1,338,216
TOTAL ASSESSED VALUE	\$121,777	\$133,821

LAND ASSESSED VALUE	\$31,960	\$31,960
BUILDING ASSESSED VALUE	\$89,817	\$101,861

Exemption Status

2019	Homeowner \$799.70 Senior Citizen N/A Senior Freeze N/A
2018	Homeowner \$824.00 Senior Citizen N/A Senior Freeze N/A
2017	Homeowner \$784.60 Senior Citizen N/A Senior Freeze N/A
2016	Homeowner \$552.86 Senior Citizen N/A Senior Freeze N/A
2015	Homeowner \$645.40 Senior Citizen N/A Senior Freeze N/A

Exemption History

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

Characteristics

DESCRIPTION	Two or more story residence, over 62 years, 2,201 to 4,999 sq.ft.
RESIDENCE TYPE	Two Story
USE	Single Family
EXTERIOR CONSTRUCTION	Masonry
FULL BATHS	3
HALF BATHS	1
BASEMENT ¹	Partial and Unfinished
ATTIC	None
CENTRAL AIR	Yes
NUMBER OF FIREPLACES	0
GARAGE SIZE/TYPE ²	2 car attached
AGE	89
BUILDING SQUARE FOOTAGE	4,015
ASSESSMENT PHASE	2020

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

Appeal History

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2019	\$133,440 (2018)	\$138,096	\$138,096	6019377	BENJAMIN CHOU	BENJAMIN CHOU	Appeal Review Complete	Assessed Value Not Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.
2018	\$136,733 (2017)	\$133,440	\$136,733	11264	THOMAS J THORSON	BENJAMIN CHOU	Appeal Review Complete	Assessed Value Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.
2017	\$148,778 (2016)	\$148,778	\$148,778	13088	HOWARD W MELTON	BENJAMIN CHOU	Appeal Review Complete	Assessed Value Not Adjusted - Your property's uniformity with comparable properties.
2016	\$132,314 (2015)	\$158,180	\$164,314	7829	BENJAMIN CHOU	HOWARD W MELTON	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.

Bluff G-----VE 5-2433
Thornwd Ln Nfld---446-2388
1000 Spruce Win---HI 6-0200
Northfld Sq Nfld---441-6379
117 Euclid G-----835-1668
985 Bluff G-----VE 5-2433
1615 Winnetka Nfld-HI 6-0558
Tower Rd Win-----446-5653
235 Hazel G-----835-1980
799 Vernon G-----835-3749
Happ Nfld-----446-7643
336 Sunset Win---HI 6-6219
17th St Wil-----251-8767
1234 Glendng Wil---AL 1-3273
339 Locust Win-----446-2039
350 Winnetka Win---446-8232
30 Woody Win-----HI 6-1936
Prairie Rd G-----835-3130
Kent K-----251-4250
542 Abbottsfd K---AL 1-1565
1799 Willow Nfld---441-6139
BUCK AND CO
Store
Golf Mill Center
DesPITelNo 296-2211
Telephone Sales-----446-8500
810 Church-----475-4800
Telephone Sales-----869-7590
Repair Service And Parts Dept
9215 Greenwood
Niles-DesPITelNo 296-2261
And Decorating-----769-2600
875 Bryant Win---HI 6-4818
1454 Lake Av Wil---251-2334
746 Vernon G-----VE 5-2983
379 Adams G-----VE 5-0879
720 Locust Win-----446-2475
Kenilwrth Terr K---251-7044
946 GlencoeRd G---VE 5-1948
81 Lindn G-----835-5020
464 Sunset Win---446-5354
464 Sunset Win---446-5356
191 Scott Win-----835-1759
740 Ardley Rd Win---441-6372
Jr 217 Avon Nfld---HI 6-5718
C
890 Greenwood Av Win---446-0455
550 Chestnut Win---HI 6-4725
1922 Elmwd Wil---251-8630
G
Hibbard Wil-----AL 6-2444
Hibbard Wil-----251-5950
2301 Schillr Wil---AL 1-4503
435 Ridge Rd Wil---256-5549
Robin Hood Ln Nfld---441-6863
Stephen L 746 Foxdl Win---446-7980
2106 Beechwood Ln---251-8885
208 LaPier G-----835-4208
res 1162 Hohfeldr G---835-1634
Hohfeldr G-----835-1635
339 Sunset Wil---AL 1-9376
339 Sunset Wil---AL 1-7899
1064 Gage Win---HI 6-5100
1133 Mich Wil---251-4882
360 Surfsg G-----835-0753
MD
Surfsg G-----835-0750
Jr 849 Lincln Win---446-4247
85 Wentwrth G---835-2682
126 Oxford Rd K---256-3432
1330 Concord K---256-3965
400 Washngtn Wil---256-6822
MD
Ridge Win-----446-4803
F 2415 Concord Wil---AL 1-1837
F PE
2415 Concord Wil---251-6737
Jr
1025 Sheridan Rd Wil---251-1023
E 1303 Richmnd Wil---256-2480
J
1064 Skokie Rdg G---835-1616
1064 Skokie Rdg G---835-4626
H MD
Forest Wil-----AL 1-5122
Wilmet---AL 1-4220
L 2706 Birchwd Ln Wil---AL 1-9573
2706 Birchwd Ln Wil---251-9549
W 204 Sunset Wil---AL 1-8667
204 Sunset Wil---251-9059
123 Happ Rd Nfld---446-6351
Jr 183 Mary G-----VE 5-1503
1103 Sunst Rd Win---441-5757
G 110 4th Wil---AL 6-1265
15 9th Wil-----256-4235
S&Assoc
Frontage Nfld-----446-8420

Selection Research Inc 204 6th St Wil-256-6363
Self Geo W 3119 C Lake Av Wil---AL 1-1784
Self John W 946 Locust Rd Wil---251-8621
Self Service Merchandisers Inc
303 Northfld Nfld-446-6100
Selfridge Calvin F 4 Indian Hill Win---HI 6-0495
Self Jos 313 Hibbard Rd Wil---AL 1-5410
Child's Teleph 313 Hibbard Rd Wil-251-5411
Self David B
Res 2314 Thornwd Av Wil-----256-1370
Atty 61 N Milwaukee Av Wheeling---537-2522
Seline Helen MD 723 Elm Win-----446-9339
Seline Marvin H
127 Green Bay Rd HW-835-2499
Seline Marvin H&Co 127 Greenbay HW-835-5333
Selkoe Herbert E 374 South G-----VE 5-0650
Sellers Fredk F 801 Romona Rd Wil---AL 1-2591
Seltrecht V W 1419 Lake Wil---AL 6-1131
Seltzer Neal L 177 Hawthorn G-----835-1032
Seltzer Scott 1123 Lindn Wil---251-3172
Selvaggio Mary Jane 625 Brier K-----251-7988
Child's Teleph 625 Brier K-----251-8063
Selzer Jas 922 Ash Win-----HI 6-3051
Selzer Roman W 2111 Wilmette Wil---AL 1-2061
Semerdjian Ronald A MD
Res 2435 Pomona Ln Wil-----251-0694
If no answer-----328-2136
Sendelbach F A 1517 Gregry Wil---256-5319
Senden John H 562 Cherry Win-----446-1625
Seng Francis A 195 Birch Win-----HI 6-5195
Senior Center-----See North Shore Senior Cntr
Sennar Gary 147 Sterling Ln Wil---251-3966
Sennett Richard S 1500 Sheridn Wil-251-8841
Sennott Timothy 140 Westvw Win---446-2612
Sennott Wm J Sr
1712 C Northfld Sq Nfld-HI 6-1917
Sensenbrenner John K
3016 Highland Wil-251-2360
Sensi Steven S 621 Hibbard Wil---251-0719
Sensi Steven S
Travel Consltnt 621 Hibbard Wil---256-5865
Sensibar Geo L 985 Forest G-----VE 5-4138
SENTRY POST THE
Gifts 547 Lincln Win-----HI 6-6925
Sered Allen D 211 Heather Wil---256-4190
Serendipity Shop
Gifts 347 Walnut Nfld-----446-9177
Sergeant R 1336 Gregry Wil---AL 1-4152
Serpe Anthony 1595 Mt Pleasant Nfld---446-5193
Sershon John Jr 911 Lindn Av HW---446-7189
Server Harvey W 555 Sunset G-----835-3140
Child's Teleph 555 Sunset G-----835-3180
Service Merchants Enterprises
Contrs 324 Adams G-----835-3824
Service Unlimited 1015 Cherry Win---446-4208
SERVICEMASTER NEW TRIER
730 Washngtn Av Wil-AL 1-5697
Servicemaster Of The North Shore
350 Oak Circle Wil-251-6030
SERVISOFT WATER CONDITIONING
Water Softener 1775 Maple Nfld---446-3201
Servich Arthur E 3520 Forest Wil---AL 1-3520
Seston Robt K 430 Woodstock K---256-6659
Setear John W 170 Fullr Ln Win---446-8408
Setear Kathleen K 170 Fullr Ln Win---446-8409
Sethness C Olm 1230 Westmr Rd Win---446-3128
Sethness Walter D 276 Essex Win---HI 6-2939
Sethness Wm H 546 Melrose K---251-3828
Setten David M 1233 Middlebury Wil---256-0793
Seul Clarence 1884 Old Willow Rd Nfld---446-6621
Seul Henry B 1970 Winnetka Nfld---HI 6-0769
Seul Rufus J Mrs
1930 Old Willow Nfld-HI 6-4697
Sevcik John M 179 Randolph G-----835-1588
Seveland Carl B 2105 Chestnut Wil---251-0524
Seven Eagles Restnt
1050 E Oaktn St DesPI-299-0011
Seven-Eleven Food Store
531 Green Bay Wil-251-9654
Seven Krask Brothers Moving&Storage
4150 N Westrn Chgo-588-7777
7 Santini Bros movr
3310 Mannheim FrnklnPk-Chgo# NA 5-3660
SEVENTH-DAY ADVENTIST CHURCH OF NORTHBROOK
2211 Pfingsten Northbrk-498-2313
Severson Marie 1119 Centrl Wil---251-5017
Sew-Its-Seams Inc 1002 Greenf Wil---251-4161
Sewell Arthur H 190 Birch Win-----HI 6-7716
Sewell Geo E 20 Indian Hill Win---HI 6-2796
Sewell Lowell L 339 Oak Cir Wil---AL 1-5631
Sewell Robin P 502 Oakd G-----835-2988
Seweloh T W 721 Roger Av K-----251-7491
Sex Leon S 192 Park Av G-----835-1211
Sexton T Mackin 825 Mt Pleasant Win-446-1960
Sexton T Webb Jr
2155 Kenilwrth Av Wil-256-5833
Sexton Thos W 391 Sheridn Win---HI 6-7766

Seyfarth Hugh M
2507 Kenilwrth Av Wil-251-9189
Seyfarth Richard K 1606 Spencer Wil-AL 1-4358
Seymour Dorothy Dole
187 Thackry Nfld-446-5458
Seymour Fred P Jr 303 Sheridn Win---446-7383
Seymour Robt G 187 Thackry Nfld---446-5458
Seymour Wm H 301 Sheridn Win---446-5725
Seymour Wm P Jr 1330 Isabella Wil---256-1318
Sficos Wm J 801 Westwd Wil---256-4562
Shade J P 1627 Washngtn Wil---256-1379
Shadel O Floyd 80 Tudor K-----256-5944
Shadlen Gerald 1690 Colonial Ln Nfld-446-8497
Shadur Milton I 1110 Elm Rdg G-----VE 5-2960
Shaf Model 620 Huntr Wil-----251-7385
Shafer Edw 608 GlencoeRd G-----VE 5-3482
Shafer Erwin Wyr 799 Elm Win-----446-4871
Res 918 Sheridn G-----VE 5-2918
Shafer Glen A 336 Lockwd Nfld---HI 6-5623
Shaffer Bruce S 934 Spruce Win---446-2007
Shaffer Michael J
346 Wilshire Dr E Wil-251-2715
Shaffer S 960 Eastwd G-----835-4925
Shafraan Emil 1479 Asbury Win---441-6330
Teen's Teleph 1479 Asbury Win---441-6331
Shagam Robt M MD
Res 2600 Greenf Wil-----251-5870
Shah Manu H 342 Lamon Av Wil---256-5353
Shaklee Distributor 614 Centrl Wil---251-6886
Shakman Saml D 3144 Hill Ln Wil---AL 1-8896
Shalon Jerome 700 Willow Tree G---835-3504
Shalon Steven 700 Willow Tree G---835-3526
Shalowsky Julius L 458 Lakesd G---VE 5-1602
Shalowitz Lisa 3115 Centrl Wil---256-3115
Shalowitz Sidney
Res 806 Strawberry Hill G-----835-2893
Shamberg Ray 634 Hibbard Wil---AL 1-4482
Shanahan David J 795 Pine Win---441-6387
Shanahan Edw J 2023 Schillr Wil---AL 1-4594
Shanahan Jack decr 1075 Gage Win---446-7962
Shanahan Louis P 1637 Forest Wil---AL 1-0509
Shanahan T J LLD 300 Richmnd K---251-8441
Shanahan Thos E 839 Chiltl Wil---AL 1-0574
Shanahan Thos J 300 Richmnd K---251-8440
Shane E F 1031 Ash Win-----HI 6-4595
Shane Harold P 1015 Ash Win---HI 6-1604
Shang Jeng C 473 Highcrst Wil---256-4634
Shanker Arnold 740 Lawler Wil---251-8124
Shankman Sam res 75 Aspen Ln G---VE 5-1953
Shannon Robt M 220 17th Wil---251-8473
Shannon Thos J 238 Wagner Nfld---446-2653
Shanor Geo M 1360 Hackberry Ln Win-446-2398
Shantz Marc A 117 Woody Rd Win---HI 6-7117
Shantz Thos A 1600 Walnut Wil---251-2184
Shapiro Alvin R 1015 Starr Win---446-2011
Shapiro Arthur A 924 Pine Tree Win---446-8377
924 Pine Tree Win---446-8977
Shapiro Barry MD
808 Strawberry Hill G-835-0091
Shapiro Bernard H 946 Oak Win---446-6564
Shapiro Clemens K 187 Mary HW---VE 5-2866
Shapiro D J 235 Ridge Rd Wil---251-6783
Shapiro David I 317 Beverly Wil---AL 1-6663
Shapiro Donn 228 Lincln Dr G-----835-5121
Shapiro Eugene 713 Appletree G---VE 5-0658
Shapiro Hannah 1150 Oak Rdge G---835-0222
Shapiro Harold D 34 Lindn Wil---256-2732
Shapiro Harry S 1145 Fairfld G---VE 5-1697
Shapiro Howard 520 Greenf G---VE 5-3454
Shapiro Howard M MD
1367 Edgewld Ln Win-441-5846
Shapiro Jordan S 609 LeClaire Wil---251-3597
Child's Teph 609 LeClaire Wil---251-0403
Shapiro Julius H 1251 Lindenwd Win-446-7154
Shapiro Leo J 839 Bluff G-----835-4868
Shapiro Lester 900 Oak Dr G-----VE 5-2308
Shapiro Louis 1150 Oak Rdg G-----835-0777
Shapiro Marvin K 3404 Wilmette Wil---AL 1-4796
Child's Teleph 3404 Wilmette Wil---251-0361
Shapiro Norman A
1705-C Northfld Sq Nfld-446-2322
Child's Teleph
1705-C Northfld Sq Nfld-446-4426
Shapiro Richard H 205 Ridge Rd Wil---251-1088
Shapiro Richard S 245 Westmrind Wil-251-2773
Child's Teleph 245 Westmoreind Wil-251-2774
Shapiro Roberta
808 Strawberry Hill G-835-1518
Shapiro S 525 Leamngtn Wil---251-7281
Shapiro Saml H 262 Latrobe Nfld---HI 6-3524
Shapiro Sherman 350 Greenf Wil---256-3391
Shapiro Shirl 511 Sunset G-----VE 5-2899
Shapiro Stanley 543 Skokie Blvd Wil---256-2113
Shapiro Wm M 406 Wilshire Dr W Wil-256-3365
Shaps Harvey 2405 Meadow Dr S Wil---251-7444
Share Jerome R 1210 Lindnwd Win---HI 6-3379
Sharfman Robt 221 Locust Wil---256-3482

Sharfstein Kathie 146 Millbrk Wil---256-3339
Sharfstein Richard A 395 Lakesd G---835-2575
Child's Teleph 395 Lakesd G---835-2576
Sharfstein Robt 146 Millbrk Wil---256-3338
Sharp Donald 1220 Hill Rd Win---446-7225
Sharp M E 1103 Ash Win-----HI 6-2286
Sharp M R 917 Romona Rd Wil---251-3258
Sharp Wm L 337 Wagner Rd Nfld---446-8627
Sharpe Byron C atty 346 Tudor G---835-3300
res 600 Sheridn G-----VE 5-1077
Sharpe&Co 346 Tudor G-----835-3300
Sharpe John K 643 Hibbard Rd Wil---256-2086
Child's Teleph 643 Hibbard Rd Wil-256-2090
Shatkin Henry 54 Hibbard Rd Win---446-9277
Shatill Siegfried res 416 Sheridn Wil-AL 1-4410
child's teleph 416 Sheridn Wil---AL 1-0443
Shauger R H 260 Thackry Nfld---HI 6-4931
Shaver Clarence H 45 Lakewd G---VE 5-1310
Shaver Paul D 1 Crescent Wil---251-9447
Shaver Thos R 811 Sunset Rd Win---446-1513
Shaw Chas Jr 309 Sterling K-----256-4385
Shaw David J 140 Westvw Win---446-2612
Shaw Jas 200 16th Wil---251-7668
Shaw John G 1212 Isabella Wil---251-7158
Shaw Kenneth F 825 Lake Wil---256-1856
Shaw Nelson 1523 Tower Win---446-2981
Shaw Steven J 555 Park Dr K-----AL 6-0833
Shaw W H 3015 Highlnd Wil---256-1742
Shaw Wilfred Dave Jr 426 Centrl Wil-251-9171
Shawkey John 905 Greenwood Win---446-7731
SHAWNEE CLNRS & TLRS
519 4th Wil-AL 1-1907
SHAWNEE SERV CENTER
332 Lindn Wil-AL 1-1234
Shaxted linens 1515 Sheridn Wil---256-2030
Shay Keith 445 Cedar Win-----446-7826
Shay Wm A Jr 117 5th Wil---256-1890
Shayani David D 399 Madisn G---835-1477
Shaykin J B DDS
res 1137 Elm Rdg G-----VE 5-3440
Shea E 307-C Ridge Wil---256-5168
Shea Jas F 1160 Romona Wil---251-8650
Shea John L 1319 Wilmette Wil---AL 1-3905
Shea Robt A 3506 Forest Wil---256-1708
Shea Robt J 284 Greenwd G-----835-4493
Shea S M 111 16th St Wil---251-4894
Shearer Bailey W 1228 Gregry Wil---AL 1-3239
Shearer Cedric C 2141 Washngtn Wil-251-0731
Shearer W G R est 567 Lincln Win---HI 6-5010
Shearer Warner&Co
550 Frontage Nfld-446-8551
Shearon Kenneth E DDS
res 2241 Thornwd Wil---AL 1-0284
Shechtman Lyn 1519 Washngtn Wil-256-5874
Shedd John W 614 Greenf Wil---AL 1-0950
Shedd R J 503 Park Wil---256-2970
Shedd Thos C Jr 1249 Maple Wil---AL 1-3592
Sheehan C A 1097 Tower Rd Win---441-6984
Sheehan Edmund J 2333 Iroquois Wil-AL 1-7033
Sheehan Francis C 918 Lindn Av Win---446-6512
Sheehan Peter A 204 9th Wil---251-8531
Sheehy Cyril E 745 Cummings K---AL 1-3265
Sheesley Jay R 303 Sheridn G-----VE 5-1202
Shefferman Shelton
1148 Skokie Ridge G-VE 5-0305
Sheffer Alvan 640 Leamngtn Wil---251-1303
Sheftel Chas L 775 Bluff G-----835-0342
Shehan Robt M 545 Kenilwrth K---256-4015
Sheldon Betty C 1228 Oak Win-----HI 6-3725
Sheldon Edw E
Ofc 540 Frontage Nfld-----446-8446
Sheldon Harvey M
2204 Chestnut Av Wil-256-4022
Sheldon Richard A 1228 Oak Win---446-3725
Sheldon Thos 321 Chestnut Win---446-2434
Shelley A 1049 Edgebrook Ln G---835-0523
Shelley Inventories Inc 1049 Edgebrk G-835-0074
Shelley Lee 1049 Edgebrk G-----VE 5-3877
Shelly Michael G 522 8th Wil---251-5249
Shelly's 722 Elm Win-----446-7404
Shelton&Associates 742 Grove G---835-0560
Shelton Geo H 1109 Forest Wil---251-8966
Shelton Huey G 9 Kent Win-----446-1140
Shelton Jas C 742 Grove G-----835-2565
Shelton Kenneth 2044 Elmwd Wil---251-7470
Shelton LeRoy G 170 Harbor G---VE 5-0052
Shen Paul 105 4th Wil---251-3164
Shepard E T 1625 Sheridn Wil---256-0462
Shepard K A 316 Sunset Rd Win---446-4975
Shepherd Chas E 256 Scott Win---835-2172
Shepherd Harold L 410 Adams G---835-0409
Shepherd Stephan 625 Willow Win---446-5406
Shepp Eugene L 541 Locust Wil---AL 1-3093
Sheppy Robt W 928 Elm St Win---446-7814
Sherr Marshall 1092 Elm Ridge Dr G-835-1868
Sher Michael A 744 LaCrosse Wil---AL 6-0882
Sheraton Oakbrook Hotel
1401 W 22d OakBrk-325-8555
Sherer Henry J 3125 Centrl Wil---251-8561
Sherer Sheila 3125 Centrl Wil---251-5014
Sheridan Arthur 617 Lamon Wil---251-2780

266 Paul-Pearson

Paul Aaron K res 435 Grove Glenco-VE 5-3173
 daughter's teleph 455 Grove Glenco-VE 5-3185
 Paul Albert F 5040 Wright Skokie-OR 5-3329
 Paul Albert H 7436 Suffid MortnGrv-YO 5-3058
 Paul Andrew S 9131 Newcastl Mortn Grv-YO 5-5377
 Paul Anna E Mrs 4959 Church Skokie-ORchrd 6-1303
 Paul Arlene 4151 Howard Skokie-OR 5-8781
 Paul Bebe B 9321 Kolmar Skokie-ORchrd 4-7877
 Paul Ben 8959 Pottawattami Skokie-OR 4-3288
 Paul Bess 613 Dodge Evnstr-GRnif 5-0591
 Paul Bradley 8627 Major Mortn Grv-YO 5-7262
 Paul Casimir 7634 Olcott Niles-967-9694
 Paul Chas A 5742 Summit Pk Rdg-823-0365
 Paul Clarence R Jr 8461 Demostri Niles-825-2481
 Paul Danl R 9022 Churchlir Niles-965-2423
 Paul Earl F 1260 Deerfld Derfld-WI 5-4089
 Paul Edw J 822 Oaktn Evnstr-UN 9-3632
 Paul Edw W 2240 Scott Des Pl-824-3822
 Paul Edw W 5705 Capulina Mortn Grv-YO 5-5735
 Paul Ernest W 832 S Clifton Pk Rdg-823-0807
 Paul Esca Music Inc 2515 Wilmette Wilmet-256-1727
 Paul Frank L 811 Foxdl Winetka-HI 6-1866
 Paul Franklin L 826 Monroe Evnstr-UN 4-4612
 Paul Fred A 1806 Main Evnstr-GR 5-1156
 child's teleph 1806 Main Evnstr-475-3560
 Paul Fred R Jr 107 Redbush Ln Prsct Hts-296-4186
 Paul Harold R 242 Bway Av Pk Rdg-825-3666
 Paul Harry 1312 Prairie Lwn Glenw-PA 4-9195
 Paul Harry 8950 Bronx Skokie-ORchrd 5-1862
 Paul Helene Mrs 621 Ivy Kenilwrth-AL 1-7907
 Paul Henry W 1421 Florence Evnstr-UNwsty 4-4182
 Paul Herbert 9420 Octavia Mortn Grv-YO 5-3581
 Paul Herbert B 10033D Frontage Skokie-ORchrd 6-2591
 Paul Howard C 1102 Jeannette Des Pl-824-2941
 Paul Iris 4151 Howard Skokie-OR 5-8781
 Paul Irving 4559 Suffid Ct Skokie-YO 6-7078
 Paul Jack 4050 Emersn Skokie-ORchrd 4-1318
 Paul Jas E Mrs 1912 Centrl Wilmet-AL 6-0978
 Paul Jerome T MD 65MickChgo-Franklin 2-8822
 res 3 WoodyManor Winetka-Hilcrst 6-2044
 if no answer Wilmet-AL 1-4220
 Paul Jos A 1913 Sherman Evnstr-DA 8-3269
 Paul Lawrence O 1819 SilverWillow Glenw-724-1187
 Paul Leonard R 4228 Suffid Ct Skokie-OR 6-9667
 Paul Leslie 9129 Lawlr Skokie-OR 6-4996
 Paul Lester W Jr 822 Seward Evnstr-UN 9-9514
 Paul Lora Mrs 1130 6th Av Des Pl-824-7890
 Paul Lorraine E 1421 Florence Evnstr-864-2088
 Paul Louis Pimney 9321 Kolmar Skokie-OR 4-7814
 Paul Louis R 220C Dodge Evnstr-UN 9-3462
 Paul Malvin B 1511 Mulfd Evnstr-869-2274
 Paul Marion J 1037 Vernon Pk Rdg-823-8446
 Paul Martin 751 Strawberry Hill Glenco-VE 5-2471
 Paul Marvin 961 Forest Glenco-Vernon 5-0945
 Paul Milton H MD 771 Vernon Glenco-VE 5-3148
 Paul Nathan J 855 Sheridan Highld Pk-ID 2-1071
 Paul Oglesby MD res 1012 WestmRd Winetka-446-6189
 Paul Robt 1620 Seward Evnstr-DA 8-3327
 Paul Ronald J 9101 Newcastle MortnGrv-967-6317
 Paul Roy C 8545 N Kedzie Niles-825-4127
 Paul Sidney L 4151 Howard Skokie-OR 4-3468
 Paul Stanley 940 Ridgewd R HighldPk-ID 2-2806
 Paul Thos L 1846MilanAv Northbrk-CRstwd 2-2179
 Paul Thuvu W Dr 771 Vernon Glenco-VE 5-3148
 Paul W 805 Simpson Evnstr-UN 4-2582
 Paulauskas Alex 22 N Greenw PkRdg-962-2530
 Paulauskas E J 8716 Caffie Mortn Grv-965-0303
 Paulie Gertrude 381 Woodlnd Highld Pk-ID 2-2011
 Paulie Howard N DDS
 580 RogerWilliams HighldPk-ID 2-9070
 res 381Woodlnd HighldPk-ID 2-2011
 Pauler Neil 805 Hazel Derfld-WI 5-5197
 PAULEY also see PAULY
 Paulley H D 1441 Walnut Av Des Pl-824-5376
 Paulley Roy 1304 W Branch Nfld-724-4510
 Paul Harold E 336 AbbottsFrd Kenilwrth-AL 1-0537
 Paulrichard E 1651 Rand Rd Des Pl-296-3235
 Paulik Geo 320 S Rose Pk Rdg-823-8949
 Paulin Adam Wm 4729Einf Skokie-ORchrd 5-4047
 Paulin Albert F 1402 5th Des Pl-824-2807
 Pauling Arthur W Sr 6821 Seward Niles-YO 7-7320
 Paulini Fred K 2343 Birch Des Pl-299-5419
 Paulinski John 2130 Ewing Evnstr-GR 5-1887
 Paulson Walter M 1208 Noyes Evnstr-UNwsty 4-2881
 Paul Jack D 2324 Meadow Dr S Wilmet-AL 1-5218
 Paul John Norman 771 CountyLine HighldPk-433-0237
 Paul Arthur J 263 Mary Glenco-835-0663
 Paul Don 201 Millrk Wilmet-AL 1-8220
 Paul Donald Phd 64 OldOrchard Skokie-677-1070
 Paul Kenneth A 612 Crescent Pk Rdg-823-3510
 Paul Manny 888 Virginia Highld Pk-ID 2-1238
 Paul Seymour 9420 Laverne Skokie-OR 4-4334
 Paul Sheldon A 9248 Laverne Skokie-OR 3-9248
 Paul Sol 7326 Davis Mortn Grv-YO 5-7326
 PaulWiner accts 4718 Touhy Lincw-675-3383
 Paulin Arthur C 9216 Hamlin Skokie-677-8217
 Paulin Elyn 9239 Centrl Pk Skokie-OR 3-8675
 Paulin L L 1908SheridanRd Evnstr-UNwsty 4-1109
 Paulin Wm G 9239CentrlPk Skokie-ORchrd 5-5543
 Paulinus Marvin R 849 Hill Rd Winetka-HI 6-3314
 Paulman Henry Jr 85LucustRd Winetka-Hilcrst 6-3383
 Paulowsky Leo River Rd Des Pl-827-3582
 Paul's Auto Sales 130 Chgo Evnstr-UN 4-4860
 Pauls Frank F 8810 Marmora Mortn Grv-YO 5-2633
 Pauls Harry 9541 Centrl Des Pl-827-3254
 Paul's Pure Oil Serv 1756 Willow Nfld-446-9860
 PAUL'S RECORDED MUSIC
 944 Spanish Wilmet-AL 1-8281
 Pauls Theo 1411 Touhy Pk Rdg-823-7629
 Pauls Wm 8326 Crawford Skokie-ORchrd 4-0815
 PAULSEN also see PAULSON
 Paulsen A C 569 Whittier Derfld-945-2537
 Paulsen David Edw 8019 Fostr Ln Niles-965-5819

Paulsen Donald L 344 E Wis LkForest-234-9041
 Paulsen Edw 5046 Elm Skokie-679-3069
 Paulsen Edw S 5046 Elm Skokie-679-3068
 Paulsen Eldo 1504 Shermer Rd Northbrk-CR 2-0830
 Paulsen Eugene E 5131Brummel Skokie-ORchrd 4-9056
 Paulsen Gaige R 2213 Centrl Evnstr-869-0791
 Paulsen Guttorm S 1026 Alfini Des Pl-827-5633
 Paulsen Harry 236 E Rose Lk Forest-CE 4-2329
 Paulsen John 1847 Welwyn Dr Des Pl-824-4010
 Paulsen Leslie J 700 Carlise Av Derfld-945-1218
 Paulsen Lewis A 229ElmCt Northbrk-CRstwd 2-0529
 Paulsen Patricia 1900 Ornnstr Evnstr-864-2471
 Paulsen Robt A 1915 W Ridgewd Glenw-PA 4-3668
 Paulsen Robt H 2333 Cherry Ln Northbrk-CR 2-5110
 Paulsen Roy 2011 Ash DesPl-296-7427
 Paulsen T O 2642 Lawndale Evnstr-GR 5-0186
 Paulsen Vicky 6019 Fostr Ln Niles-965-5819
 Paulsen Vincent P 752 Moffett Lk Bluf-234-0395
 Paulsen Wm R 16 Indian Hill Winetka-HI 6-2735
 PAULSON also see PAULSEN POULSEN POULSON
 Paulson Alvin E 8935 CentrlPk Skokie-ORchrd 5-1377
 Paulson Arthur L 10 Skokie Bl Lk Bluf-CE 4-2882
 Paulson Arthur H 2120Cleveland Evnstr-GRnif 5-0357
 Paulson Carl G 440 E Wis Lk Forest-234-3233
 Paulson Chas W Mrs 485 Holind Lk Forest-CE 4-0379
 Paulson Clayton 254 Ingram Nfld-HI 6-1483
 Paulson Clayton Prntg & Supplies
 254 Ingram Nfld HI 6-2510
 Paulson E Wm 605 Garrett Evnstr-328-1089
 Paulson Geo 310 N Alhwhnee Ln Lk Forest-CE 4-0469
 Paulson John K 1157 Derfld Derfld-945-3167
 Paulson Oscar 1032Monroe Evnstr-UNwsty 4-7750
 Paulson Pauline G Mrs 1600 Hinman Evnstr-UN 4-4078
 Paulson Philip A 970 Jeannette Des Pl-827-1583
 Paulson Philip A 10197 Higgins Rosemt-823-3930
 Paulson Randolph 4959 Lee Skokie-OR 6-3603
 Paulson Ray 328 Mich Evnstr-GR 5-0080
 Paulson Richard V 816 Holmes Derfld-945-5162
 Paulson Robt A 1330 E Rand Rd Des Pl-827-3977
 Paulson Robt O 8845 Mason Mortn Grv-YO 5-2611
 Paulson Ruth Mrs 1039 N NW Hwy Pk Rdg-823-6795
 Paulson Ruth Mrs 1039 N NW Hwy Pk Rdg-823-6795
 Paulson T E 2729 Norma Ct Glenw-965-0515
 Paulson V C 516 State Des Pl-824-6393
 Paulson Victor B Mrs 1342 Oxld Rd Derfld-WI 5-3624
 Paulson Wm H 413 S Lincoln Av Pk Rdg-823-8733
 Paulson's Hair Studio 254 E MktSo LkForest-CE 4-0037
 Paulus Frank 5454 SuffidCt Skokie-YO 6-7632
 Paulus Frank Sr 8708 Austin Mortn Grv-YO 5-3851
 Paulus Geo A 8827 Marmora Mortn Grv-YO 5-1367
 Paulus Helmut 827Cherry Winetka-Hilcrst 6-5518
 Paulus Jas P 6801 Lowell Lincw-ORchrd 3-6484
 Paulus June K 4208 Touhy Lincw-OR 5-1552
 Paulus Nicholas 7804 Davis Mortn Grv-YO 6-8273
 Paulus Norman J 4208 Touhy Lincw-OR 5-1116
 PAULY also see PAULEY
 Pauly Albert 8213CrawfordSkokie-ORchrd 3-8968
 Pauly David 873 N W Av DesPl-299-4545
 Pauly Edw J 920 Woodlnd Glenw-PA 4-6166
 Pauly Harry D Jr 1960 Richld Highld Pk-ID 2-0067
 Pauly Leonard J 7607 Harlem Niles-967-6938
 Pauly Lynn Sharyce 8213 Crawford Skokie-677-6894
 Pauly Michael H DDS 1056 Gage Winetka-HI 6-0880
 res 10155 Starr Winetka-Hilcrst 6-4761
 Pauly Nick J 4708 Laurel Av Glenw-827-6281
 Paumer Stanley 1526 Washington Av Wilmet-AL 6-0994
 Paus Donald L 725 Wagner Glenw-PA 4-5264
 Paus Lawrence G 6513 Ebinger-Niles 7-9347
 Paus Ruth 1321 Wayne Des Pl-827-4114
 Pausback Raymond J 1331 S Ashlnd Pk Rdg-823-5538
 Pause Craig G 1243 Maple Evnstr-328-1305
 Pauss Wm 7847 Karlov Av Skokie-OR 3-0664
 Paustek Howard G 2721 Lincn Ln Wilmet-AL 1-5288
 Paustek Robt W 8526 Kedvale Skokie-OR 3-1781
 Paustian Robt A 7330 Carol Niles-966-9484
 Pautz Arthur 8250KeatingAv Skokie-ORchrd 5-1530
 Paul A Paul B 316 Skokie Bl Wilmet-256-1271
 Pavalon Phillip 10065A Frontage Skokie-ORchrd 6-0490
 Pavela Philip 1467 Thacker Des Pl-299-3842
 Pavelic Steve V 120 Belleplaine Pk Rdg-823-2632
 Pavell Edw 2511 Prairie Evnstr-UN 4-6991
 Pavey Wm B 845Lincn Winetka-Hilcrst 6-2498
 Pavey Wm J 781Lucust Winetka-Hilcrst 6-3744
 Pavia Thos 8152 Ozark Av Niles-825-4296
 PAVILION OF HIGHLAND PK
 50 Pleasant Av Highw-ID 2-9142
 Pavillon 805 Sunset Rdg Rd Northbrk-CR 2-5111
 Pavlatos Jas 8254 Niles Centrl Skokie-679-0652
 Pavlick Richard E 1651 Rand Rd Des Pl-824-5772
 PAVLIK BROS 554 Green Bay Kenilwrth-AL 1-5672
 Pavlik Edw J 5242Hoffman Skokie-ORchrd 4-7013
 Pavlik Frank Jr 716Ridge Wilmet-ALpin 1-2025
 Pavlik Roy D 130VWinetka Kenilwrth-ALpin 1-1373
 Pavloff Julia Mrs 966 Lincn Av Winetka-Hilcrst 6-5663
 Pavlov Marcia 2111 Warren Evnstr-475-1895
 Pavlove John J 9429 Karlov Skokie-ORchrd 6-9130
 Pavlovich Jas 1800 W OldMill Lk Forest-CE 4-1441
 Pawelek Edw F 2635 Eisenhower Des Pl-824-0315
 Pawelek Stanley J 7712 Neva Niles-967-7531
 Pawelko Richard F
 2883 S Eisenhower Dr Des Pl-299-4552
 Pawelko Richard S 524 Amherst Av Des Pl-827-5982
 Pawel Wm A 9508 Normandy Mortn Grv-YO 5-0736
 Pawlak Edw J 7151 Breen Niles-Yorktn 5-4799
 Pawlak Joseph 11 Cranbrook DesPl-827-0458
 Pawlak Jos E 4132Keeney Skokie-ORchrd 5-6697
 Pawlak Leonard A 8431 Normal Niles-823-3524
 Pawlak Michael J 436 Harlem Glenw-PA 4-9374
 Pawlak Raymond L 10 Mich Highw-433-3808
 Pawlak Stanley 9644 Keystn Skokie-679-2083
 Pawlak Walter H 1221Darrow Evnstr-Davis 8-1620
 Pawlan Harold J 152 Plum Tree Derfld-WI 5-4695
 Pawlan Harold S 126 Fullr Winetka-HI 6-6194
 res 560 Glencoe Rd Glenco-835-0563
 Pawlan Herman 9318 Lockwld Skokie-YO 6-4085

Pawlaski Stanley M 1022 1st Av Des Pl-824-8253
 Pawlaski Walter J 935 Wesley Av Evnstr-DA 5-5474
 Pawlick Albert 1284 N Sheridan Lk Forest-CE 4-3980
 Pawlicki Theo 2104 Estes Av Des Pl-827-1344
 Pawlik Oliver A 3 S 375 Herrick Rd Warnvl-EX 3-1152
 Pawlish Jos H 601 N Burtl Lk Forest-234-0601
 Pawlow Martin 9053 Bronx Skokie-ORchrd 6-3493
 Pawlowksi Alex 7320Nora-827-7859
 Pawlowksi C J 1704 S Clifton Pk Rdg-823-9272
 Pawlowksi Frank 5424 Main Skokie-YO 6-7543
 Pawlowksi John V 8274A Forest Av Evnstr-GRnif 5-1582
 Pawlowksi Jos G 45 Walnut DesPl-299-5107
 Pawlowksi Paul 2528 III Rd Northbrk-272-6546
 Pawlula Edw J 1141 S Wolf Rd Des Pl-824-2583
 Pawlula Peter W 8121 W Oak Niles-824-6297
 Paxila Emanuel 3608 Church Skokie-ORchrd 6-2892
 Paxson B B 712 Hinman Evnstr-UN 9-9437
 Paxson Edw E 8512 Oleandr Niles-YO 6-6573
 Paxson Harold E 224 Callan Evnstr-475-1136
 Paxson Kenneth E 2419 BirchwAvWilmet-ALpin 1-7438
 Paxson W F 706 Seward Evnstr-DA 8-2739
 Paxton Albert E 667Sheridan Winetka-Hilcrst 6-3676
 Paxton Glenn G 241Church Winetka-Hilcrst 6-4125
 Paxton Greta 8237 Lowl Skokie-OR 5-0636
 Paxton H Brooks 283 Drake Des Pl-827-5440
 Paxton Spencer E 2260 Sherman Evnstr-328-6134
 Paxton Susan 284 Oxld DesPl-299-4727
 Payer Jos K 20 Albion Pk Rdg-823-5518
 Payette John B 2505 Fontana Glenw-PA 4-8689
 PAYETTE S 3245 Centrl Evnstr-UN 4-9427
 PAYNE also see PAINE
 Payne A W 468Willow Winetka-Hilcrst 6-1597
 Payne Albert G Mannheim & Higgins Chgo-296-4888
 Payne Albert J 2212 Sherman Evnstr-DA 8-7763
 Payne Andrew R 2007 Darrow Evnstr-UN 4-8215
 Payne Cannon C F 424 Poplar Dr Wilmet-AL 1-9246
 Payne Carl E 2334 Forestw Rd Evnstr-UN 4-5812
 Payne Cecil A 1455 Campbell Des Pl-824-1489
 Payne Chas A 1873 Locust Des Pl-296-2551
 Payne Chas A 324 S Fairw Pk Rdg-823-1959
 Payne Chas E 209 Jeffery's Highw-433-2489
 Payne Clarence W 1932 E Burr Oak Glenw-PA 4-6605
 Payne Clyde D 1020 Wesley Evnstr-UN 4-1226
 Payne Dock 1004 Hartrey Evnstr-UN 4-8884
 PAYNE & DOLAN INC
 pavg 1545 Wign Glenw-729-0440
 Payne Dolly 1015 Garnett Evnstr-UN 4-6232
 Payne Edw H tax consist 1576 Maple Evnstr-GR 5-0200
 res 808 Reba Evnstr-UN 4-2443
 Payne Felicia L 1100 Garnett Evnstr-864-5173
 Payne Frank E 662 2d Des Pl-824-1514
 Payne Geo F 6607 Georgiana Mortn Grv-YO 5-1703
 Payne Geo T 2530 Ewing Evnstr-GR 5-2673
 Payne Gordon R 109 James Glenw-PA 4-3429
 Payne Howard C 8939C Washington Niles-YO 5-4351
 Payne J L 2010 Grove Glenw-PA 4-8753
 Payne J M 500Jeffrsn Glenco-VERnon 5-1324
 Payne Jack W 2039 Kenilwrth Wilmet-251-6136
 Payne Jas 314 Neva Glenw-PA 4-5377
 Payne John W 508 N Merrill Av Pk Rdg-823-8392
 Payne Jon 7204 Hinman Evnstr-328-9174
 Payne Jos H Iwyr 38 S Dearborn Chgo-Centrl 6-2150
 res 811 Briehrl Derfld-WI 5-2073
 Payne Lambert G 8542 Georgian Mortn Grv-965-5062
 Payne Leslie 372 Brentw Dr Des Pl-299-3584
 Payne Lyle E 3818 Harvard Tr Skokie-OR 4-6238
 Payne Mead 800 N Wign Lk Forest-234-0947
 Payne Woody L 298 Mt Prospect Rd Des Pl-824-4639
 Payne Oscar W 8632 Ferris Mortn Grv-YO 5-1506
 Payne R E Mrs 734 Noyes Evnstr-UN 9-4038
 Payne Raymond R 433 Home Av Pk Rdg-825-2421
 Payne Read 896 Spruance Des Pl-824-5739
 Payne Richard C 2532 William Glenw-PA 9-1585
 Payne Richard M 8940 Laramie Skokie-YO 6-4261
 Payne Robert A 1363 2d Des Pl-827-4088
 Payne Robt E 2211 Hartrey Evnstr-Davis 8-6731
 Payne Robt H 1220 Hoffman Pk Rdg-823-3877
 Payne Stanley D 1424 S Vine Pk Rdg-692-3197
 Payne Stanton 1433 Pittner Evnstr-UN 9-1736
 Payne Stuart 417 S Crescent PkRdg-825-6429
 Payne Walter J 8541 Major Mortn Grv-YO 5-5344
 Payne Wilbur G 551 Meadow Rd Winetka-HI 6-5915
 Payne Wm H 429Lindlnd Wilmet-ALpin 1-6152
 Payne Wm H Jr 5141 Davis Skokie-965-0146
 Payne Wm J 1003 Hinman Evnstr-UNwsty 9-0722
 Paynter John P 1777 Long Vally Glenw-PA 4-6082
 Paynter Moncreu D 1730 Killarney Northbrk-CR 2-6477
 Payser Jas C 1657Granshire Derfld-Windser 5-2779
 Payseur Ted B 2215 Noyes Evnstr-GR 5-3750
 PAYTON also see PEYTON
 Payton Frank Jr est 1716LelandAv Evnstr-GRnif 5-7773
 Payton Geo A 920 S Cumberlnd Pk Rdg-823-1034
 Payton R J 1716 Orchard Des Pl-827-1050
 Payton Robt Jr 1808 Havind Evnstr-GR 5-7144
 Payton Wm 1710 Leland Evnstr-UN 4-2341
 Paderski Donald C 1835 Webster Ln Des Pl-827-3594
 Padzich Stanley 224 Oakwld Des Pl-299-3109
 Padzra Raymond 265 Woodlnd Rd Mt Prsct-824-5520
 Pazen Lyle M 865 3d Des Pl-824-3768
 Pazen Wm E 8206 Mango Mortn Grv-YO 6-5879
 Pazzoli Arthur P 629 Quassey Lk Bluf-CE 4-5062
 Pazzoli Michael I 9404 Lockwld Skokie-965-5790
 Peabody Frank S 8151Lowl Skokie-ORchrd 4-1712
 Peabody Geo H 2005 LaVigne Northbrk-272-7585
 Peabody Howard B
 res 195 E Onwentsia Lk Forest-CE 4-0481
 servant's qtrs 195 E Onwentsia LkForest-CE 4-2637
 Peabody J A 2308Hartzell Evnstr-GRnif 5-5941
 Peabody Richard S 5813 Caori Ln Mortn Grv-YO 6-5185
 PEACE & WORLD AFFAIRS CTR OF
 EVANSTON 923 Main Evnstr-475-2260
 Peach L E 1575 Oak Evnstr-PA 4-9427
 Peach Richard D 8647 Thimblet Skokie-ORchrd 6-3227
 Peach Robt W 8645Lawndl Skokie-ORchrd 5-3792

Peach Wm H 8647 Trumbull Sk Peach Douglas J 2214 Lincn Peachy Moses W Jr 2312Emers Peachey Stafford W 2405 Lyons Peachin Sam res 170 Lakesd P Peacock Barbara R Mrs 1031 Pleasant Peacock Business Press Inc 200 S Prospect Peacock C D Jwly 71 Linden Av Jwly 22 OldOrchard Skokie- Peacock Clnrs 585CentrlAv Highl Peacock Dale M 815 Washngtn E Peacock Diane L 900 Colfax Evnstr Peacock Frank E 204Lawndl Wll Peacock Frank W 1107 GolfVw Tr Peacock Geo 126 High Highw Peacock Glenn 2865Vogay North Peacock Grace 7413 Fostr Mortn Peacock Jos F Mrs 612 S Prosep Peacock Jos S 723 N Merrill Pk Peacock Mark H 875 W Larchm Peacock Newspapers 2319 N Mfht Peacock Robt A 420 S Greenw P Peacock Stewart B 1350 Trapp Peacock Stewart S 2524 Peachr Peacock W G Jr 345 Elder Wlne PEACOCK'S DAIRY BAR ON ST 100 St PEACOCK'S DAIRY BAR ON TR 1602 Sheri PEACOCK'S ICE CR SHOPS 2144 Asi 910 Sherman Evnstr-2920 Centrl Evnstr-PEAK also see PEEK Peak Alana 1815 Lemar Evnstr-Peak Donald F 1004 Canfld Pk Peak Jonnie Mrs 1844 Ashld E Peak Restnrt 1901 Howard Evns Peake Richard N 2860Moria Evnstr Peaks Leon 2303Fost Evnstr Peaks Leora 2421Church Evnstr-Pean Andrew E 6954 Jonouil Nil Pear I Chas 2245Washngtn Av Wi PEARCE also see PIERCE Pearce Adelaide K 1311Mulld Evr Pearce Clara 819 Brummel Evnstr Pearce D R 1431Lake Glenco-Pearce Edw R 1762 Beverly Highl Pearce Geo F Mrs 1227 Harvard Pearce Harold G 1095 Willow Rd Pearce Henry J Mrs 1762 Beverly Pearce Ida K 1720 Washngtn Evn Pearce J Raymond Mrs 9025 Kno Pearce Jas H DDS r 3126 Thaye Pearce Lois 2203 Ridge Av Evnstr Pearce Melvin A Rev 2515 Centrl res 2343 Ridgway Evnstr-Pearce Milo 437 Root Pk Rdg-Pearce Richard M 9562 Park Ln Pearce Robt W 437 Root Pk Rdg Pearce Roswell P 818 Gracelnd C Pearce Sam E 1500 Chgo Evnstr-Pearce Wm J 8322 Merrill Niles Pearce Wm P 2008 Sherman Evn Percy Fred L 720 Elm Winetka Percy Luise Mrs 720 Elm Wine Peard Alfred W 770Broadwv High Pearl A H 7062 Crawford Lincwdr Pearl Bernard 8054D Lyons Niles Pearl Const Co 908 Grove Evnstr-Pearl Danl 3355 Lee Skokie-Pearl Elliott R 3355 Lee Skokie-Pearl Esther 8054D Lyons Niles-Pearl Marvin M 9627 Kostner Skie Pearl Sydney N 1918 Seward Evr Pearl Ward C 985 Ridgewd R H Pearl Wm Mrs 1428 Sheridan High Pearlman Barry 870 Oak Dr Glen Pearlman Bernard R 7070 Hamln Pearlman Chas H res 9222 Kilda child's teleph 9222 Kildare St Pearlman Cheryl R 7070 Hamln Pearlman Dan 4936 Greenwld Sk Pearlman David 4936 Greenwld St Pearlman Donn A 5015 Grain St Pearlman Edw 8065 Lyons Niles-Pearlman Eleanor 8250 Keating S Pearlman Errol 577 Pleasant Hg Pearlman Jack K 1145 Carol Ln C Pearlman Jack M 870 Oak Dr Glen Pearlman Jerome M 520 Warren Pearlman Jos 9225 Kildare Skokie Pearlman Lorain 5015 Grain Skie Pearlman Louis 8700 Skokie Skol Pearlman Morris R 4212Dodge Ey Pearlman Murray 9225 Kildare S Pearlman Neil 4905 Louise Skokie Pearlman Richard T 7444Churchl Pearlman Robt D 3015 Washngtn Pearlman Sandy 7444 Churchl M Pearlman Sharon 1077 Cherry Wl Pearlman Sholom Dr 911 Vernon Pearlman Sol 7852 Karlov Skokie Pearl's Town & Country Beauty Sal 6207 Lincn Pearlstein Jack 9336 Morgan Sk Pearce Jas 2010 Sherman Evnstr Pearsall Otis 7500 N Elmstr Be PEARSE also see PIERSON Pearson Arden J 918 Andrsn Tr Pearson Alfred C 2109 Emersn E

1965
more
book

1220 Cole G M L W16-4177
1225 Graham S C W16-5650
1230 Roberts J P W16-5611
1235 Harms H H W16-5997
1245 Meyer J L W16-4453
1246 Bigg E W16-5190
1252 Miller C R W16-0767
1255 Odh L C W16-3899
1260 Smith W E W16-1902

STARR RD

1014 Thomas J F W16-1368
1015 Pauly M H DDS W16-4761
1025 Barker R C W16-2618
1028 Strub L W16-4876
1034 Cook E J W16-1772
1035 Haverkamp G W16-0327
1040 Merriam C J W16-0658
1045 Engelhard G W16-1744

SUMAC LN

833 Smith L O W16-6259

SUMMIT ST

853 Zinn R A W16-6004
860 Swanson C A W16-4054

SUNSET RD

300 Holub M A W16-4879
315 McNeill W C Jr W16-4287
316 Miller G H W16-3733
318 Suekoff R I W16-4497
320 Lawrence M W16-2144
321 Schaff P H Jr W16-6086
322 Klemperer L A W16-3985
323 Remy W W16-1057
327 McElroy T E W16-1901
363 Corrikan J E Jr W16-4763
367 Marshall H S W16-4333
373 Nelson H U W16-2845
377 Lage G E W16-5843
383 Herbert F T W16-2196
387 Green H E W16-2675
393 Vaughan F P W16-2168
397 Reincke A L W16-1791
403 Rohan C W W16-4926
420*Institute of Human Science W16-4847
425 Walton W J W16-3323
426 Wilson W A W16-5863
429 Neitzert H W16-0343
432 Herishinov H N W16-3484
435 Spiegel S C W16-4694
436 Sarkady A W16-5456
440 Porter W D W16-5715
445 Jensen W W16-2568
446 Nongard R C W16-3633
447 Adams C H W16-1451
449 Gurley F G W16-0433
452 Whittaker R B W16-1753
455 Kraetsch R B W16-2733
458 Ackermann J W W16-2328
459 Rubin E P W16-4308
464 Adams A Mrs W16-4698
465 Worthy Joan W16-5687
465 Worthy J W16-5816
470 Weinrich A C W16-6254
471 Ungaro G M W16-2613
478 Burbott E W W16-3692
479 Tollifson W Q W16-0446
485 Dickinson J W W16-6148
489 Nordburg W S W16-1979
490 Hangel J W16-1385
500 Chase V G Mrs W16-5517
500 Graham R M W16-3522
505 Abrams J B W16-3552
518 Bowen J L Jr W16-0851
519 Warhaver R E W16-5921
525 Thorp K H W16-3398
526 Kelly W G W16-3952
529 Welch W R W16-4831
530 Halvorsen P K W16-4958
535 Gortner R M W16-2721
569 O'Neill C M W16-3430
570*Phillips P F W16-2307
575 Arey V L Mrs W16-2788
580 Borre M W16-5114
583 Kress J B W16-1689
589 Peterson H W16-2220
595 Hinkle A H W16-1232
732 Anderson D T W16-2454
752 Balloys L B W16-2963
787 Muldoon J A Jr W16-4139
790 Cummings E S Jr W16-1982
808 Totman A W W16-2265
811 Wham B W16-1220
844 Pike F J W16-1675
858 Walsh A W W16-0738

906 Freund D W16-6161
911 Leach A F W16-1411
936 Seabury J W W16-6219
956 Brown C F Jr W16-2912
1015 Pfeiffer W E W16-4169
1025 Ratner W W16-5108
1035 Hovorka R J W16-5624
1040 McSwain A W W16-2789
1050 Kenney C B W16-1196
1055 Walworth L S W16-0583
1080 Brittingham J W16-5667
1099 Tritschler F W W16-2478
1101 Fried H L W16-5427
1103 Panceo W W16-5477
1106 Ford W F W16-2281
1107 Colburn R D W16-2775
1111 Kurz W C W16-4685
1122 Bodman S W W16-2176

SUNSET RIDGE RD

*Sunset Ridge Country Club W16-3303

SUNVIEW LN

1287 Zwiener K V W16-3324
1288 Hines H H Jr W16-1734
1294 Kalish J E W16-4963
1295 Harman D S W16-4471
1302 Whitehouse D L W16-5635
1302 Whitehouse D L W16-4220
1303 Laird C F W16-3125
1308 Eason F A W16-1911
1311 Fink E E W16-1256
1314 O'Malley C B W16-3762
1314 O'Malley C B W16-6247
1317 Fleischman M W16-1494
1323 Looby J A Jr W16-1989
1332 Howard Lynn J W16-4933
1333 Hoerner J M W16-4988
1339 Herron R MD W16-3350
1344 Rean Nancy Mrs W16-3412
1347 Goldman M J W16-2119
1357 Hebson R E W16-5490
1360 Oelerich F J W16-1787
1369 Mattes H C W16-2111
1372 Harris S H Jr W16-2392
1375 Nugent W J W16-1103

TEMPLE CT

82 Cooper E F W16-0161
82 Jacobsen H A W16-5026
82 Malinsky R E W16-5639
84 Jensen G W W16-2615
84 Feigenheimer H W16-0491
84 Bird J W W16-2597
86 Elder G G Mrs W16-3632
86 Jensen A W16-5508
86 Gompert G W16-4617
86 White W H Jr W16-5695

THORNTREE LN

7 Aso N W16-0693
7 Spaulding J B W16-1098
101 Griswold T W16-3456
155 Black D R W16-5924
165 Grant W C W16-1116

TOWER RD

AT BURR AVENUE
*Sacred Heart Ch W16-0037
744 Leslie J H W16-4808
800 Greesley S S W16-4152
811 Fitzmorris J W16-2290
830 Ball C A Jr W16-4914
840 MacMillin H F W16-4335
848 Cherry W Jr W16-1906
888 Roberts W H W16-3428
896 Gelderman G A W16-2272
901 Taylor C L W16-4682
921 Fredricks A J W16-2167
922 Lubliner H W16-1973
929 Smith C H W16-1456
932 Hart W H W16-1521
933 Schatz W W16-1394
935 Ford C A W16-3805
939 Murray R H W16-3966
941 Haskell W L Jr W16-4378
942 King W H Jr W16-1422
964 Jones P L W16-4526
972 Friestedt G L W16-1624
1020*Tower Rd Serv W16-2266
Service W16-2287
1040 Regan W F W16-0442
1044 Denis A D W16-1222
1047 Cohen A W16-0294
1047 McCowan J F W16-1493

1050 Goodrick D W16-3473
1051*Howell C M W16-3440
1054 Uhe H F W16-2356
1060 Roth J Mrs W16-2441
1066 Pesaturo E W W16-3669
1070*Murray D W16-4390
1077*Sisters of Saint Francis W16-2178
1097 Casey A H W16-5571
1099 Mackey F J W16-1326
1100 Tutaur I M W16-2385
1107 Carlson R F W16-0986
1111 Wolcott P W16-3369
1112 Jacob R E W16-3111
1116 Gartside W T W16-0109
1117 Wertmayer S W16-2279
1124 Quackenbush T W16-5457
1125 Dault J A W16-1011
1138 Goldberg J J W16-4249
1141 Hopkins W F W16-1562
1144 Moore W G W16-2251
1150 Austin I D W16-1167
1158 Ator G R W16-2785
1162 Pflaumer R E W16-3282
1163 Cross A B W16-2005
1173 Yeomans C W16-0565
1174 Markey H T W16-2194
1183 DeFord H L W16-2819
1184 Woods W J W16-3061
1192 Martin C G W16-4439
1195 Browne G M W16-4651
1205 Amberg T W16-0696
1206 Natfager W L W16-4749
1215 Goldberg H S W16-2746
1221 Karlin Sherry W16-4762
1221 Karlin L S W16-1021
1240 Watkins W R W16-4809
1274 Fentress T MD W16-1559
1274 Fentress T L W16-3112
1300 Kirk H M W16-5711
1314 Welch E N W16-5621
1326 Wright J W D W16-1650
1333 Wendt J A W16-1350
1341 Wright J H W16-6172
1345 Kates W A W16-1523
1350 Bell L W16-0183
1350 Bell L W16-1247
1353 Shoemaker R W16-1404
1375 Merrill C V W16-1951
1377 Strong J H W16-0168
1377 Strong W A W16-2874
1400 Kegal L E Jr W16-5814
1400 Hales B W W16-3333
1401 DuGene R L W16-2482
1407 Burnham A N W16-1407
1413 Otto H W W16-5548
1417 Schuman A W W16-5169
1420 Hales W M W16-0300
1423 Morrison H Mrs W16-3148
1427 Sherrick P H W16-1875
1435 Winfield V E W16-3386
1440 Custard L A W16-4559
1447 Ford W R W16-1260
1455 Kelley L G W16-1740
1455 Kelly J H W16-6246
1460 Howard H E Jr W16-4541
1479 Balkin F W16-0751
1480 Quin G R W16-1859
1487 Binstein L S W16-2002
1495 Donat W E W16-1863
1500 Lindberg L A W16-2087
1501 Freund J D Mrs W16-1799
1501 Freund J D W16-2690
1505 Saltzman C I W16-0219
1507 O'Meara E W Jr W16-0234
1510 Jacobsohn H G W16-4813
1515 Zach A F W16-5704
1519 Seaton E F W16-4818
1520 Ross G W Jr W16-0486
1523 Rodemier J M W16-2026
1530 Hope T C W16-5035
1544 Burgoon D W16-2784
1550 Carroll W V W16-2172
1560 Schroeder F Jr W16-3361
1570 Toffenetti Dario L Jr W16-6176
1580 Nattangen A W16-6080
1620 Rich D C W16-3869

TOWER MANOR DR

955 Cohen Joanne H W16-5899
955 Cohen N M W16-0897
959 Zadek M W16-2225
965 Kennedy E W W16-4780
969 Dreyfus P S W16-6333

TRAPP LN

1294 Magnus J T W16-2642
1304 Cook D M W16-0062
1324 Colan L W W16-6062

1368 Herr F J W16-6012
1372 Petersen L A W16-1585

VERNON ST

914 Lewis J W W16-4058
955 Johnson A W W16-1752
956 Murrane T M W16-4838
975 Watson R W W16-3587
976 Graff J R W16-1958
1000 Kirchheimer A W16-3106

VINE ST

972 Hawkinson T W16-5978
979 Sutherland J L W16-5015
983 VonGlahn H H W16-0510
985 Yerkes A P W16-2586
992 Goodrich W J W16-0083
997 Lidaker W L W16-5781
1000 Smith T J W16-4028
1003 Evans F F MD W16-5732
1009 Roberts H W W16-0046
1017 Yaeger S N W16-2809
1046 McDowell J H W16-1937
1057 Dean F B W16-4417
1071 Solomon E Mrs W16-0140
1071 Solomon E M MD W16-4244

WALDEN RD

630 Barthelomae E W16-2346
631 Gilbert T L W16-3098
636 Heiser W L W16-0847
643 Kirkland W S W16-1995
644 Mordock J B W16-1089
650 Lupton B B W16-0637
653 Judson R D W16-1055
660 Bellows L H W16-3810
663 Brewster R J W16-5677
669 Hall E B W16-3874
670 Swisler W R W16-4355
677 Date L H W16-2029
680 Butler R C Jr W16-4829
681 Penfield G W16-2268
693 Chace T B W16-1736
699 Young B A W16-2569
703 Ickes W W16-2115
707 Hatfield R B W16-4162
710 Bartlett E Mrs W16-1695
717 Warner L H W16-2261
720 Errant J W W16-2772
725 Blair D R W16-4860
730 Stover F C W16-4713
735 Pollard V D MD W16-0778
739 Anderson F R W16-3659
747 Stuart S R W16-2580
762 Abrahamson C A W16-0310
766 Tisdall J M W16-0607
772 Eckart W G W16-2634
781 Eckhouse R M W16-4998
785 McMillen T B W16-1589
788 Malugen W R W16-5887
791 Webbe S W16-3827
792 Weissenberg E C W16-0394
794 Graham H L W16-0460
794 Cary F S W16-2430
797 Grasset D B W16-2546
800 Eldredge J H W16-0105
801 Joyce W S W16-3026

WALNUT ST

299 Burdard W H W16-3132
302 Plumley S W16-3661
306 Smith B W16-1697
310 Reichelderfer F W16-4129
314 Nelson J F W16-1190
330 Macomber W W W16-3220
331 Anderson E A W16-0575
370 Hahn Nancy Mrs W16-2486
371 Horween I W16-1812
377 Haines W S W16-3244
378 Harding J P W16-0439
412 English R E W16-1236
425 Thomson G S W16-0164
429 Galvin E F W16-4680
430 Glezen J P W16-6198
439 Hobbs H W16-1985
510 Berndtson E B W16-0947
513 Everett B N W16-2230
516 Otis S S W16-3821
521 Townsend D L W16-1891
555 Jorgensen R W W16-2992

WARWICK RD

9 Roberg L L W16-3009
16 Fowler L L W16-3314
19 Porter W C W16-5449
23 Brooker R E W16-2914
24 Holmberg L O W16-2820

45 Goldblatt J A
50 Klein D O
51 Wells L R
54 Spahr D A
57 Hobbs G
58 Sward C E
62 Simpson G W
63 McKittick W W
66 Wyas W E
67 Fraker C D
70 Sjogren R T
71 Greer R C
72 Hartke R E
76 Porter D Q
80 Ahlrich W
82 Walton H D
84 Ladd J W Mrs
86 Patterson W
88 Reilly T W
90 Tudhope J B

WESTMOOR

934 Wance C G
939 Lockner F A
943 Hopper C M
944 Dini U J
950 Crenshaw B W
956 McGowan C
999 Lazear D D
1003 Pittner A J
1004 Garvey W H Jr
1005 Foster P A
1012 Lingle K I
1016 Grossman A
1024 Sullivan P
1034 Earle D P Dr
1042 Hite L H
1045 Crosby E L Jr
1046 Parsons A J
1065 Bullen L J
1070 Beatty J T
1077 Hill H D
1120 Anstrom G
1180 Welsh V M
1190 Everitt G B
1190 Clark R A
1192 Stein S Jr
1192 Stein S Jr
1194 Rockwell W L
1212 Campbell C M
1215 Baird J W
1225 Feldman H S
1225 Feldman H S
1228 Cooley W H
1228 Cooley Dale
1230 Coltra C M
1232 Handler H S
1234 Kats H
1235 Golan E A
1250 Debs J H
1250 Debs J H
1255 Sherman S S
1255 Sherman S S
1288 Boling F E
1300 Kiddie G C
1303 Kinnaird W R
1320 Rasmussen G L

WESTMOOR T

1293 Rennie P
1329 Peck T T
1330 Lyons W H

WESTVIEW

108 Dietgen E
130 Schach J W
140 Chester C G
150 Cavallari V
160 Pritchard W
165 Wells D J
170 Menhard A R Jr
175 Flannery R E
180 Hurley J P

WHITE BRIDGE

1155 Bradley A Mrs
1175 Williams L Jr

WHITE OAK

250 Boyd T K
251 Alling C
280 Mullaney P L
300 Howe C A
310 Noyes A H
320 Hettler S Jr
325 Koch R J
330 Little K

ASTERISK (*) FOLLOWING STREET NUMBER DESIGNATES BUSINESS SERVICE

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TELEPHONE WINNETKA 2525

G. C. SCHEIBE, Inc.

Grocery & Market

456-458 WINNETKA AVE., Indian Hill Station

WINNETKA, ILL.

Ross Jas G r 429 Sunset rd. Winnetka-1732
 Ross Thompson r 435 Sheridan rd. Winnetka-2721
 Roth Arthur J r 246 Sheridan rd. Winnetka-1309
 Roth Wm C r 429 Provident av. Winnetka-696-W
 Rothermel Wm H, Jr r 510 Provident rd. Winnetka-2317
 Rothschild Isaac S r 517 Cherry. Winnetka-136
 Rothschild Jerry W r 1173 Tower rd. Winnetka-565
 Routh Geo E Jr r 125 Birch. Winnetka-2449
 Rowley J G r 484 Hawthorne lane. Winnetka-2821
 Roze Michael r 989 Ash. Winnetka-2719
 Rubel Harry W r 1155 Scott av. Winnetka-2138
 Rubloff Harry W r 800 Bryant av. Winnetka-327
 Rudolph Arthur J r 856 Foxdale av. Winnetka-1737
 Rudolph Franklin r 745 Sheridan rd. Winnetka-125
 pvt garage 745 Sheridan rd. Winnetka-1311
 Rudolph Geo r 889 Cherry. Winnetka-596-W
 Rudolph Grocery The 738 Elm. Winnetka-91
 738 Elm. Winnetka-92
 Ruess Otto r 568 Hill tr. Winnetka-1915
 Rummey Wallace D r 1015 Starr rd. Winnetka-1097
 Rundquist E r 708 Prospect av. Winnetka-475
 Runnfeldt Alfred r 1037 Spruce. Winnetka-2632
 Runnfeldt Julius r 1026 Spruce. Winnetka-9
 Ruth Adolph H r 1345 Tower rd. Winnetka-413
 Ryan H B r 170 Fuller lane. Winnetka-359
 Winnetka-1990

S

Salinger Leo P 265 Poplar. Winnetka-1533
 Salmen Jules F r 429 Linden. Winnetka-775
 Salmen Wm r 964 Spruce. Winnetka-2688
 Salmen Wm & Co bldg contrs 909 Linden. Winnetka-1055
 Salomon Fred B r 990 Fig. Winnetka-580
 Samms Louis E r 615 Willow rd. Winnetka-1013
 Sampson J J r 372 Elder lane. Winnetka-544
 Samuelson Sigurd r 901 Tower rd. Winnetka-1123
 Sanders Harry C r 898 Ash. Winnetka-1622
 Sanford Wm J r 245 Ridge av. Winnetka-638-W
 Sargent Chester F r 555 Sheridan rd. Winnetka-925
 Sargent Ralph r 248 Linden av. Winnetka-640
 Sauer Jos J, Jr r 1022 Ash. Winnetka-259
 Sauer Louis W, MD r 454 Sheridan rd. Winnetka-103
 Sawyer Walter A r 589 Lincoln av. Winnetka-789
 Sax Eugene D r 838 Lincoln av. Winnetka-1596
 Schaad Jos H r 795 Locust. Winnetka-195
 Schaefer Carl E r 543 Chestnut. Winnetka-650-J
 Schaeffer Chas E r 897 Cherry. Winnetka-2462
 Schafehen H J r 438 Birch. Winnetka-1590
 Schafehen John M r 846 Cherry. Winnetka-932
 Schafehen N H r 635 Willow rd. Winnetka-662-R
 Scharf A M r 509 Cherry. Winnetka-181
 Scheerer H Edmund r 250 Poplar. Winnetka-1304
 Scheibe G C Inc mts 456 Winnetka av. Winnetka-2525
 groc 456 Winnetka av. Winnetka-2526
 Scheiner Jas P r 1040 Spruce. Winnetka-906
 Schell R H & Co dry gds 800 Elm. Winnetka-900
 933 Linden. Winnetka-111
 Scherer R H r 840 Spruce. Winnetka-2627
 Schifflin Arthur K r 1228 Asbury av. Winnetka-1928
 Schildberg Edwin T, DO ofc 545 Lincoln. Winnetka-799
 r 642 Ash. Winnetka-1099
 Schildberg Harold R, DO ofc 545 Lincoln. Winnetka-799
 r 1015 Ash. Winnetka-2041
 Schmid Louis G r 355 Linden av. Winnetka-709
 Schmidt E F r 1477 Scott av. Winnetka-2169
 Schmidt Fred r 1007 Linden av. Winnetka-1198
 Schmidt Jos R r 973 Willow rd. Winnetka-1286
 Schneider C O, MD r 1077 Cherry. Winnetka-2140
 Schneider K O r 1077 Cherry. Winnetka-2140

Schoenbrun Leo r 864 Burr av. Winnetka-1410
 Schoenwald Harry D r 432 Maple av. Winnetka-2417
 Schramm Florence r 550 Provident av. Winnetka-189
 Schramm L M r 955 Elm. Winnetka-2468
 Schroeder A A r 794 Elm. Winnetka-2479
 Schroeder Chas Mrs r 811 Elm. Winnetka-1035
 Schubert Aug Mrs r 828 Cherry. Winnetka-650-M
 Schubert John Mrs r 908 Elm. Winnetka-1723
 Schultz Arthur J r 979 Cherry. Winnetka-1892
 Schultz John C r 425 Chestnut. Winnetka-842
 Schultz Theo C r 777 Foxdale av. Winnetka-1734
 Schultz Wm J r 917 Ash. Winnetka-742
 Schulz Wm C r 832 Foxdale av. Winnetka-2077
 Schulze Theo F r 1492 Scott av. Winnetka-1390
 Schuman Herman r 1206 Tower rd. Winnetka-2492
 Schuman I r 1175 Pelham rd. Winnetka-2439
 Schuster Wm R r 1142 Ash. Winnetka-508-J
 Schwabacher L J r 815 Ash. Winnetka-1059
 Schwall Wm r 979 Willow rd. Winnetka-1742
 Schwartz Chas r 187 Ridge av. Winnetka-1269
 Schwartz Chas r 187 Ridge av. Winnetka-2482
 Scott Adam Idscape gardn 896 Spruce. Winnetka-448
 Scott Fredk H r 175 Sheridan rd. Winnetka-477
 pvt garage 175 Sheridan rd. Winnetka-528-W
 Scott Ina E Mrs r 511 Birch. Winnetka-584
 Scribner Gilbert H r 812 Ash. Winnetka-1401
 Scrimgeour Chas H r 892 Ash. Winnetka-1401
 Scrimgeour Chas R r 898 Linden av. Winnetka-1461
 Scully Edmund D r 969 Elm. Winnetka-2399
 Scully Eleanor J r 1010 Spruce. Winnetka-589
 Scully Geo, Sr r 1050 Elm. Winnetka-1230
 Scully Transfer Co Prouty annex. Winnetka-232
 Searle John Gidion r 571 Hill tr. Winnetka-989
 Sedgwick Geo B r 1427 Edgewd lane. Winnetka-1766
 Seehof J F r 785 Locust. Winnetka-2749
 Seligmann Sophie r 988 Linden av. Winnetka-1815
 Selzer Peter J r 1493 Asbury av. Winnetka-546-M
 Senear Francis E, MD r 603 Elm. Winnetka-1366
 Sethness Walter D r 1015 Dinsmore rd. Winnetka-627-J
 Sexauer Louise r 927 Cherry. Winnetka-2645
 Seymour M A Mrs r 798 Pine. Winnetka-517-J
 Shaffner B M r 404 Winnetka av. Winnetka-994-M
 Shand F W r 1062 Cherry. Winnetka-692-R
 Sharp M E r 1103 Ash. Winnetka-2286
 Shaw Arch W r Locust rd. Winnetka-1789
 farm Locust rd. Winnetka-888-Y-3
 pvt garage Locust rd. Winnetka-889-Y-3
 Shaw Howard I r 994 Spruce. Winnetka-2118
 Shaw L M r 688 Center. Winnetka-698-W
 Sheldon Theo r 214 Ridge av. Winnetka-2434
 Shepard Holmes A r 520 Ash. Winnetka-1961
 Shepard Seth Mrs r 1274 Tower rd. Winnetka-1557
 Sheppard Chas A r 1076 Pine. Winnetka-1337
 Sheriffs Walter A r 328 Sheridan rd. Winnetka-1088
 Sherman L B r 575 Sheridan rd. Winnetka-172
 Sherman Louis A r 1062 Ash. Winnetka-968
 Sherman Roger r 213 Linden. Winnetka-608
 Shibko Jos A r 470 Orchard lane. Winnetka-2239
 Shuman John R r 44 Indian Hill rd. Winnetka-2368
 Shumman John R r 180 Linden av. Winnetka-2661
 Sidley Wm D r 739 Humboldt av. Winnetka-24
 Sidley Wm P r 1351 Scott av. Winnetka-2698
 Sieck Wm r 1351 Scott av. Winnetka-2431
 Sieg F M r 718 Center. Winnetka-1062
 Siegle Max r 924 Elm. Winnetka-1372
 Silk Henry W r 637 Garland av. Winnetka-396
 Simmonds F M, Jr 286 Sheridan rd. Winnetka-2533
 Simon Paul r 342 Forest av. Winnetka-513-W
 Simonson Tollef r 907 Ash. Winnetka-1563
 Simpson Chas Fredk r 506 Provident av. Winnetka-360
 Simpson Orval r 865 Auburn rd. Winnetka-360

1926
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book

ADDRESS 1015 STARR RD

HISTORIC NAME

TARGET AREA DT

OTHER SURVEYS 155

COMMON NAME

DATE 4/5/90

LOCAL CRITERIA 456

SURVEYOR SB



(Building Outline Map)

Roll # 13 Photographer SB
Frame # 9 Date 4/5/90
Building facing S

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

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

ARCHITECTURAL INFORMATION

9. Architectural Style: PRAIRIE SCHOOL
10. Noteworthy Features: WINDOWS
MASSING
STONEWORK
11. Architect: JOHN VAN BERGEN 12. Builder: _____
Source of Information: _____
13. Date of Construction: _____ Source: _____
14. Comments on Significance: TYPICAL PRAIRIE HOUSE w/ broad overhangs
banks of leaded windows central CHIMNEY CORE + CHARACTERISTIC
VAN BERGEN STONEWORK
Eligible for indiv. listing on N.R.

PHYSICAL FEATURES

15. Overall Shape or Plan: IRREG
16. Stories: 2 Approx. Dimensions(see Sanborns): _____
17. Foundation (Material and Color): _____
18. Walls (Material and Color): 1- rough faced narrow band of limestone
2 cream colored stucco
19. Roof: Type hip Material Asphalt Original? _____
Pitch low Color brown
20. Dormers? No., Location, Material: _____
21. Chimneys? No., Location, Material: 1 - broad chimney in stone at center of house
22. Ornamental Trim (Material and Color): wood banding similar to
1/2 timbering painted brown
23. Entrance(s) (Location and Description): Arched door w/ single pane
of glass - set behind stone arch
24. Porches: SUN PORCH wing to E
25. Window Treatment: band of 5 leaded windows on 1
+ set just under roofline on 2
26. Other: Broad overhangs

SITE INFORMATION

27. Landscape Description: Style _____
Ravine _____ Riparian _____ Other _____
- Noteworthy Features: _____
28. Landscape Architect: _____ Source of Info.: _____
29. Secondary Structures? _____ Type: Fence _____ Wall _____ Coach House _____
Barn _____ Detached Garage _____ Greenhouse _____ Other _____
30. Relation to Streetscape: faces st

E. A. RUMMLER, LAWYER, CIVIC LEADER, IS DEAD

Eugene A. Rummler, 82, a patent attorney in Chicago for more than 50 years and a former resident and official of the village of Winnetka, died yesterday at San Diego, Cal.

Mr. Rummler had been a member of the law firm of Rummler, Rummler, and Snow since 1901, and resided in Winnetka until last year. He was a former village trustee, village president from 1915 to 1917, and former chairman of the Winnetka zoning committee and of the Winnetka Plan commission.

For many years Mr. Rummler was chairman of the Chicago Association of Commerce public improvements and good roads committees. He was an organizer of the Chicago Regional Planning association, a member of the citizens' advisory committee on financing Cook county expressways, and chairman of the joint committee on the Cook county highway program.

Surviving are his widow, Clara W.; two daughters, Mrs. John S. Atwood and Mrs. Sage I. Redfern; a son, Charles W., and three grandchildren. Private services will be held tomorrow in San Diego. Memorial services will be held at the Winnetka Congregational church at a time to be announced later.

HIGHLAND PARK HISTORICAL SOCIETY

John Van Bergen

John S. Van Bergen (1885-1969)



Biography

John Shellette Van Bergen was born in Oak Park, Illinois. As a young man he worked for an uncle who was a speculative residential contractor. He became interested in architecture, and, through family connections was hired as an apprentice by Walter Burley Griffin. Griffin had worked for Frank Lloyd Wright's before starting his own practice in 1905. Van Bergen studied for the architecture license examination at the Chicago Technical College, and, in 1909, was the last employee hired by Frank Lloyd Wright at his Oak Park Studio. Van Bergen was licensed in 1911 and opened his first office in Oak Park. His early projects, mostly in Oak Park, were predominantly residential and largely in the style of the Prairie School, which he learned in Griffin's and Wright's studios.

For these private homes, his designs expressed the casual side of prairie architecture through his selection of material, roof lines, or detailing.

He did his World War I at Fort Sheridan where he worked on the conversion of existing buildings into hospitals. After his discharge in 1919, he married, settled in Ravinia and resumed his practice. He lived in Highland Park for 26 years and did some of his best work here. His wife, Ruth was the office and business manager for the practice.

Besides raising their two daughters in Highland Park, the Van Bergens were active in the community. He was on the Buildings and Grounds Committee for School District 108, he founded the organization, "The Friends of Our Native Landscape" with his neighbor and friend, Jens Jensen and his wife was active in the garden club.

At the end of the Second World War they sold their home in Highland Park and moved to a rural area in Hawthorne Woods; later they moved to Lake Barrington. His private architectural practice was slowing considerably, largely due to the boom of mass produced tract housing that was fueled by the needs of returning veteran. Although this was not Van Bergen's primary interest, he became in essence, a small developer, buying large tracts of land, subdividing and selling the lots, sometimes with a home of his own design.

In 1955 the Van Bergens moved just outside of Santa Barbara, California. His younger brother and sister, whom he had persuaded to move to Highland Park in the Twenties, had already moved to California. This time it was older brother's John turn to move to be near them. Van Bergen's architecture practice continued, on a diminished scale in California. Again, he augmented it by subdividing tracts of land for residential

development. Tragedy occurred in 1964. His home and studio were destroyed in a wildfire and he lost virtually all his drawings and other records of his 44 years as a designer. They rebuilt their home, but after a series of strokes, John Van Bergen died in 1969 at the age of 84.

Significance

Until recently, Van Bergen has primarily been known as an assistant to Frank Lloyd Wright, and the one who was left to wrap up the practice and complete the projects under construction in 1909 when Wright eloped with Mamah Cheney. In recent years there has been a re-evaluation of the Prairie School and Van Bergen's stature as a major architect has emerged.

Marion Mahoney Griffin, who also worked for Wright at that time, wrote in her autobiography:

"The enthusiastic and able young men as proved in their later work were doubtless as influential in the office later as were these early ones but Wright's early concentration on publicity and his claims that everybody was his disciple had a deadening influence on the Chicago group."

The Prairie School is usually thought to have ended before World War 1. Not true. Van Bergen continued to design in the Prairie Style throughout the 1920's and well into the Thirties and he did some of his best work in this period. By this time the automobile is a part of suburban life and Van Bergen's designs started to include attached garages. This is an example of how he strove to keep up with technology and meet his clients' needs

His house and studio, which he built at 234 Cedar Street in 1920, is a fine example of his approach to the prairie style. Van Bergen and the landscape architect Jens Jensen were neighbors. The older Jensen became a mentor to Van Bergen and collaborated on several projects. Van Bergen was inspired by Jensen's love of the area's indigenous prairie setting and he created buildings that were harmonious with their natural surroundings.

Van Bergen designed Braeside School (one of the few Prairie designed schools ever built) in 1927 and an addition ten years later. He regarded it as his masterwork.

Unlike many important architects, Van Bergen is not known for designing mansions or tall buildings. Instead his best works are schools and a series of modestly sized, single family homes. His work shows that brilliant, innovative design can accompany affordability and livability. His excellent sense of proportion and use of stratified stonework resulted in structures, which are so visually striking that they are often mistaken for the work of better known Prairie architects. The importance of Van Bergen's work is just beginning to be appreciated and Highland Park is fortunate to have so many good examples of his mature style.

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OBITUARIES

Winnetka Talk (IL) - June 17, 2004

- Section: Obituaries
- Page: 177
- Correction: Correction/Clarification: An obituary in the June 17 print edition mistakenly stated Lisa Marie Franke, a 32-year-old Northfield resident, had died. The submitted notice was incorrect and Franke is alive. Pioneer Press regrets the error. June 22, 2004
- Readability: 9-12 grade level (Lexile: 1120)

John Heller Beckman

John Heller Beckman, 81, a resident of Darien, formerly of Downers Grove and Western Springs, died June 9 after a long struggle with Alzheimer's disease.

Mr. Beckman was born in Cumberland, Md. on Jan. 22, 1923, the second of five children, to John M. and Esther Heller Beckman. He was valedictorian of his high school class in Cumberland. Following high school, Mr. Beckman served in the Army in Europe during World War II. While in the Army, he was granted his first patent for a military equipment design. After the war, he attended Iowa State University on the GI Bill and earned a degree in mechanical engineering in 1948.

Mr. Beckman's entire 38-year corporate career was spent with Union Carbide Corp. beginning at Linda Division in New York and Indianapolis. He retired from Films Packaging Division in Chicago in 1985, where he had risen to vice president of research and development. A prolific researcher and inventor, he was granted more than 30 patents, both within Union Carbide and privately. Some of the collaborative research on cryogenics he conducted over 30 years ago at Linde is still cited as the "...single most important cryogenic development in the last 50 years," according to Glen McIntosh of "Cold Facts." Other patent areas included water desalination, refrigeration and meat processing. Upon retiring, he formed BDC Inc. to continue his research and was granted three more patents.

Survivors include his wife, Julia Kennedy Beckman; his former wife, Lily Knott Beckman; five daughters, Margaret (Frank) Alvarez, Kathryn (Michael Notaro) Goldberg, Jeanne (William Barasa) Beckman, Carolyn (Dale Mason) Binkley and Julia R. Beckman; two sons, John L. (Sherry) Beckman and James Beckman; two stepsons, Benjamin (Christiane Saade) Blume, Alec (Gina Taylor) Blume; one stepdaughter, Eileen (James) Gavin; nine grandchildren; seven step-grandchildren; two sisters, Mary Jane (the late Leo) Rice and Beverly (Calvin) Lauder; and two brothers, Daniel (Eva) Beckman and Michael (Alma Jean) Beckman.

A celebration of Mr. Beckman's life will be held at 2 p.m. on Monday, June 21 at the Unitarian Church of Hinsdale, 17 W. Maple in Hinsdale.

Memorials to Rush University Medical Center, Alzheimer's Disease Research, Office of Philanthropy and Communications, 1700 W. Van Buren, Suite 250, Chicago IL 60612; or to the Unitarian Church of Hinsdale, Equal Access Fund, 17 W. Maple, Hinsdale IL 60521.

Robert H. Blanchard

Robert H. Blanchard, 70, a longtime resident of Northbrook, died Friday, June 11, in Evanston Hospital.

Mr. Blanchard was born July 13, 1933 in Maryville, Mo. He held a bachelor's degree from Kansas University and a master's degree in business administration from Harvard University. He was a longtime banker, mostly with 1st National Bank of Chicago. He was on the board of the North Shore Senior Center, a member of the Glen View Club and a longtime member of The Village Presbyterian Church in Northbrook.

Survivors include his wife, Mary (nee Eversull); two sons, Robert (Le Anh) of Northbrook and John (Liz) of Northfield; a daughter, Liz (Tony) Forchetti of Northbrook; and eight grandchildren, Claire, Henry, J.B., Tommy, Matt, Annie, A.J. and Matt.

Memorial services were held Tuesday, June 15, at The Village Presbyterian Church in Northbrook. Interment was private.

Memorials to The Village Presbyterian Church, 1300 Shermer Road, Northbrook IL 60062-4577 or The Salvation Army, 5040 N. Pulaski Road, Chicago IL 60630.

J. Milton Edelstein

J. Milton Edelstein, 90, a former resident of Glencoe, Wilmette and Northbrook, died May 20 in his home in Fort Lauderdale, Fla. after several years of declining health.

Mr. Edelstein was born in Utica, N.Y. on May 30, 1913. He entered Syracuse University on an athletic scholarship, suffered a football injury and earned a bachelors of administration degree from New York State College of Teachers in Albany, N.Y. While in college he booked bands, including performances, for Paul Whiteman's orchestra. For a short time during the Depression, Mr. Edelstein helped his

She is predeceased by her husband, Hamilton Moses, Jr.

Interment was at Christ Church in Winnetka.

Mary Naghten Pauly

Mary Naghten Pauly, a resident of Winnetka, died June 11 in her home.

Mrs. Pauly was born in Chicago and was a homemaker. She was an active member of Sacred Heart and Sts. Faith, Hope and Charity churches. She was co-chair of the Heart Fund of Chicago, the Catholic Woman's Guild and the Winnetka Circle, Winnetka Woman's Club and garden clubs. Throughout her life she loved to garden, bowl and play bridge.

Survivors include her husband of 69 years, Michael Henry Pauly of Winnetka; her daughter, Pamela Pauly; her son, James N. (Sandra) Pauly; and her grandchildren, David Pauly of Albuquerque, N.M., James Pauly of Chicago and Christopher (Marija) Pauly of Chicago.

She is predeceased by two sisters, Nancy (Robert N.) Graham and Virginia N. (Bernard) Donnelly; and one brother, John A. Naghten.

Services were held on Wednesday, June 16 at Sacred Heart Catholic Church in Winnetka.

Interment was private at Calvary Cemetery.

Memorials to ADOPT, 420 Industrial Drive, Naperville IL 60563.

• *Record: 320282-1*

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Death Notice: DR. MICHAEL HENRY PAULY JR.

Publication info: Chicago Tribune ; Chicago, Ill. [Chicago, Ill]06 Nov 2007: 7.

[ProQuest document link](#)

ABSTRACT (ABSTRACT)

Dr. [Michael Henry Pauly Jr.] served in the Army Medical Corps during WWII. Throughout his life, Michael enjoyed playing golf, and was a competitive tennis player winning many Chicago tournaments in his early years.

FULL TEXT

Dr. Michael Henry Pauly Jr., a life long Winnetka resident, died in his home on Saturday the 3rd of November, 2007.

Dr. Pauly was born in Chicago June 11, 1906.

He was preceded in death by his wife of 69 years, Mary Naghten Pauly.

He is survived by his two children, daughter, Pamela and son, James (Sandra); three grandchildren, David of Albuquerque, NM, James of Chicago and Christopher (Marija) of Chicago; and two great-grandchildren, Luke and Mark.

Michael was a beloved dentist for over 50 years in Hubbard Woods, and volunteered over the years at many facilities including Saint Mary's of the Lake Catholic Seminary and Children's Memorial Hospital.

Michael was a member of numerous organizations including the American Dental Association, the Illinois Dental Society and the Chicago Dental Society.

He attended Loyola Academy Class of 1924, and then went to University of Illinois Dental School.

Dr. Pauly served in the Army Medical Corps during WWII. Throughout his life, Michael enjoyed playing golf, and was a competitive tennis player winning many Chicago tournaments in his early years.

Funeral Mass will be held Friday, Nov. 9, 10 a.m. at Sacred Heart Church, 1077 Tower Road, Winnetka, IL. In lieu of flowers, memorial contributions may be made to Loyola Academy Scholarship Fund, 1100 Laramie Ave., Wilmette, IL 60091.

Arrangements by Wm. H. Scott Funeral Home, 847-251-8200.

Sign Guestbook at chicagotribune.com/obituaries

This is a paid death notice.

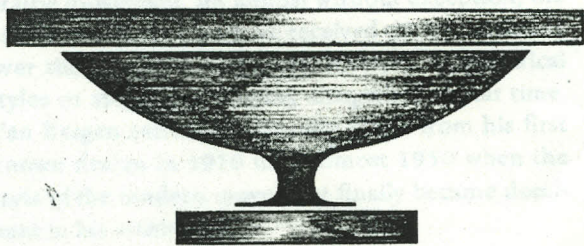
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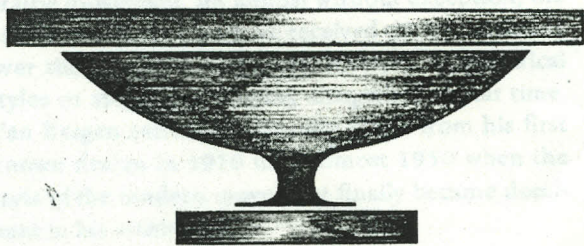
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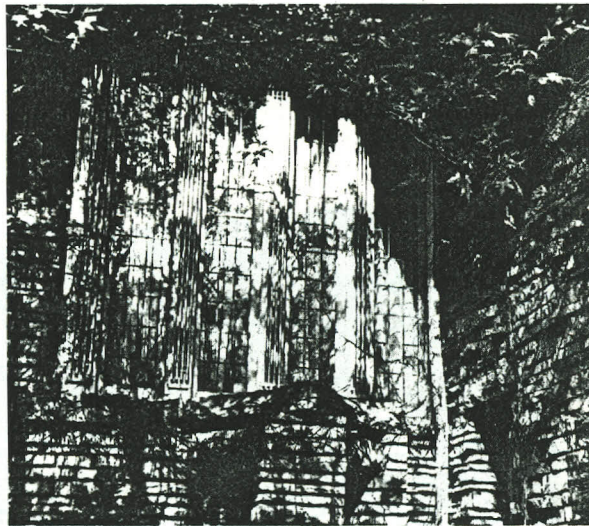


Spencer Ewing residence, Bloomington, Illinois.

In Bloomington, Illinois Jen Jensen introduced Van Bergen to the Spencer Ewings who had commissioned Jensen to landscape their new and as yet undesigned house. They subsequently retained Van Bergen to design a complementary residence, and while the first design was rejected as too elaborate, the second design was built in 1920.⁴¹ The lower floor of this home, similar in plan to the large Van Bergen houses of the first decade, is clad up to the second floor sill line in rough-cut limestone. Rather than stucco above the stonework, Van Bergen used glazed mosaic ceramic tiles of random size and pattern. The cornice and concealed gutters are decorated with a continuous carved pattern, a sort of prairie egg and dart device. The natural tones blend quietly into Jensen's meadow and vista to the prairie pool at the rear of the deep site.

Van Bergen began three school complexes towards the end of his second decade of practice. Two of them are alike and both bear a loose resemblance to the 1915 Rogers farm residence project. In 1927 Van Bergen began construction of the Braeside School just a few blocks from his Ravinia home on the edge of a steep and twisting ravine. The front elevation of the building is low, two story, and symmetrical. In the rear, however, the grade drops away and the facade becomes asymmetric and four stories in height. The workshops, auditorium, and gymnasium located on the rear elevation open directly onto the ravine through unusually tall and wide windows. The front of the school has the by now typical buff stucco above the limestone base

⁴¹ Interview by the author with the current owners of the Ewing residence. MVB interview.



Detail of entry, Spencer Ewing residence. The batter of the walls, the mosaic tile band at the second floor, and the continuous decorative pattern on the cornice-gutter are visible.

while the rear is composed entirely of limestone. It is dominated by a chimney mass which rises from the ravine floor to above the top ridge line without interruption. Complementary additions were made to the building by Van Bergen in 1930 and again in 1934.

The year after the Braeside school was under way, planning for the Chicago Junior School was begun for a sixty acre site near Elgin, Illinois. Loosely affiliated with the Christian Science Church as a boarding school for underprivileged city children, it involved Van Bergen until 1950 and eventually provided facilities for one hundred students. All of the buildings were designed by Van Bergen with the help of Lawrence Buck and remain faithful to the prairie naturalism. To a certain extent different parts of this complex remind one alternately of Wright's designs at Spring Green and the Griffin work at Rock Crest/Rock Glen. A superintendent's residence office and a classroom building were the first completed in 1929 and the fieldhouse was occupied in 1937. Over the following years a dining hall and kitchen, classroom and administration building, and four dormitory buildings were added. On this project Van Bergen states that he paid particular attention to the site plan and landscaping of the gently rolling and wooded grounds, but Jens Jensen has also been credited with the grounds of the Chicago Junior School.⁴²

A few of the many residential designs of these

⁴² MVB and Masterson interviews and Chicago Junior School Publications. Jensen may also have been involved with the Barbara and C. R. Erwin residences in Kenilworth and the Richard Cluever residence of 1915 in Maywood, Illinois.



The Braeside School, Highland Park, Illinois. The symmetrical front elevation gives no indication that the rear facade drops into the ravine behind and becomes four-stories in height.

years should be noted in passing. Not many are as lavish in materials or finishing as the 1926 C. R. Erwin residence. The feeling is totally different in the home Erwin built for his daughter adjoining his own home in 1927. Van Bergen used white horizontal board and battens on a design which otherwise

The C. R. Erwin residence, Kenilworth, Illinois. This home is quite formal on the interior and Van Bergen considered it one of his most lavish designs. Jens Jensen may have had some hand in the landscaping of this home as well as that of Erwin's daughter's home next door.





The Harold Klock residence, Hinsdale, Illinois. Here Van Bergen has used stratified limestone exclusively and while it is somewhat more naturalistic than the Prairie School, it is excellently detailed.

would have complemented the father's house. More typical are the designs of the 1925 Wilson Kline residence, Van Bergen's own home and studio of 1927, the 1925 E. A. Rummler residence, and the 1940 Harold Klock residence.⁴³ The last is perhaps the most satisfying of the homes of the middle period.

A tour through Van Bergen homes indicates his careful attention to all the small details which make

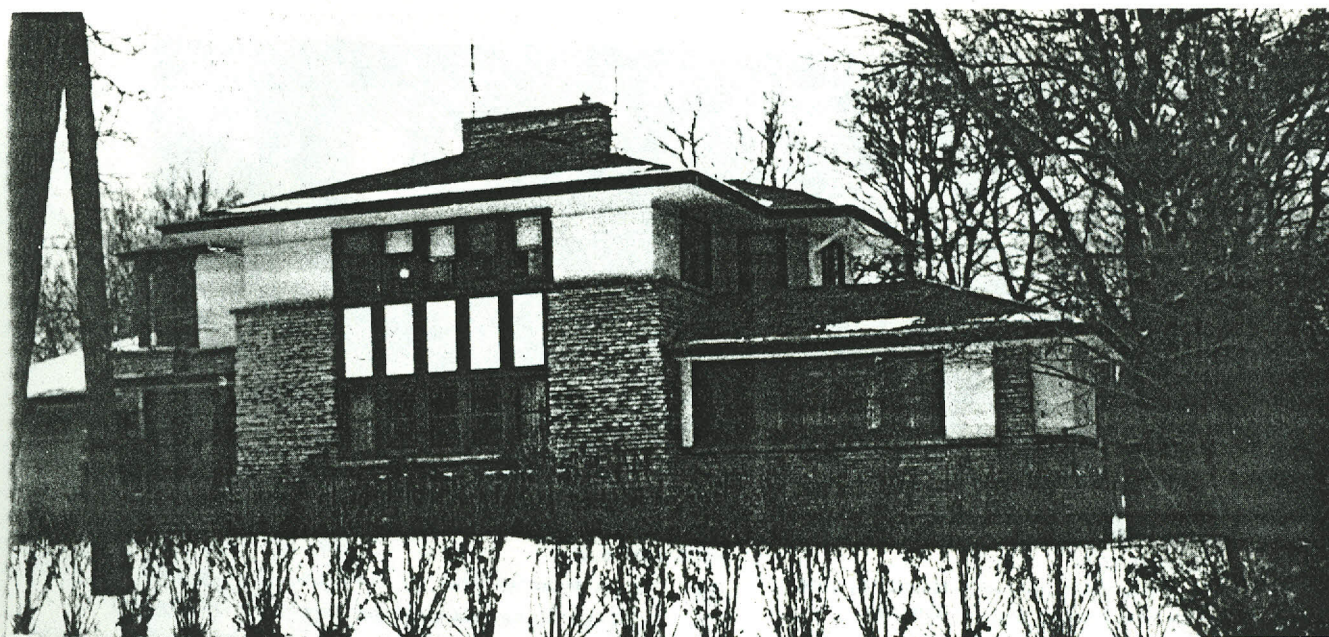
⁴³ Van Bergen has suggested a date of c.1950 for this building.

a building exceptional. He was mindful of upkeep and often used only exterior wood stains that required little care and no painting. He invented helpful gimmicks such as through-the-wall 'window box waterers', special builtin furniture such as a dresser opening into both the bedroom and the adjacent bathroom,⁴⁴ and an interior casement

⁴⁴ Masterson and MVB interviews. The window box waterer may be found at the Ewing residence and the dresser at Van Bergen's Barrington Hills residence.

The front facade of the Wilson Kline house, built in 1925, is symmetrical and formal. It has a basic similarity to Wright's Winslow house of 1893.





E. A. Rummler residence, Winnetka, Illinois. A typical residential design from Van Bergen's middle years.

screen lock for which he lost the patent to a large window manufacturer.⁴⁵ Van Bergen often designed furniture for his residences and especially did so for his own studio-residences throughout the years.⁴⁶

As Van Bergen's practice was always small, he never had a large staff helping him. During busy times he would have at the most two part time draftsmen.⁴⁷ He often found the same resistance to his designs as did Wright, for the Highland Park banks in several instances would not advance the full loan amount on his designs. To help offset this situation, Van Bergen occasionally and unethically served as his own general contractor, charging a flat ten-percent fee for the entire design-build package.⁴⁸

Van Bergen lost several good commissions during his career. Among these were the Com-

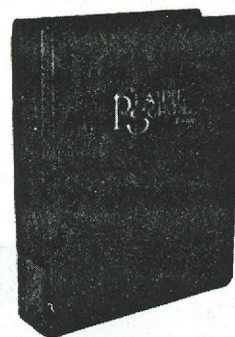
⁴⁵ Van Bergen's invention of this lock enabled one to open, close, lock, or unlock an exterior casement window from the interior without removing the window screen.

⁴⁶ Masterson interview.

⁴⁷ Charles Ellwood worked for Van Bergen until the Oak Park office was closed in 1918. He rendered many of the early designed illustrated in *The Western Architect*. Ellwood eventually moved to Minneapolis, Minnesota where he built a residence that Van Bergen designed during his first decade. Lawrence Buck, a friend and architect from Ravinia worked for Van Bergen during 1925 to 1930. Charles Masterson, who remained in contact with the Van Bergens, worked off and on with Van Bergen from 1922 to 1955. In addition E. E. Roberts helped out in the office during the Oak Park years and John's brother Frank was often recruited to help in the drafting room.

⁴⁸ Masterson interview.

Handsome and durable library type binders for your copies of *The Prairie School Review*. Binders are covered in brown leatherette with gold stampings on the cover and backbone. Single copies can be easily removed if desired.



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Van Bergen's own house in California where he lived until his death in 1969. Photo by Van Bergen.

monwealth Edison substations, the Crow Island School in Highland Park, and St. Michael's Episcopal Church in Barrington.⁴⁹

Van Bergen's architecture radically changed after 1950 once he had relocated first to Hawthorn Woods, later to Barrington Hills, and finally in 1955 to Santa Barbara, California. No longer limited by the relatively small lots of the north suburbs, his house plans were free to spread out across the flatlands as rambling, one story designs with flat roofs and concrete floors with radiant heating.⁵⁰ In effect he forsook the stylistic devices of his prairie naturalism and substituted (at this late date) the details and forms of the International Style. While

49 Interviews by the author with Mrs. Van Bergen, Charles Masterson, and Mr. Edward Dart.

50 Van Bergen also used ponded roofs to eliminate downspout problems and to achieve the crisp uncluttered look required by his chaste new style.

he continued to use stratified limestone he more often employed white stucco or common brick exclusively on his exteriors with punched openings and unadorned surfaces.

With his health weakened during the last two decades of his career, Van Bergen's output slowed. From 1950 to 1969 he produced only fifteen designs, done after he had relocated to California.

Hopefully this study will bring the work of John Van Bergen into better focus. Since he was almost alone in working in the prairie style in the Chicago area from 1910 to 1950, his work has been isolated and consequently overlooked. While the early years have received some attention, it is the unrecognized prolific middle years that are of great credit to this loner.

William Mohan residence, Barrington Hills, Illinois. This design is typical of the late work of John Van Bergen. The house in a series of interconnected cubes strings out along the crest of the hill and overlooks the flatlands to the west. The opposite elevation turns in upon itself and forms an entry courtyard.



SNEIDER, JAMES ROMAN

Publication info: Chicago Tribune ; Chicago, Ill. [Chicago, Ill]18 Aug 2005: 11.

[ProQuest document link](#)

ABSTRACT (ABSTRACT)

James Roman Snider, born in Fremont, Ohio on June 2, 1936 to Walter and Bertha Snider; dear brother to Patricia (Robert) Schumm, Dr. Thomas (Judy) Snider, the late Richard (Delores) Snider and Frederick Snider. In 1954 Jim left Ohio to attend Loyola University in Chicago. His uncle, the late Rev. Roman Weltin, S.J. who was on the faculty of St. Ignatius High School, found housing for Jim at St. Ignatius Parish in Rogers Park in a room above the gymnasium. In return for room and board, Jim served the clergy their meals. Jim was a member of Pi Alpha Lambda Fraternity. Many of those friendships still remained until the last day of his life. While attending Loyola, Jim met and later married his wife, Sandra. They married in 1962, 43 years ago while he was attending night school at Loyola Law School. His greatest legacy is his children: Mark (Kristin) Snider, Susan (John) Joyce and Diana (David) O'Brien.

FULL TEXT

James Roman Snider, born in Fremont, Ohio on June 2, 1936 to Walter and Bertha Snider; dear brother to Patricia (Robert) Schumm, Dr. Thomas (Judy) Snider, the late Richard (Delores) Snider and Frederick Snider. In 1954 Jim left Ohio to attend Loyola University in Chicago. His uncle, the late Rev. Roman Weltin, S.J. who was on the faculty of St. Ignatius High School, found housing for Jim at St. Ignatius Parish in Rogers Park in a room above the gymnasium. In return for room and board, Jim served the clergy their meals. Jim was a member of Pi Alpha Lambda Fraternity. Many of those friendships still remained until the last day of his life. While attending Loyola, Jim met and later married his wife, Sandra. They married in 1962, 43 years ago while he was attending night school at Loyola Law School. His greatest legacy is his children: Mark (Kristin) Snider, Susan (John) Joyce and Diana (David) O'Brien. He will be truly missed by his eight grandchildren, Alex, Davis and Megan Snider, Jack, Joe and Jamie Joyce, and Julia and Patrick O'Brien. His practice of law for 37 years introduced him to many wonderful people who he remained friends with throughout his life. His focus was mainly on Real Estate and Franchise Law. He represented Century 21 Northern Illinois, the Village of Niles, Hispanic Housing Development Corporation, Barnaby's Restaurants, the Comptroller of Illinois, the Cook County Public Guardian, the Cook County Department of Registration and Education, and was Special Assistant to the Attorney General of Illinois. Jim also represented many successful small businessmen. Jim was a Director at Labe Savings and Loan, serving as a board member and loan officer for close to 30 years. Jim's love of life, love of the Democratic Party, love of the Cubs, and love of his family and friends will always be remembered. It is a tremendous loss to lose someone so young and so special to so many people. He was a great Dad, a great Husband, a great Grandpa "Pappa", and a great friend. We'll miss his enthusiasm for life. He fought a brave and courageous fight against his lung cancer. He never complained or felt sorry for himself. Whenever someone would be sympathetic towards him, he would say, "You play the cards that are dealt to you". His strong religious upbringing gave him this strength. We wanted him here longer and he, too, wanted to be here, at least a little while longer, but only with quality to his being. We will miss you, Jim. Jim passed away at home, Monday, Aug. 15, 2005. Visitation Thursday 4 p.m. to 8 p.m. at Donnellan Family Funeral Home, 10045 Skokie Blvd. at Old Orchard Road, Skokie. Funeral Mass on Friday at 9:30 a.m. at SS. Faith, Hope & Charity, 191 Linden Street, Winnetka. Interment Memorial Park Cemetery. In lieu of flowers, memorials may be made in care of Dr. Philip Bonomi for his lung cancer research, 1700 W. Van Buren, Suite 250, Chicago, IL 60612.

Zillow.com, accessed 10/13/2020

4 bd 4 ba 4,000 sqft

1015 Starr Rd, Winnetka, IL 60093

• Home value

Zestimate

\$1,489,487

ZESTIMATE RANGE

\$1.28M - \$1.65M

LAST 30 DAY CHANGE

+\$34,513 (+2.4%)

This 4000 square foot single family home has 4 bedrooms and 4.0 bathrooms. This home is located at 1015 Starr Rd, Winnetka, IL 60093.

Price and tax history

Price history

DATE	EVENT	PRICE
3/18/2004	Sold	\$1,550,000

Date: 3/18/2004, Event: Sold, Price: \$1,550,000 (0%)

Source: Public Record

\$/sqft: **\$388/sqft**

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. DR2000-953Property InformationSite Address: 1015 STARRParcel Identification Number(s) (PIN): 05-17-135-013-0000Description of all structures to be demolished: SINGLE FAMILY HOUSECurrent Property Owner InformationLegal Name: 1015 STARR LLCPrimary Contact: JOHN KOGANAddress: 95 REVERE DRIVE UNIT HCity, State, Zip: NORTHBROOK IL 60062

Phone No. [REDACTED]

Email: [REDACTED]

Date owner acquired property: 9-10-20Applicant InformationLegal Name: 1015 STARR LLCPrimary Contact: JOHN KOGANAddress: 95 REVERE DRIVE UNIT HCity, State, Zip: NORTHBROOK IL 60062

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: HIGHGATE BUILDERS, INCAddress: 95 REVERE DRIVE UNIT HCity, State, ZIP: NORTHBROOK IL 60062

Phone No. [REDACTED]

Email: [REDACTED]

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: 9-10-20

Printed Name: Jon Logan

Owner Signature: _____

Date: _____

Printed Name: _____

Acknowledgement of Owner and Applicant Property Maintenance Responsibilities

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

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

Applicant Signature: _____

Date: 9-10-20

Printed Name: Jon Logan

Owner Signature: _____

Date: _____

Printed Name: _____

EXACTA

LAND SURVEYORS, LLC



PROPERTY ADDRESS: 1015 STARR ROAD, WINNETKA, ILLINOIS 60093

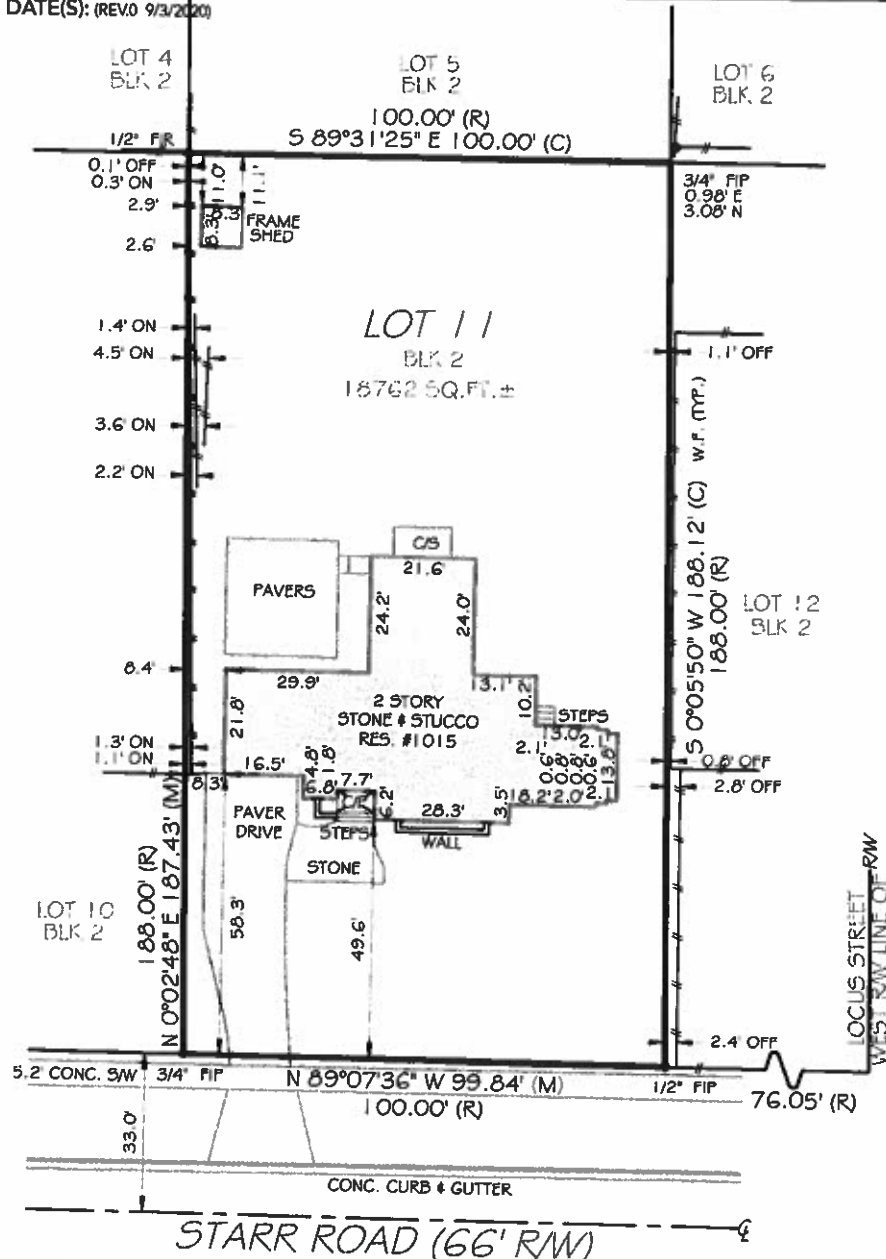
SURVEY NUMBER: IL2008.3479

FIELD WORK DATE: 9/2/2020
IL2008.3479

REVISION DATE(S): (REV. 9/3/2020)

BOUNDARY SURVEY
COOK COUNTY

LOT 11 IN BLOCK 2 IN WINNETKA HEIGHTS, BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF AND ADJOINING THE EAST LINE AND THE EAST LINE EXTENDED OF ROSEWOOD AVENUE (FORMERLY OAKRIDGE AVENUE) IN THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS } 55
COUNTY OF LA SALLE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF SEPTEMBER, 2020 AT 1568 HOLIDAY DRIVE, SANDWICH, IL 60548.



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2020
EXACTA LAND SURVEYORS
PROFESSIONAL DESIGN FIRM 184008059-0008

**Proposed demolition and construction schedule
for 1015 Starr Winnetka, IL**

Date: November 1, 2020

1. Approval of architectural drawings:	01/01/21
2. Demolition:	01/15/21
3. Excavation:	01/30/21
4. Foundation:	01/10/21
5. Rough Carpentry:	02/05/21
6. Roof:	03/25/21
7. Masonry:	04/15/21
8. Rough-in electrical, heating, plumbing:	06/10/21
9. Insulation:	07/20/21
10. Drywall:	08/01/21
11. Finish carpentry, flooring:	08/30/21
12. Panting, tile:	09/15/21
13. Trim plumbing, heating, electrical:	10/10/21
14. Landscaping, driveway:	11/30/21

ATTACHMENT C1



FRANK LLOYD WRIGHT BUILDING CONSERVANCY

Barbara Gordon and John H. Waters
Frank Lloyd Wright Building Conservancy
53 W. Jackson Blvd., Suite 1120
Chicago, IL 60604

Winnetka Landmarks Preservation Commission
Sent via email planning@winnetka.org

29 January 2021

Dear Commission Members:

We are writing in support of the preservation of two important Prairie period buildings in Winnetka that are threatened with demolition:

- 82 Essex, "Solid Rock," designed by Walter Burley Griffin in 1911
- 1015 Starr Rd, the Rummler House, designed by John Van Bergen in 1925

Griffin and Van Bergen were both prominent members of the group of early twentieth-century Midwest architects who came to be known as the Prairie School. Both were important members of Frank Lloyd Wright's Oak Park studio, but each was significant in his own right.

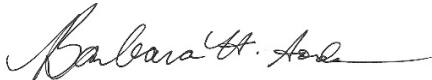
Solid Rock is considered a turning point in Griffin's career, its design presaging Griffin's future work. In 1911, the year of Solid Rock's design, Griffin submitted the winning entry to an international competition for the design for Canberra, the new federal capital of Australia. Griffin moved to Australia and much of his highly regarded work there can be traced to the design of Solid Rock.

The Rummler House of 1925, shows Van Bergen was able to continue ideas of the Prairie School well after most of his colleagues were focusing on other styles. The design bears a kinship with Griffin's earlier work, while also including such signature Van Bergen elements such as its stone base.

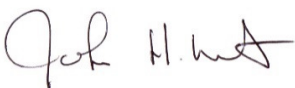
Though the Frank Lloyd Wright Building Conservancy formally limits its advocacy efforts to the preservation of Wright-designed buildings, as staff members we recognize the importance of these houses to the Prairie School legacy. This legacy is closely allied Wright's work, which has been recognized with World Heritage designation. The demolition of either house would be great loss for Winnetka, as well as the larger architectural community.

Thank you for your attention to this matter.

Sincerely,



Barbara Gordon, Executive Director



John H. Waters, AIA, LEED AP, Preservation Programs Manager



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

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.

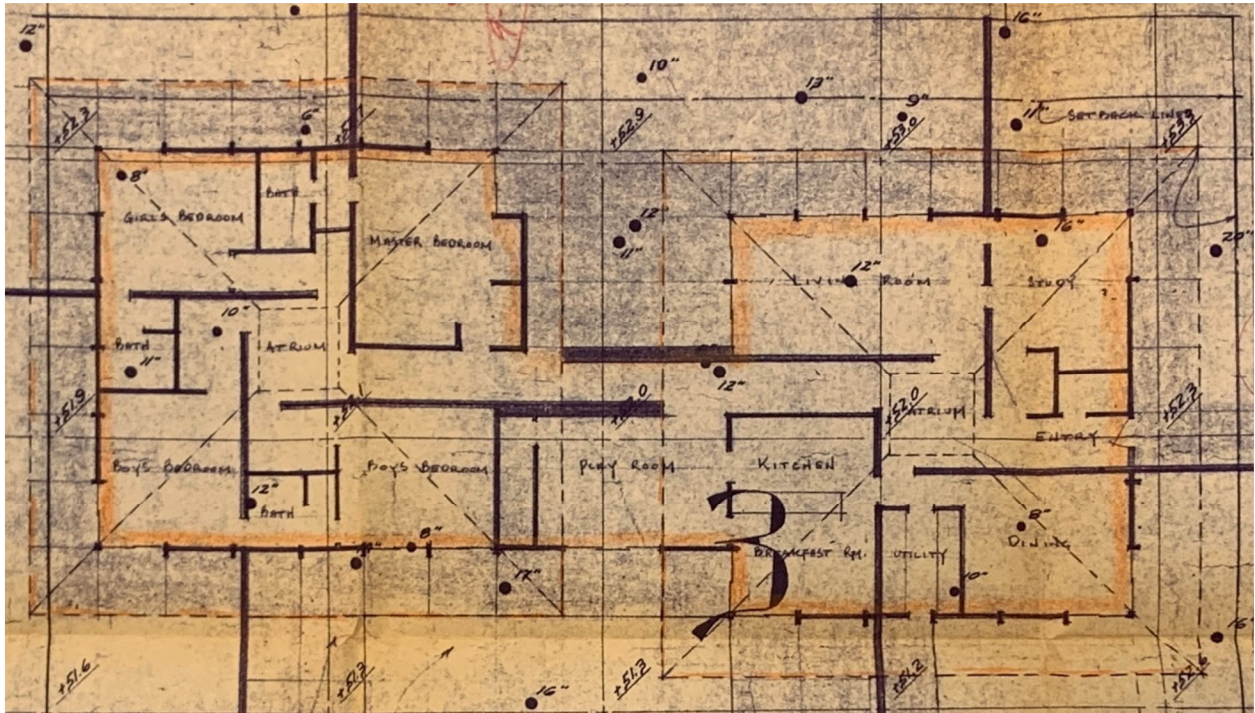
The original application for a construction permit was dated July 13, 1964 and it was signed by Morton Doblin. The application sought permission to build a single family brick and frame residence at 1265 Westmoor Road. The building would be nine rooms, three baths with a two car detached garage and would 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

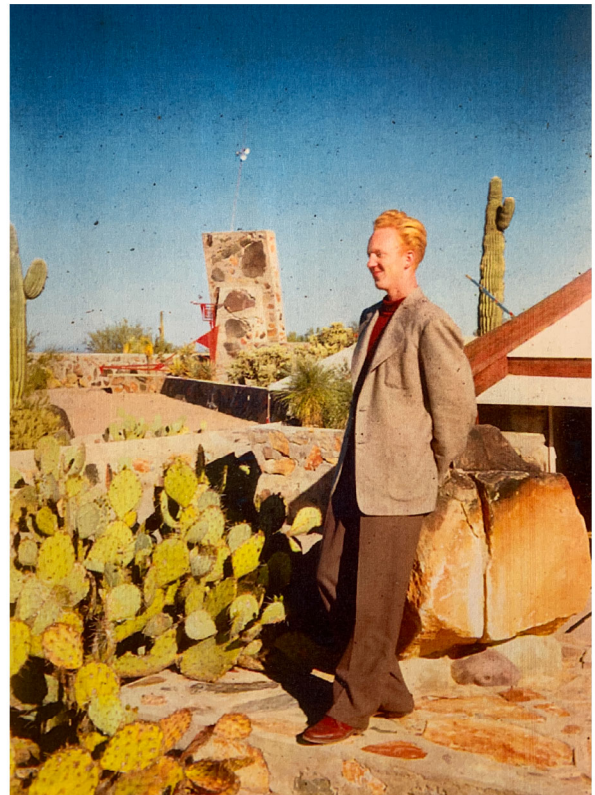
Donald Edward Erickson (1927 – 2006)

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.

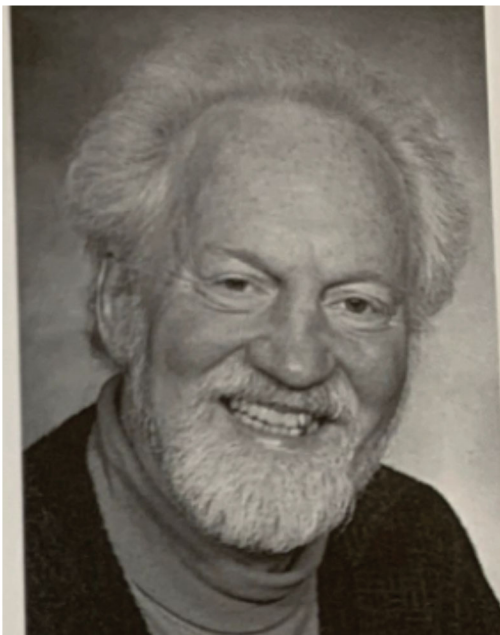
In 1962, Don formed a partnership with Dennis Stevens, called Erickson & Stevens, Inc., which was incorporated as Erickson & Stevens in 1964. The firm lasted until 1992.



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



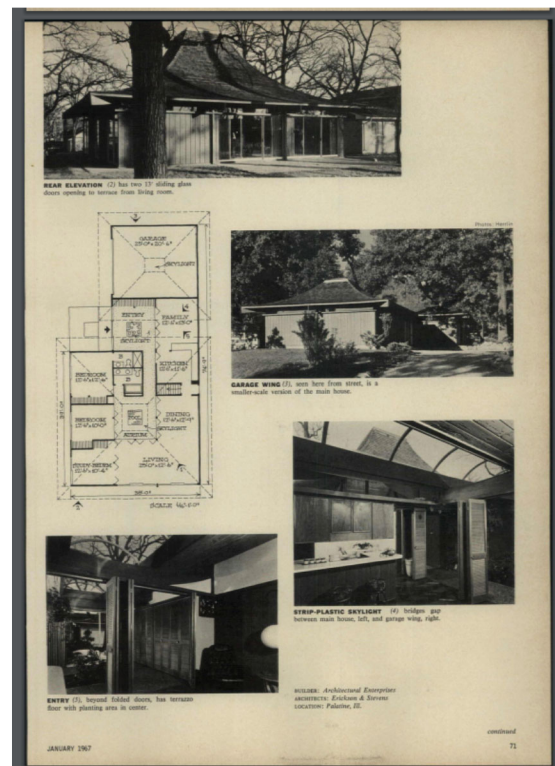
Charles Matthies Residence, Park Ridge, IL 1962
Photo by Jim Herrlin

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.

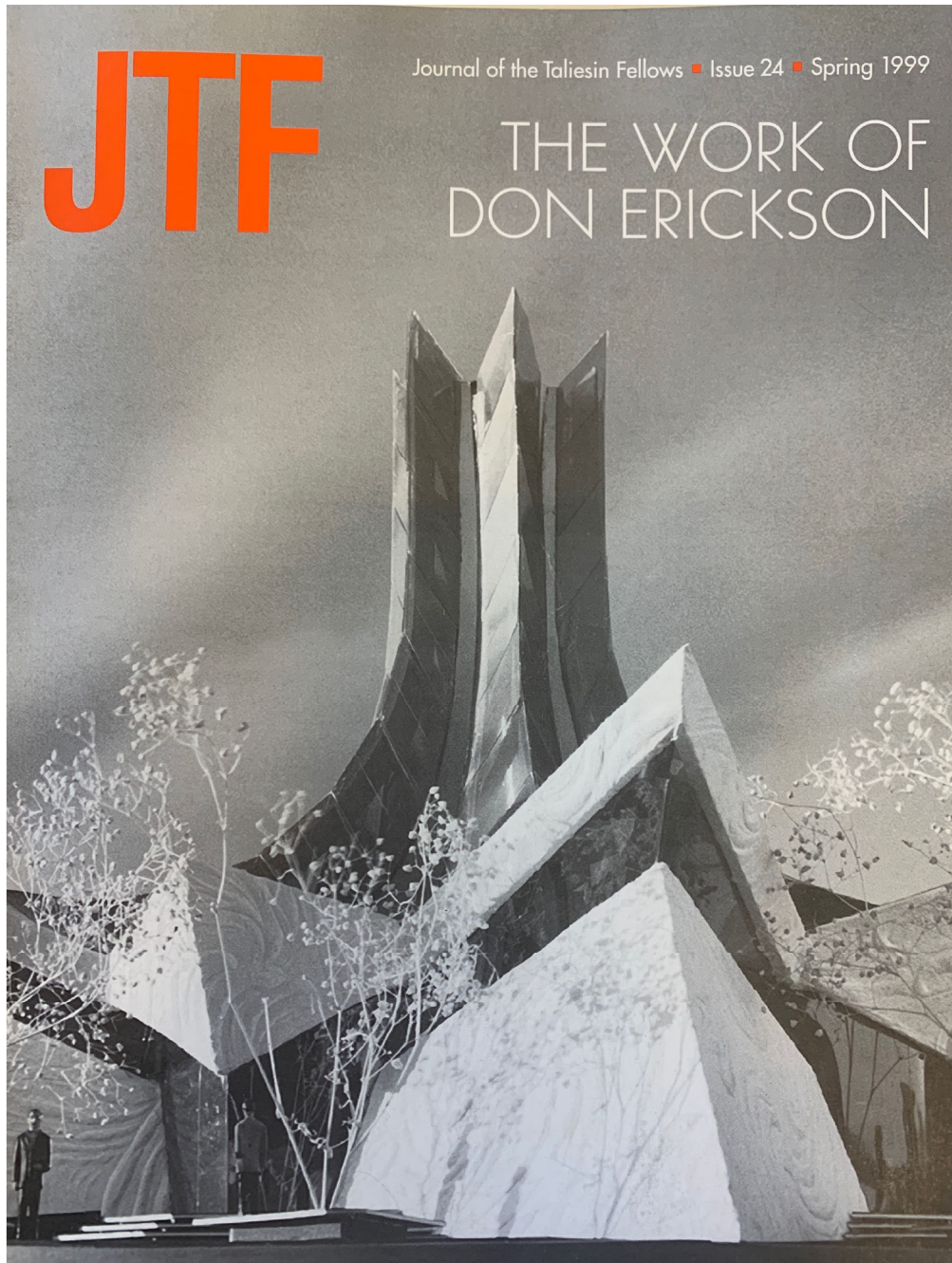
Erickson and Stevens worked from their offices in Des Plaines, Illinois, designing a variety of residential, commercial, institutional and religious buildings, always from a modernist perspective. Often, because their designs were so complicated, and because the two architects were trained in construction 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.

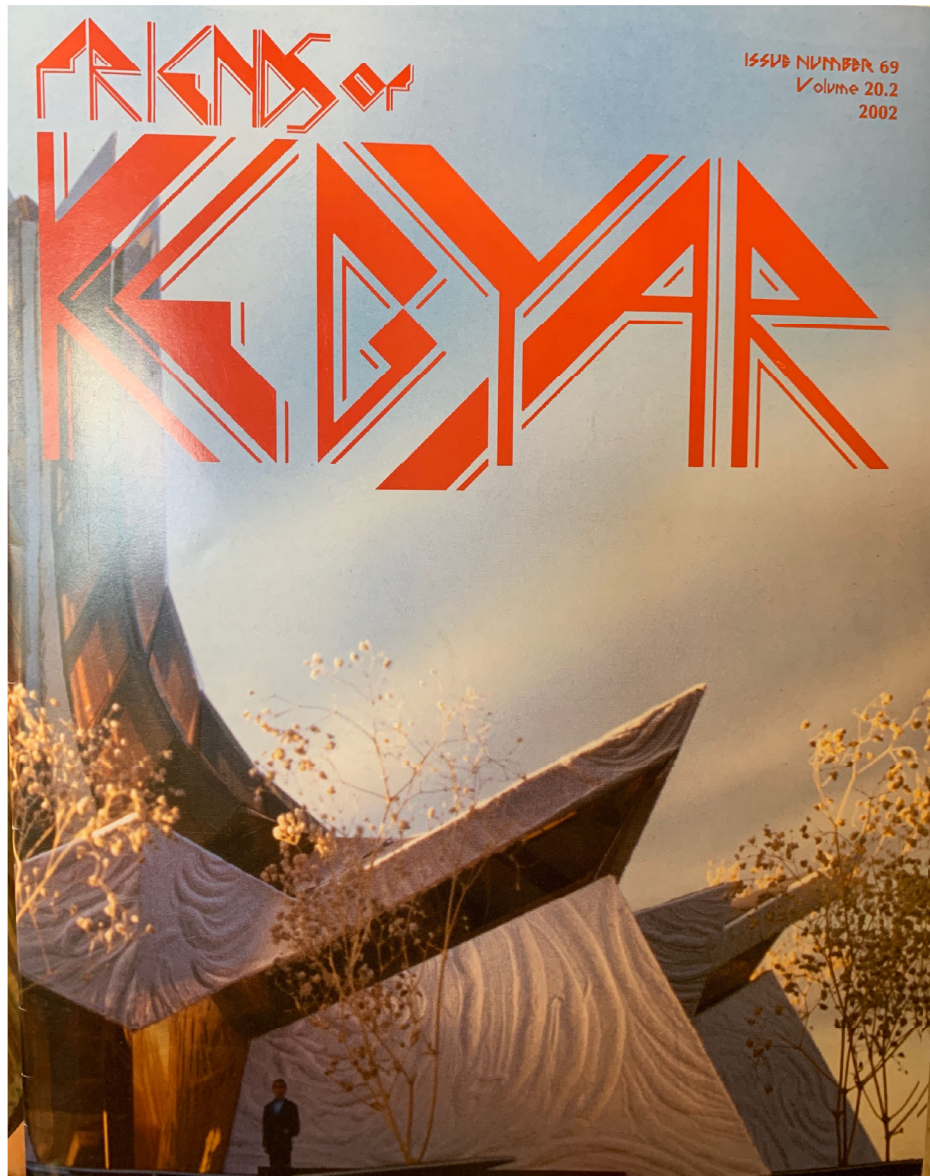


⁴ "This Architect Cuts Corners," *The Chicago American*, July 8, 1958.

“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.



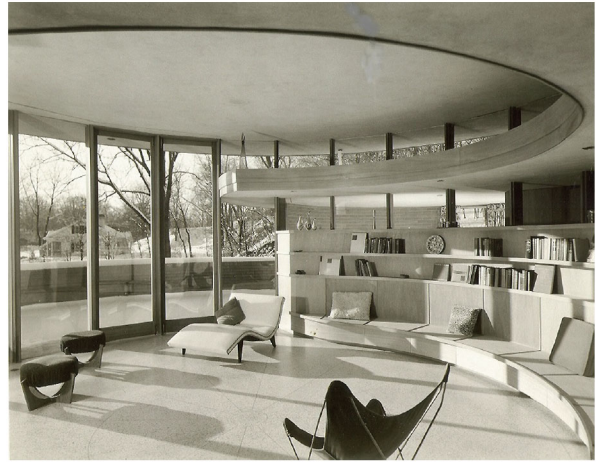
From 1969 – 1972, Erickson was a lecturer at Northern Illinois University in DeKalb, Illinois. He was also the founder of the Illinois Council of American Registered Architects, and served as president of its board of directors. The organization later became the Association of Licensed Architects and 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



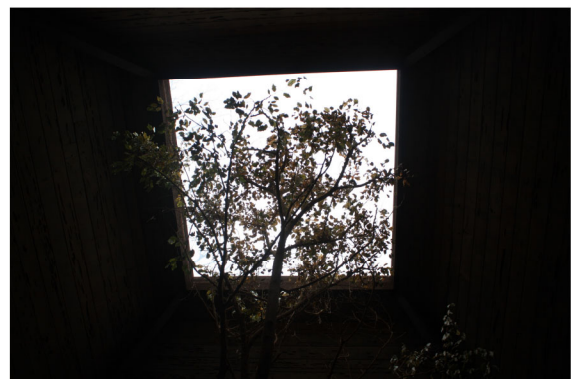
Bathroom



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



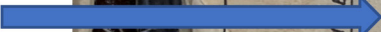
1234 Westmoor Road



2 Kent Road

Attachment F. Select Research
1. 1938 Sanborn Map

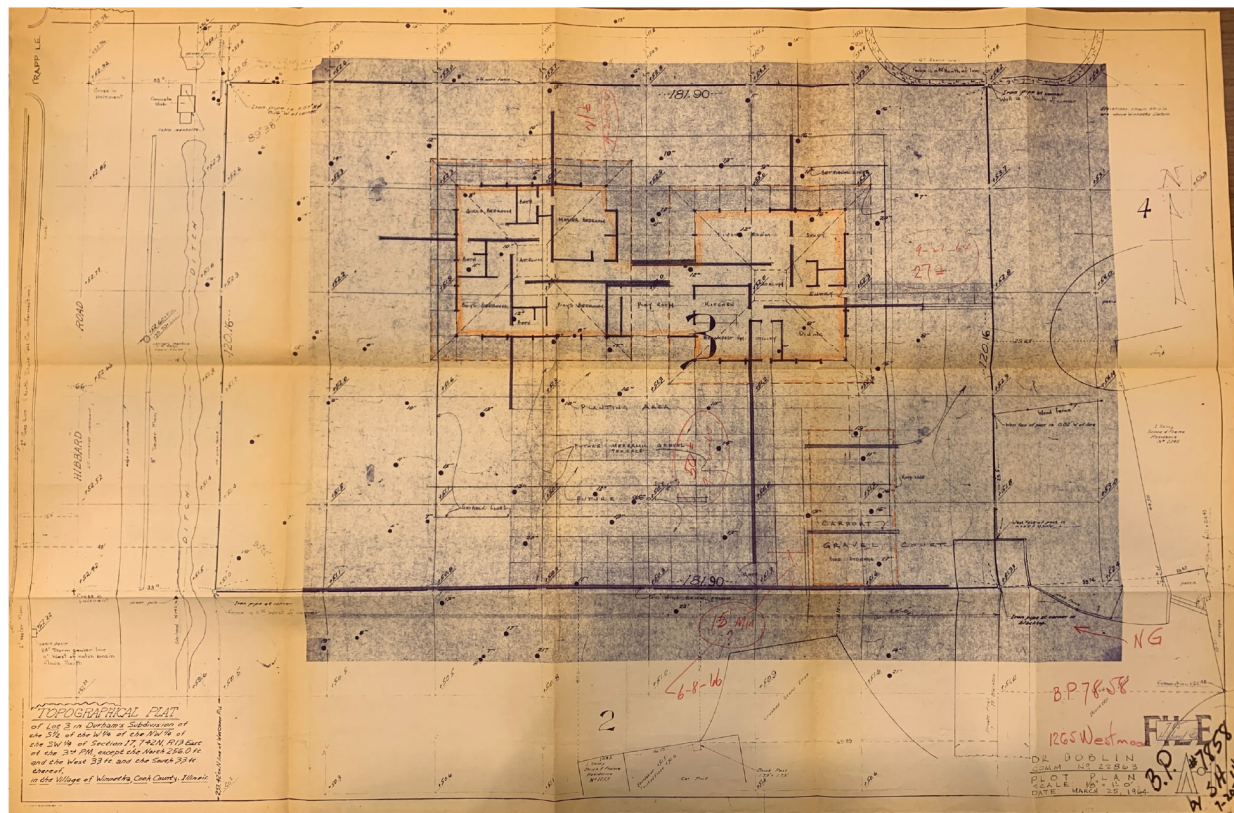




2. U.S. Geological Survey Map



3. Plot Plan



[illegible]

4. Articles

WINNETKA ARCHITECTURAL SURVEY NO. _____
DATE _____

Street Address 1265 Westmoor

Current Owner Dr. & Mrs. Morton Dublin 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

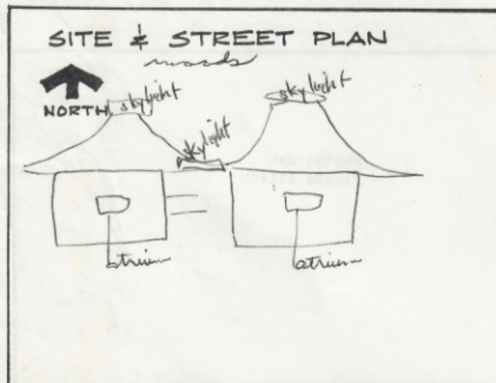
ARCHITECTURAL INFORMATION & PHYSICAL FEATURES

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 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 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.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



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:

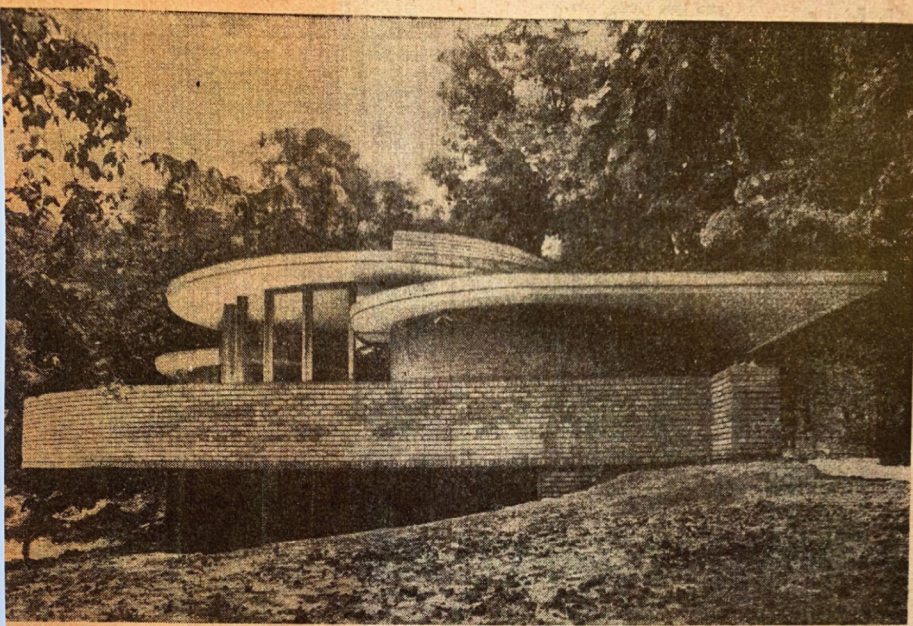
My wife, Shirley, has been my main inspiration. I always do my best work when she is sitting beside me and I always show her sketches and need her judgment."

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



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.



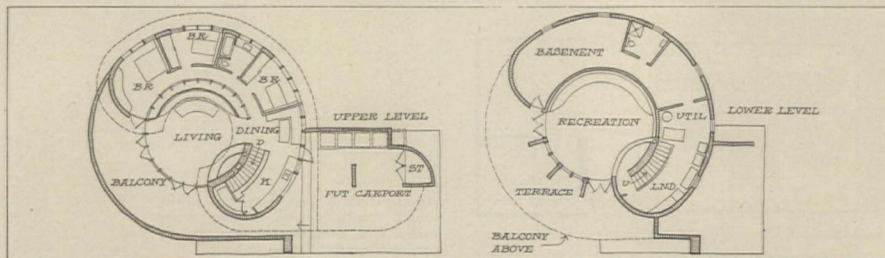
Photos: Merrill Studio

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."

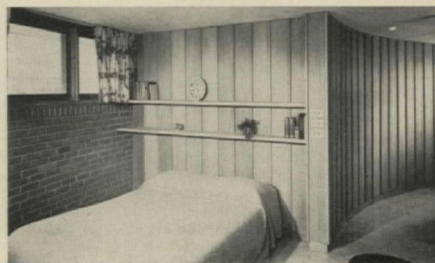
CITATION: The jury commended this house for its restrained and effective handling of unusual forms and for the architect's personal use of forms so conspicuously in the Wright tradition.

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.





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

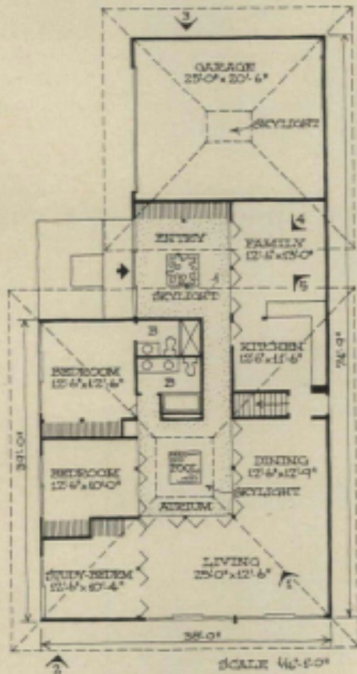
out to suit each buyer. Light comes in through skylights in the main room and over the family room, and through clerestories above the top plate.

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 Ivo Eriksson, 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.

Eriksson 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.

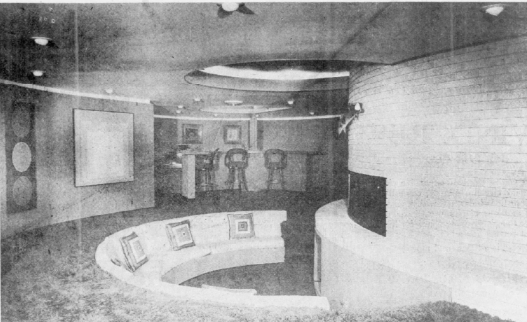
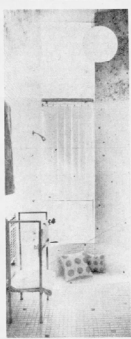
The long, curved passage along the outside wall serving the master bedroom and older daughter's bedroom and bath is lined with built-in cabinets, providing an enormous amount of storage.

Just below the living room fireplace is another fireplace for the mother's 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.

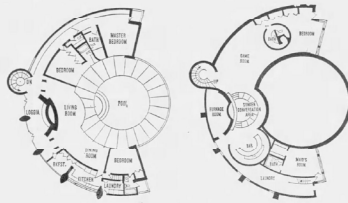
The owners had Richard Harnett, interior designer, provide their former home's furnishings, and called him in

(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.

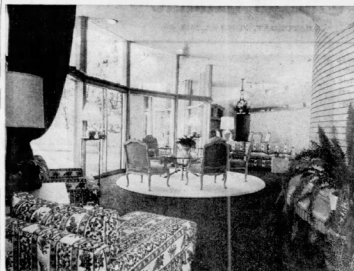


Lower level has sunken conversation pit facing curved fireplace and, below it, niche for television set. Beyond is semi-circular bar. Thick carpeting is blue and safe cushions are yellow. Glass light valves are introduced in the pillars and modern geometric paintings on the wall.

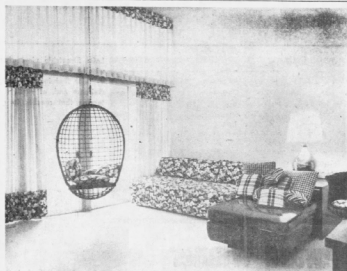


Home of the Week

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.



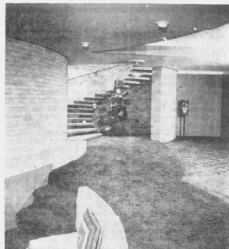
Bedroom of a daughter away at school also serves as a den, with twin beds that are lounges by day. The black vinyl-covered one slides part way beneath a table. Color scheme of blue, green, black, and white includes a variety of pillows.

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 living 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. Eriksson 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.

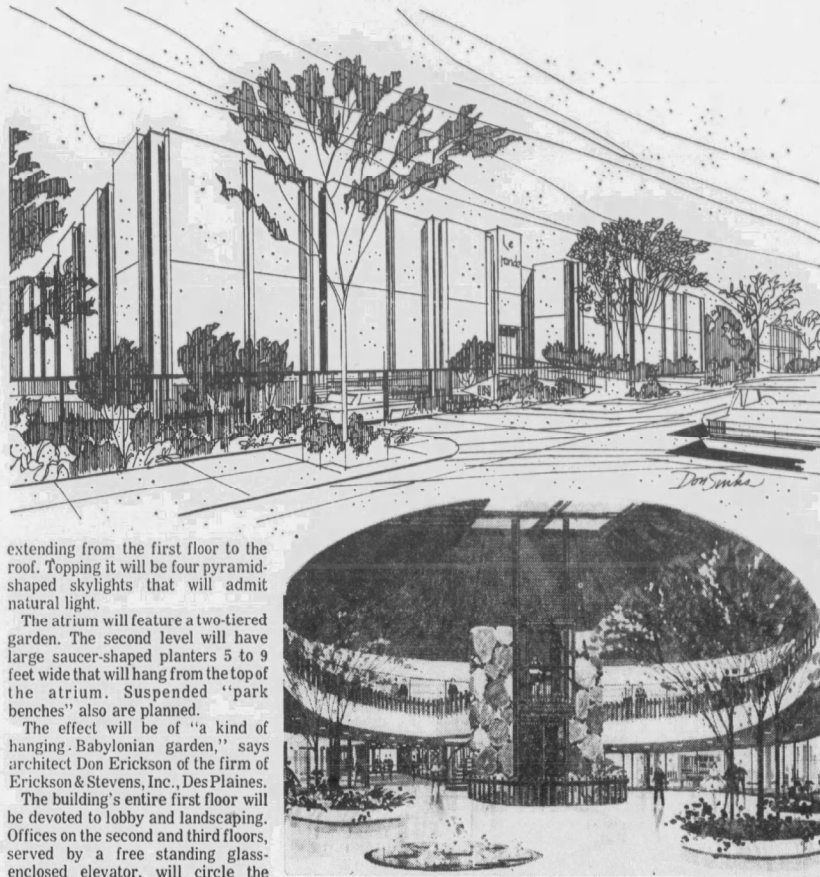
ERICKSON BELIEVES the interior design of the building will create "a social atmosphere," and at the same

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.

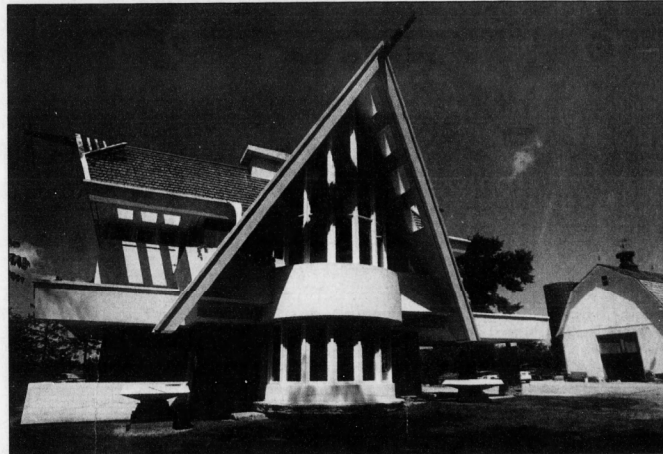


Le Ronde, Des Plaines, Illinois
Erickson & Stevens
Chicago Tribune, December 16, 1973



"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 Wierland ■ 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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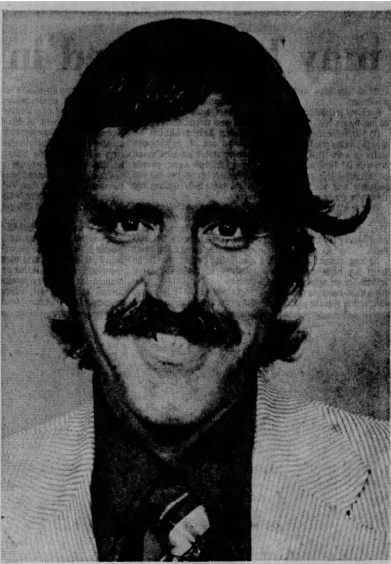
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DENNIS STEVENS

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 condominiums in Aspen, 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 mission is Stevens' theory is that good with a sound economics equals success."

One architectural hobby of Dennis Stevens is the salvation of the business districts. The faded grid to buildings and underdeveloped streets that most developers ignore, Stevens nurtures back to a new vitality, con-
tending that "old downtowns are simply too valuable to throw away."

In addition to the downtown Moline redesign, the sensitive Stevens is also engineering a \$13 million redevelopment in es of downtown Des Plaines.

In between the mammoth And endeavors he "rests" with his trans-
wife and three chil-
dren. But
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 "Taliesin Fellow," an 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
Please read it aloud.

THE DAILY DISPATCH

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Leo H. Small, Executive Editor
Edgar A. Shipley, Editor-Publisher
H.L. Schwartz III, Managing Editor
Rene Karel, News Editor

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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 $\frac{1}{4}$ 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

C.V. 11-5636

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 \$		\$6.19

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 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	NR: 2000	CONDITION: AVERAGE AREA PR FL: 0
WINNETKA, IL 60093		SNOKE 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
PPLIC. 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 Mark 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

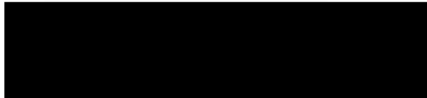
Dear Mr. Marx,

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,

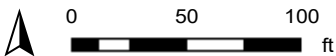
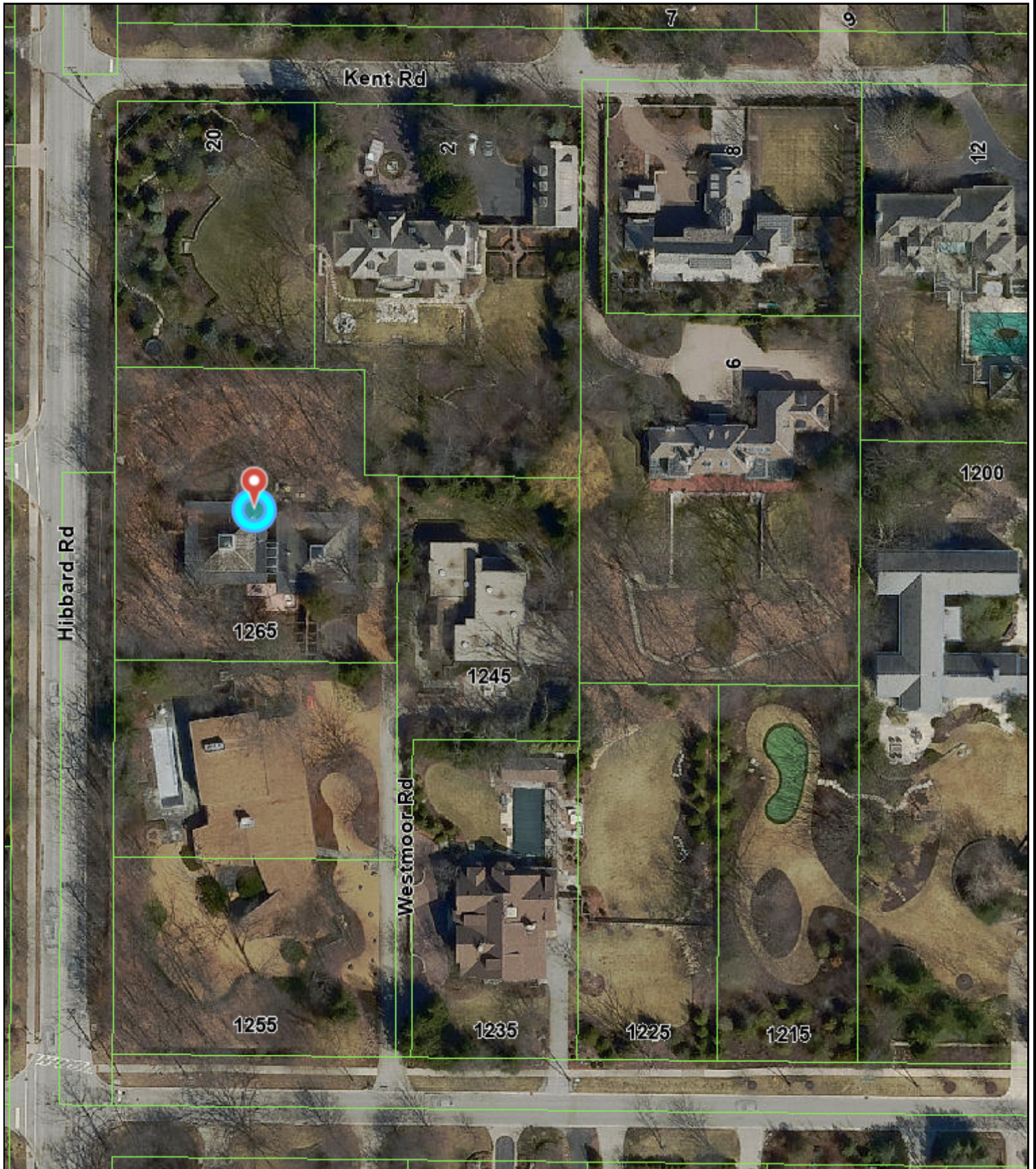


Mary Trieschmann
Executive Director



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

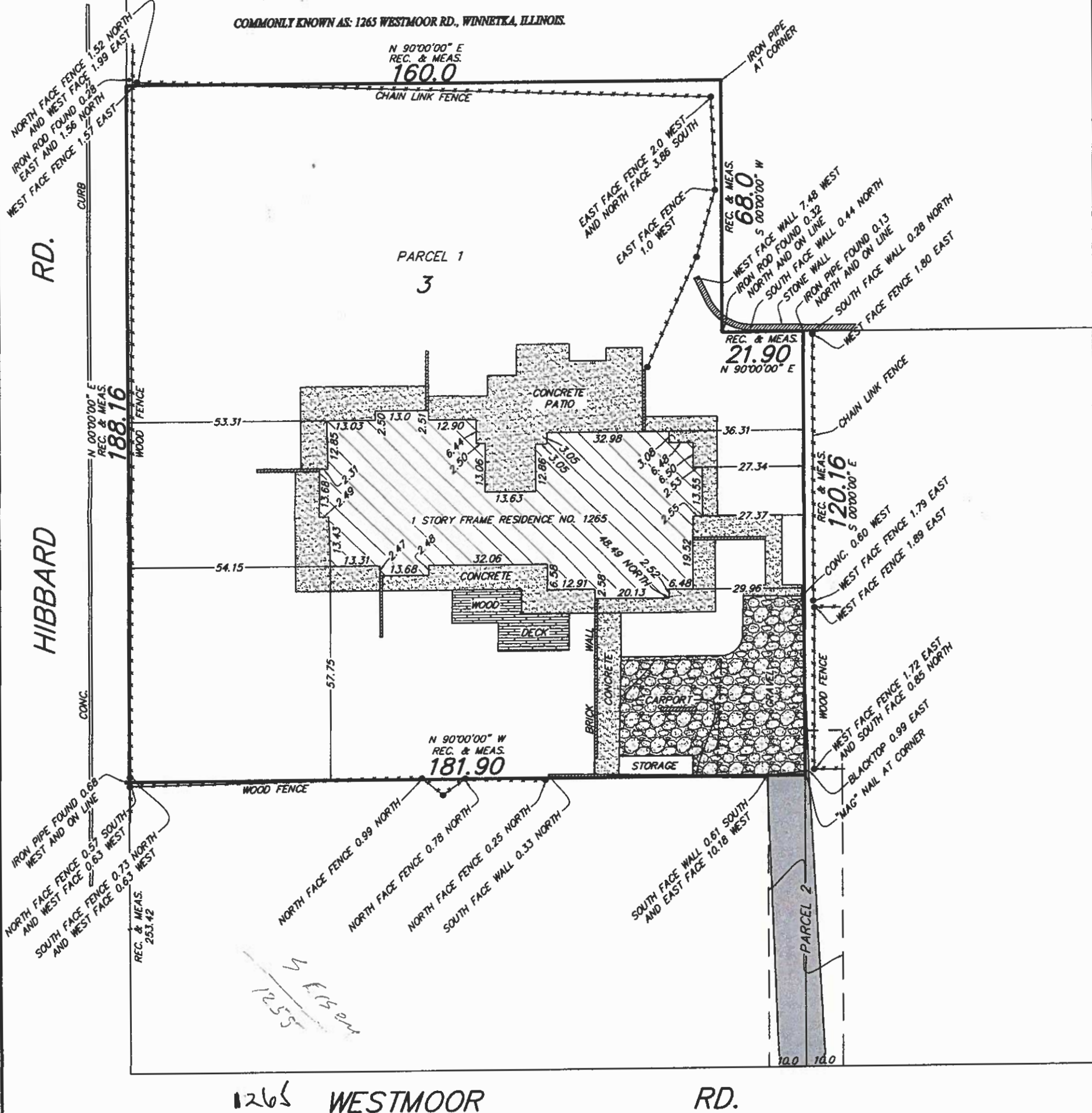
ORDER NO.
20-0731

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)

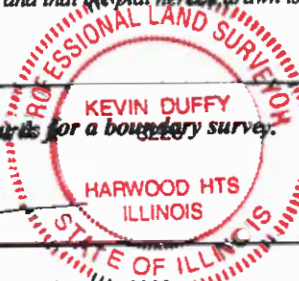
JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the map hereon drawn is a correct representation of said survey.

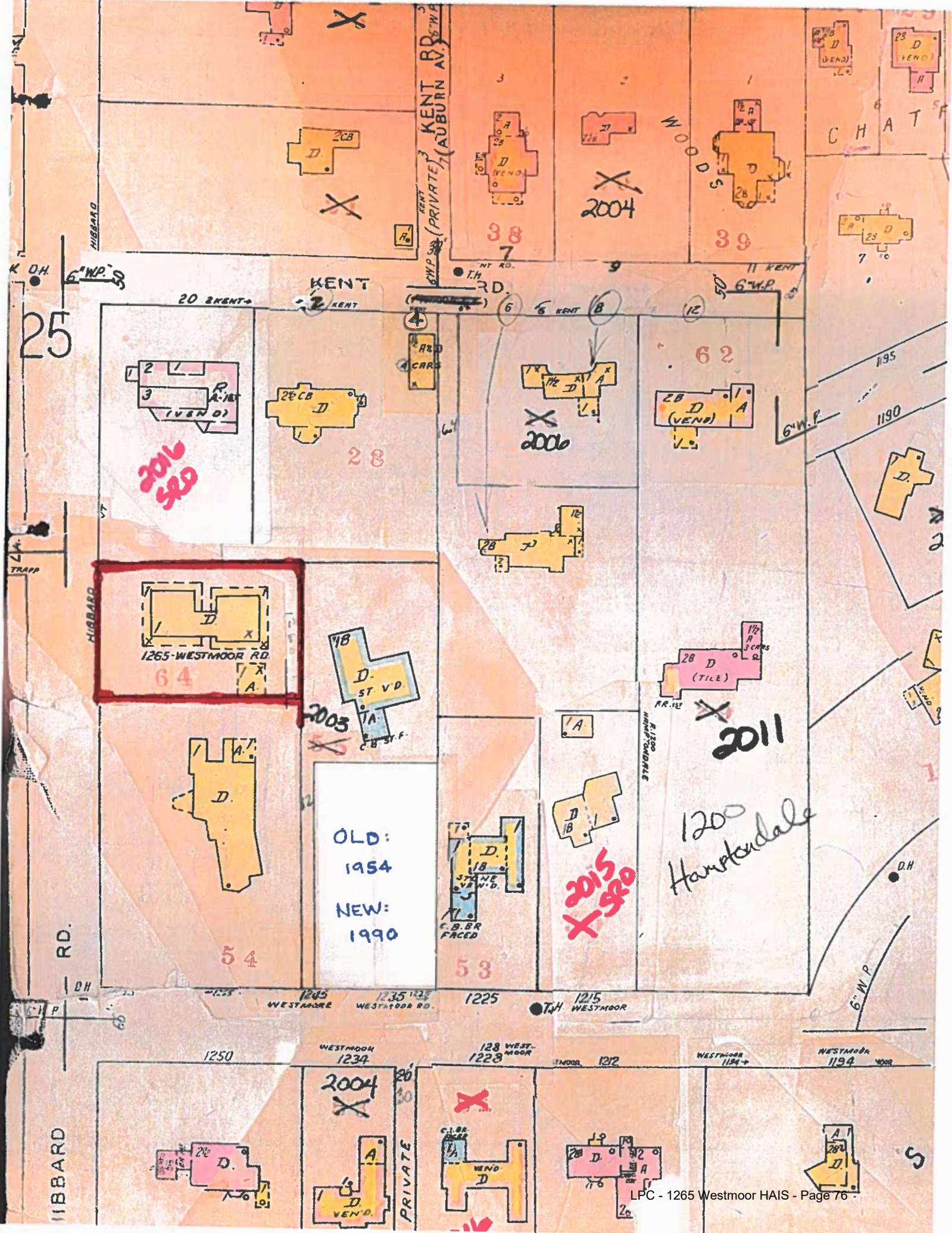
Chicago, Illinois, Dated this 30th Day of October, 2020.

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





OLD:
1954
NEW:
1990

2011
1200
Hawthendale

2015
X 920

2016
X 920

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 Doblin	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 Morton Doblin

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

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 \$

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

Benge
Signature of Applicant

1265 Westmoor
785
Hibbard Rd
1265 Westmoor

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 1265 Westmoor Rd TYPE OF BUILDING _____

LOT _____ BLOCK _____ SUBDIVISION _____

OWNER OF PROPERTY Dr. Morton Dublin 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 <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. \$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. 64-109

Date 7-28-64

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

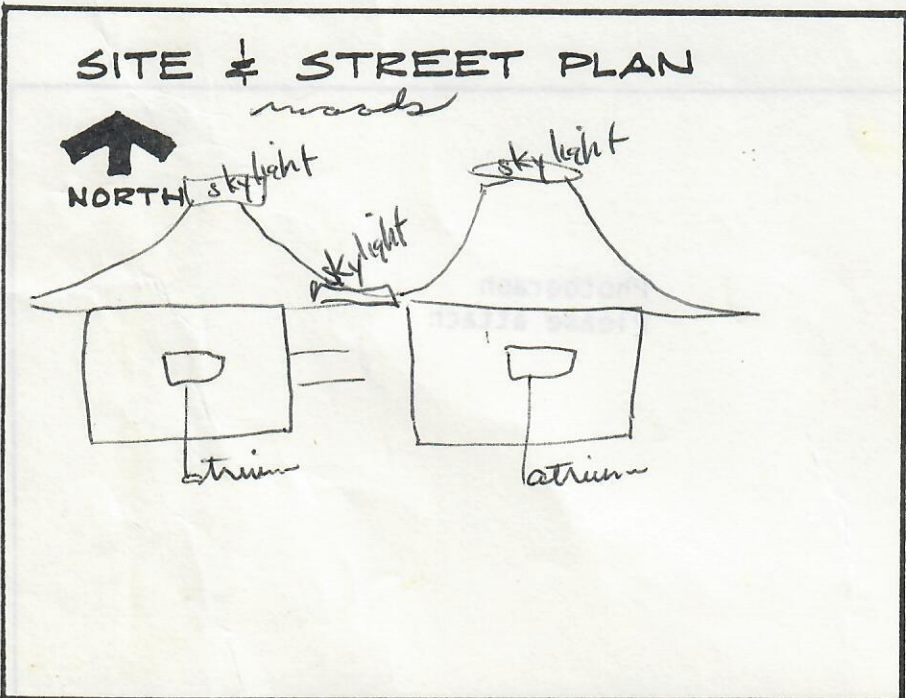
Garage car port

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

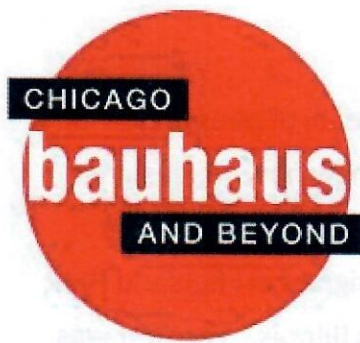
A Don Erickson-Remodeled Hillside Ranch in Barrington for Sale

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

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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

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

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

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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

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[HTTPS://STEVENS SIGNATURE HOMES.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
Location:	Chicago Illinois
Classification:	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