



LANDMARK PRESERVATION COMMISSION VIRTUAL MEETING AGENDA

MONDAY, MARCH 1, 2021 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-04 and Senate Bill 2135, the Winnetka Landmark Preservation Commission meeting on Monday, March 1, 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 Executive Order 2021-04 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: 927 1577 2117 (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: 927 1577 2117; Webinar Password: LPC030121

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, MARCH 1, 2021 - 7:00 PM

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of Minutes – January 4, 2021.
4. Approval of Minutes – February 1, 2021.
5. **Case No. 21-06-LPC – 972 Pine Street:** Review of the demolition permit application submitted for the single-family residence at 972 Pine Street.
6. **Case No. 21-05-LPC – 1265 Westmoor Road:** Review of the demolition permit application submitted for the single-family residence at 1265 Westmoor Road.
7. **Case No. 21-04-LPC – 82 Essex Road (Continued from the February 1, 2021 meeting):** Review of the demolition permit application submitted for the single-family residence at 82 Essex Road.
8. Other Business.
 - a. Update regarding Village Council's consideration of Village Code amendments to extend the demolition delay time-period and to provide a maximum building size bonus for homes found to be historic or architecturally significant.
 - b. April 5, 2021 Meeting - Quorum check.
9. Public Comment.
10. 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
JANUARY 4, 2021 MEETING MINUTES**

Members Present:

Jack Coladarci, Interim Chairman
Katie Comstock
Chris Enck
Laura Good
Beth Ann Papoutsis
Paul Weaver

Members Absent:

Joseph Stuart

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 7:02 p.m.

Introductory Remarks Regarding Conduct of Virtual Meeting.

[Note: The Oral Declaration was not read into the record.]

Mr. Schoon stated with regard to Louise Holland's retirement, the Village Council required a motion to elect Jack Coladarci as temporary Chair until the Village Council appointed a permanent Chair.

A motion was made by Ms. Papoutsis to nominate Mr. Coladarci as temporary Commission Chair. Mr. Weaver seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Enck, Good, Papoutsis, Weaver

NAYS: None

NON-VOTING: Coladarci

Mr. Schoon informed the Commission an email was received today with regard to 740 Ardsley which requested the item be continued to the February 1, 2021 meeting. Chairman Coladarci asked for a motion to move 740 Ardsley to agenda item no. one for discussion. A motion was made and seconded by several Commission Members to move 740 Ardsley to item to the beginning of the agenda. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Enck, Good, Papoutsis, Weaver

NAYS: None

NON-VOTING: Coladarci

Case No. 21-24-LPC – 740 Ardsley Road: Review of the demolition permit application submitted for the single family residence at 740 Ardsley Road.

Mr. Schoon informed the public this agenda item would be moved to the February 1, 2021 meeting with the public being advised and having the ability to provide comment. He confirmed all correspondence received would be included in the record. Chairman Coladarci asked if there were any comments. Mr. Schoon stated a motion is needed to continue 740 Ardsley to the February 1, 2021 meeting. Ms. Good moved to continue 740 Ardsley to the February 1, 2021 meeting and the motion was seconded by Mr. Weaver. Mr. Schoon read Gary Beyerl email to the Commission into the record. Mr. Marx noted the applicant's architect would be representing the owner. Mr. Enck asked if the applicant would be present at the February 2021 meeting. Chairman Coladarci asked if the Commission could require the applicant to be present to answer questions. Mr. Schoon responded they can encourage the applicant to attend the meeting. Mr. Enck seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Enck, Good, Papoutsis, Weaver

NAYS: None

1 NON-VOTING: Coladarci

2
3 Mr. Enck stated the Commission has discussed in the past that it would be helpful for the owner to be present at
4 the meeting due to the neighbors' interest and concern. Chairman Coladarci agreed with Mr. Enck's comments.
5 Ms. Papoutsis referred to her research on neighboring communities and asked if they or the Village Council could
6 require the Commission to meet with the applicant as opposed to the architect. Chairman Coladarci referred to
7 instances of trusts and LLCs representing applicants in terms of hiding the property's ownership and agreed they
8 should request the applicant be present. He asked if there were any other comments. No additional comments
9 were made at this time. Chairman Coladarci confirmed the matter would be continued to the February 1, 2021
10 meeting.

11
12 **Approval of Minutes – November 2, 2020**

13 Mr. Marx asked if there were any comments. Mr. Enck clarified several of his comments. No additional comments
14 were made at this time. No motion was made. A vote was taken to approve the November 2, 2020 meeting
15 minutes, as amended, 4 to 0:

16 AYES: Enck, Good, Papoutsis, Weaver

17 NAYS: None

18 NON-VOTING: Coladarci

19
20 **Approval of Minutes – December 7, 2020**

21 Mr. Marx informed the Commission an email was received in connection with 740 Ardsley where the applicant
22 asked for a correction as follows: "On page 2, replace the paragraph starting on Line 16 with the following:
23 Chairperson Holland noted that there has been a request to move this item to the January 4 Commission meeting
24 because of a lot of conversation about the request and the neighbors and others in the area would like to chat
25 with the owner of the property to see what they envision for the property. She then asked for a motion to defer."
26 Mr. Schoon confirmed the Village staff confirmed the requested correction is accurate. Ms. Papoutsis then asked
27 for her comment on page 4 to be stricken.

28
29 Chairman Coladarci asked for a motion. A motion was made by Mr. Enck to approve the December 7, 2020 minutes
30 as amended. The motion was seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 4
31 to 0:

32 AYES: Enck, Good, Papoutsis, Weaver

33 NAYS: None

34 NON-VOTING: Coladarci

35
36 **Case No. 20-25-LPC – 1077 Spruce Street: Review of new and revised information at the request of the applicant**
37 **regarding the demolition permit application submitted for the single family residence at 1077 Spruce Street.**

38 Mr. Marx stated the Commission requested an HAIS based on the home's architectural significance in connection
39 with the architect, S.S. Bemon. He stated the applicant submitted a request to the Village staff to find new
40 information and revisit the Commission's decision. Mr. Marx referred to the property's photos and location. He
41 then referred to the discussion with the Historical Society in terms of the architect being the son as opposed to the
42 father, S.S. Bemon. He stated the Historical Society provided updated property research and a statement of the
43 property still having architectural significance with the son having notable design in his own right. Mr. Marx stated
44 the applicant is asking for reconsideration of the decision to require an HAIS and to allow demolition to proceed
45 noting the Commission would need to consider that change.

46
47 Mr. Norkus allowed the applicant into the meeting. Jack Kruszewski stated it came to light that the son of S.S.
48 Bemon designed the home and after he and his brother performed their own research as well, it resulted in a
49 request of reconsideration of the Commission's request for an HAIS. Chairman Coladarci asked if there were any
50 questions. Max Kruszewski informed the Commission they spoke with Susan Benjamin and discussed the history of
51 the home. He then stated the Susan Benjamin stated the home was built during World War II and there was
52 nothing elaborate about the home. Max Kruszewski also stated the home had three additions and a carport and
53 Ms. Benjamin concluded the home was not overly noteworthy. Mr. Marx noted Ms. Benjamin spoke on another

1 application at that meeting and the change in information was brought to their attention. Max Kruszewski stated
2 Ms. Benjamin informed him of other homes which S.S. Bemon's son designed in the area. Mr. Enck questioned if
3 there is additional information available for the architect and if the Commission could ask if additional information
4 be added to the Village's house file. Mr. Marx confirmed the Historical Society information provided is the same as
5 is what they would have available in the file. Chairman Coladarci referred to additional information which may
6 exist in the archive without requesting an HAIS be done and read Section 3.40.060(a)(ii) and (iii) into the record.

7
8 Mr. Schoon asked Mr. Enck if he would like to see additional information before he could make a recommendation
9 on demolition. Mr. Enck responded he would like to know if there is an alternative option to get additional
10 information to be added to the house file without requesting a full HAIS. Mr. Weaver agreed with Mr. Enck's
11 comments. Ms. Good stated the confusion lied with the fact both architects have the same name and the Historical
12 Society should clear up the mistake noting she based her recommendation on the father's significance. She also
13 agreed with Mr. Enck for them to get the Ryerson library information into the house records and that the home is
14 not significant as suggested by Ms. Benjamin. Ms. Good then recommended demolition be allowed to proceed
15 without delay. Ms. Papoutsis agreed with Ms. Good's comments and also suggested non-professional interior
16 photos be added to the Historical Society's file. Mr. Kruszewski informed the Commission the home's interior had
17 not been gutted. The Commission Members agreed that interior photos, additional information on the architect
18 from the Ryerson Burnham Library at the Art Institute and the identification of any additional houses designed by
19 S.S. Bemon (the son) in Winnetka be added to the Historical Society's file.

20
21 Mr. Norkus allowed members of the public into the meeting. No comments were made at this time. Jack and Max
22 Kruszewski agreed to provide the three additional items suggested by the Commission as conditions of demolition
23 approval. Mr. Enck suggested the architect's biographical information and the real estate agent's interior photos
24 also be added to the Historical Society's file.

25
26 Mr. Enck moved to approve the demolition request without delay for 1077 Spruce Street striking the need for an
27 HAIS while providing the three conditions outlined above. The motion was seconded by Mr. Weaver. A vote was
28 taken and the motion unanimously passed, 4 to 0:

29 AYES: Enck, Good, Papoutsis, Weaver

30 NAYS: None

31 NON-VOTING: Coladarci

32
33 **Case No. 20-03-LPC – 500 Maple Street: Advisory review of proposed alterations to 500 Maple Street, a locally**
34 **designated landmark.**

35 Mr. Marx stated Nan Greenough submitted a review for exterior alterations to a locally designated landmark and
36 identified the home's photos as well as an addition to the home. He stated the request is for custom window
37 replacement for the overall improvement to the home. Mr. Marx identified the proposed 6 over 1 and 8 over 1
38 wood Marvin windows which would match those on the addition and referred to the windows on the home's
39 upper elevation to be replaced. He then identified the darkened out areas on the illustration as the locations for
40 the windows being replaced. Mr. Marx asked if there were any questions.

41
42 Mr. Norkus allowed Nan Greenough into the meeting. Nan Greenough informed the Commission she is dealing
43 with very old windows which have been rehabbed twice. She stated in terms of energy efficiency, she planned to
44 use the same Marvin windows to replicate the existing windows with the objective of making them look as close to
45 original as possible. Ms. Greenough noted the home was built in 1916. Mr. Enck asked several questions regarding
46 the window replacement and Ms. Greenough confirmed the storm windows would be removed and the new
47 windows would be wood Marvin windows with the objective of keeping as much of the original material as
48 possible. Mr. Enck then suggested there be a review process in the future in terms of what is allowed in
49 replacement elements of landmarked homes to preserve their appearance. Mr. Weaver described the plans as
50 great. No additional comments were made at this time.

51
52 Mr. Schoon confirmed the Commission can make a general finding that the request complied with the standards
53 with a motion to approve as presented. Chairman Coladarci then asked for a motion.

Mr. Enck moved to approve the proposed alterations to 500 Maple Street based on standard no. (1)(e) and the motion was seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Enck, Good, Papoutsis, Weaver

NAYS: None

NON-VOTING: Coladarci

Case No. 21-01-LPC – 819 Humboldt Avenue: Review of the demolition permit application submitted for the single family residence at 819 Humboldt Avenue.

Mr. Marx identified photos of the home, its location, size and zoning classification. He noted the home was built in 1923 and had additional construction. Mr. Marx then stated the Historical Society stated the home has no architectural significance and informed the Commission the application was submitted by Leo Birov on behalf of 819 Humboldt LLC. He asked if there were any questions. No questions were raised at this time.

Mr. Norkus allowed the applicants, Leo and Milena Birov, into the meeting. Mr. Birov stated they planned to demolish and build a new home adding the demolition permit had been filed. He stated the home is in disarray inside and out and noted the home was empty from the time he purchased it four months ago. Mr. Weaver agreed the property is distressed and stated an elderly person lived there for years and the home was not kept up. Chairman Coladarci asked Mr. Birov if he had interior photos and Mr. Birov responded he did not and described it as one of the worst homes he has ever seen with no ability to rehab it. Chairman Coladarci stated the neighborhood character would be maintained if the home was rehabbed. Mr. Birov stated the new home would fit the neighborhood character and would have a traditional design.

Chairman Coladarci asked if there were any other questions. Ms. Papoutsis asked if the new home would have the same footprint and a deep basement. Mr. Birov responded the home would have a 9.5 foot basement and would follow zoning regulations. Chairman Coladarci informed Mr. Birov the Commission is charged to gather historic and technical information on the home before it is torn down and read the ordinance's pertinent section. Mrs. Birov stated the home is in bad shape and is a disgrace to the Village with the proposal enhancing the look of the street. She stated although the Commission is entitled to ask questions, the home should be torn down.

Chairman Coladarci asked if there were any other questions. Mr. Enck stated he thought the home may be a Seyfarth home and described the home's size and lot. He referred to the fact the new home is already being listed and would be three times the size of the current home. Mr. Birov informed the Commission the home's total square footage of 6,500 would include the basement and garage and would follow the zoning requirements. He added the new footprint would be slightly larger than the current home and would measure 3,800 square feet on the first and second floors. Mr. Birov stated he has rehabbed homes in Glencoe and added every home cannot be rehabbed. Chairman Coladarci asked Mr. Birov if it is easier to tear down homes in Winnetka than in other communities and Mr. Birov responded Glencoe is easier with Lake Forest being the most difficult. He also described the demolition process in Winnetka as difficult. Chairman Coladarci informed Mr. Birov the Commission's impression is that it is easier to tear down homes in Winnetka. He also stated the Commission is trying to preserve the character of the Village and asked if there were any other questions.

Ms. Comstock stated while there are homes in disrepair and new homes are appreciated, she described some new homes as monstrosities that do not fit the neighborhood or Village. She asked Mr. Birov for the architect to design a home contextual with the Village and neighborhood. Mr. Birov referred to the materials for the proposed home. Mrs. Birov informed the Commission their homes are not all the same and they consider the surrounding homes in terms of the new home to be built. Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time.

Mr. Norkus allowed members of the public into the meeting. Melissa Iserloth agreed the home is in terrible shape and questioned the process since the home sale was recently closed with the new home being posted online prior to sale. Mr. Birov stated they began designing the new home at the time of the contract. Mr. Marx noted when a demolition permit is submitted to the Building Department, they verify ownership information. He stated posting

1 information about the sale is not germane to the procedures for the demolition permit. Mr. Marx confirmed once
2 ownership information is verified, the applicant is allowed to go through the demolition permit process and it is
3 not uncommon for it to be quick. Ms. Iserloth stated with regard to flooding concerns, she stated they have never
4 had any flooding issues and the applicant would be tripling the size of the current home. Mr. Birov responded the
5 home size would not be tripled and their civil engineer would ensure adjacent properties are not flooded.

6
7 Mr. Norkus allowed Siam Soot into the meeting. Siim Soot stated they previously lived near the subject property
8 and he did not see how the home could be restored with interest to a potential buyer. He concluded it made sense
9 to put a new home there.

10
11 Ms. Papoutsis asked if any trees would be removed. Mr. Birov responded he would save as many trees as possible
12 with trees to be added in the parkway. Ms. Comstock stated there have always been complaints post-construction
13 with regard to flooding together with impermeable surface issues, etc. and asked if the neighbors can contact him
14 if they experience any flooding issues. Mr. Birov agreed and described the storm water protection and noted
15 neighbors near any of their homes have never been affected with flooding issues.

16
17 Chairman Coladarci asked if there were any other questions, comments or a motion to issue the demolition permit
18 without delay or require an HAIS. A motion to approve the demolition permit without delay for 819 Humboldt was
19 made by Mr. Weaver and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

20 AYES: Comstock, Enck, Good, Papoutsis, Weaver

21 NAYS: None

22 NON-VOTING: Coladarci

23
24 **Case No. 21-02-LPC: 560 Sheridan Road: Review of the demolition permit application submitted for the single**
25 **family residence at 560 Sheridan Road.**

26 Mr. Marx identified the property's location and frontage noting it is a through lot as well as its zoning classification
27 and measurements. He stated the home was built in 1923 with subsequent alterations and additions. Mr. Marx
28 stated the Historical Society stated the property does not have architectural or historic significance and informed
29 the Commission the application was submitted by Matan Aharoni on behalf of the property owners. He then asked
30 if there were any questions.

31
32 Mr. Norkus allowed the applicant into the meeting. Matan Aharoni stated he was contacted by the owners to buy
33 and tear down the home and build a new home. He stated the property is in bad shape with foundation cracks and
34 low basement ceiling heights. Mr. Aharoni stated the property cannot be rehabbed and identified the low ceiling
35 heights in the home, warped floors and kitchen which has dated cabinets with nothing usable in the home. He
36 then stated the rehab cost would far outweigh any reasonable expectation. Mr. Aharoni noted the new home
37 would measure 2,200 square feet on the first floor and the footprint would not be much larger but the basement
38 would be deeper. He added the existing home measured 1,800 square feet and described the new home's height.
39 Chairman Coladarci asked if there were any questions.

40
41 Mr. Enck questioned the garage accessibility. Mr. Aharoni referred to the two front facing setbacks and the garage
42 would be entered off Sheridan. He added the home they are building on Cherry Street is their only other project in
43 the Village which has been sold. Mr. Weaver asked Mr. Aharoni if they did rehab work as well as new construction
44 and Mr. Aharoni confirmed they did. Ms. Comstock asked what is the style of the new home and Mr. Aharoni
45 responded it may be traditional. He stated they do not plan to take down any trees. Mr. Aharoni confirmed they
46 would address any water issues. Mr. Enck encouraged Mr. Aharoni to consider opportunities to rehab a home as
47 opposed to tearing down significant homes. Mr. Aharoni agreed with Mr. Enck's suggestion and added he did not
48 have any difficulties in connection with the Village's teardown process. He then stated Glenview and Wilmette did
49 not have teardown review processes and he performed research in terms of looking at potential properties in that
50 he did not want to remove the Village's significant homes.

51
52 Ms. Good referred to the National Trust for Historic Preservation's definition of historic homes as being homes
53 over 50 years old. She described this home as a historic and handsome Tudor home which is a contributing

1 structure to the Village. Ms. Good asked Mr. Aharoni if he is familiar with the Secretary of the Interior rehab
2 standards and Mr. Aharoni responded he is not. Ms. Good suggested he consider them in the future.

3
4 Chairman Coladarci asked if there were any other questions or public comment. Mr. Norkus confirmed there were
5 no members of the public waiting to comment on the matter.

6
7 Chairman Coladarci then asked for a motion to approve the demolition without delay. A motion to approve the
8 demolition permit without delay for 560 Sheridan Road was made by Ms. Papoutsis and seconded by Mr. Weaver.

9 A vote was taken and the motion unanimously passed, 5 to 0:

10 AYES: Comstock, Enck, Good, Papoutsis, Weaver

11 NAYS: None

12 NON-VOTING: Coladarci

13
14 **Case No. 20-21-LPC – 1015 Starr Road: Review of the Historical Architectural Impact Study (HAIS) for the single**
15 **family residence at 1015 Starr Road.**

16 Mr. Marx stated the Commission voted to require an HAIS at the November 2020 meeting which was prepared by
17 Jean Guarino. He stated the Commission is to determine whether the HAIS is complete and to issue the demolition
18 permit. Mr. Marx referred to the home's photos and identified the property's location and size. He noted the
19 Historical Society concluded the home has architectural significance and stated Ms. Guarino and the applicant are
20 available to answer questions. He also asked if there were any questions.

21
22 Mr. Norkus allowed Jean Guarino and Jon Kogan into the meeting. Jean Guarino referred to her conclusions in the
23 HAIS and provided the Commission with a summary of her report. She noted interior photos were provided by the
24 tenant which showed a lot of architectural integrity and described some the interior features as being difficult to
25 see due to the amount of furniture in the home. Mr. Weaver commented it is difficult in that they are not able to
26 obtain the home's professional photos and asked if there is a way to obtain them. Jon Kogan informed the
27 Commission he could provide professional photos before the home is demolished. Ms. Good asked why was
28 statewide status given to the home as opposed to national status. Ms. Guarino responded John Van Bergen did not
29 have a large body of work outside of Illinois. Ms. Good referred to Van Bergen's history as a preeminent Prairie
30 school architect and suggested the home should have at least national status. She added she did not agree with
31 Ms. Guarino's finding. Ms. Guarino responded the home would not qualify for national status in terms of a
32 National Register nomination under their criteria.

33
34 Chairman Coladarci asked if there were any other questions. Ms. Comstock agreed Ms. Guarino did a good job on
35 the report and hoped the replacement home would have the same level of architecture. Mr. Kogan responded he
36 has done 200 homes on the North Shore and design their homes to the neighborhood. He identified three of their
37 homes under construction in the Village. Chairman Coladarci asked Mr. Kogan why he went after this property for
38 demolition. Mr. Kogan reiterated it would not be financially feasible to rehab the home and described the home's
39 features which did not make the home desirable for his clients. He then added the home is not marketable
40 economically. Ms. Comstock asked how long was the home on the market and Mr. Kogan responded the owners
41 solicited the property to several bidders with the home never being marketed. Chairman Coladarci commented
42 nothing can be done to slow down demolitions with builders building new homes. Mr. Kogan stated the Village's
43 demolition process is not easy and referred to Glencoe's demolition process. He informed the Commission the
44 North Shore market is desirable and is busy in terms of new construction. Mr. Kogan reminded the Commission he
45 offered to have a forum with builders to come to mutually agreeable conclusions and suggested FAR
46 considerations in exchange of having an architectural review. He stated that it has to be quid pro quo and
47 regulations and restrictions are detrimental to the Village. Mr. Kogan stated there are many other homes in the
48 Village that could be saved with reductions in fees and tax freezes. Ms. Good responded a tax freeze is already an
49 option. Chairman Coladarci referred to Lake Forest's teardown restrictions. Ms. Comstock noted Lake Forest has
50 residential design guidelines. Ms. Good stated the point is they are discussing a Prairie school home and Mr. Kogan
51 bought a home he should not have bought. She then stated other buyers are interested in the home and they
52 would be losing an important piece of Prairie school architecture if the home is torn down. Ms. Good noted for the
53 record the Village trustees need to decide whether they are going to be pro preservation or not.

1
2 Chairman Coladarci asked if there were any comments. Mr. Enck stated he is beyond disappointed that another
3 architecturally significant home is being demolished and noted the home was never on the market. He referred to
4 the amount of demolitions in the Village and several homes built by significant architects which were torn down.
5 Chairman Coladarci stated this home and others have raised the temperature in terms of those who do not want
6 to see demolition continue to destroy the Village's nature and noted limitations include zoning regulations. Ms.
7 Papoutsis asked Mr. Kogan who is the architect he works with and Mr. Kogan responded he works with several
8 reputable architects. Ms. Good stated they would still be losing this particular home. She stated for Mr. Kogan to
9 make money, she suggested he look at properties that the Village deems architecturally insignificant.

10
11 Chairman Coladarci asked if there were any other comments. Mr. Norkus confirmed no members of the public are
12 left to comment. Ms. Papoutsis asked if there is a way to delay demolition to find another buyer. Mr. Kogan stated
13 he previously informed the Commission he has investors involved in the project and that is not possible.

14
15 Mr. Marx stated the Commission is to determine whether the HAIS is complete and if they determine it is not
16 complete or is insufficient, the Commission can request additional information to supplement the report and to
17 continue the matter to the next meeting. He stated if they determine the HAIS is complete, the Commission can
18 allow the application to proceed without delay or issue a 60 day delay if it met the five standards indicated in the
19 agenda report which he read into the record.

20
21 Ms. Good stated the report is complete but she did not agree with the findings. Mr. Marx stated the key point is to
22 determine whether the report is complete in terms of the information provided. Mr. Weaver stated his concern
23 related to interior photos which would make the report complete. Ms. Good agreed with Mr. Weaver. Mr. Kogan
24 confirmed he would provide professional interior photos.

25
26 Chairman Coladarci asked the Commission if they found the HAIS to be complete. He then asked if the Commission
27 did not feel the interior photos supplied are sufficient. Ms. Papoutsis agreed they are not complete. Mr. Kogan
28 confirmed tenants which are the previous owners are still living in the home and it is difficult to gain access to the
29 home. Chairman Coladarci stated the findings are those of the expert and the Commission did not have to agree
30 with them. Mr. Marx then read language from Sections 15.52.060 and 15.52.050 and the findings the Commission
31 is to consider into the record. Mr. Schoon read item (d) into the record relating to the home's significance and the
32 photos that the Commission is struggling with. Ms. Good stated the language relating to otherwise sufficient
33 meant she did not agree and would recommend delaying demolition due to the home's significance, the architect
34 and the architectural style the home represented. She then moved to state the Commission finds the HAIS is
35 incomplete since some Commission Members feel the findings of the architectural significance are insufficient and
36 there should be additional interior photos to show the home's flow.

37
38 Chairman Coladarci confirmed there are not enough interior photos to historically document the home's details.
39 Mr. Weaver suggested professional interior photos of the home be taken. Mr. Kogan stated due to Covid, the
40 tenants are not allowing access and suggested professional interior photos be taken prior to demolition. Ms. Good
41 suggested the home be considered nationally significant. Ms. Guarino stated before a property is considered
42 nationally significant, it would have to be compared to other nationally significant, similar homes across the
43 country. Chairman Coladarci stated Ms. Guarino's reasoning for making her determination can be added to the
44 report. Ms. Good agreed with Chairman Coladarci's suggestion.

45
46 Mr. Schoon confirmed Ms. Good moved to find the HAIS incomplete in that the report needed to further elaborate
47 that the home did not qualify at the national or international level and that interior photos should be taken to
48 document the architectural features of the home. Mr. Weaver seconded the motion. A vote was taken and the
49 motion unanimously passed, 5 to 0:

50 AYES: Comstock, Enck, Good, Papoutsis, Weaver

51 NAYS: None

52 NON-VOTING: Coladarci

53

Chairman Coladarci confirmed the report has to be determined to be complete before they can recommend approval of the demolition or to recommend delay. Mr. Schoon stated the matter would need to continue to the February 1, 2021 meeting date. Ms. Guarino confirmed she could amend the HAIS before the February meeting. Mr. Kogan asked if he is unable to access the home due to Covid, if that meant demolition is automatically delayed for 60 days. Mr. Schoon responded a complete study is needed before the Commission voted. Chairman Coladarci stated it is possible according to the law for a landlord to access the property to document the home. Mr. Kogan stated he would try to get the photos by the February meeting and if not, the matter would have to be continued to March 2021.

Chairman Coladarci then asked for a motion to continue the matter to the February 1, 2021 meeting. A motion to continue the request for 1015 Starr Road to the February 1, 2021 meeting was made by Ms. Comstock and seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Comstock, Enck, Good, Papoutsis, Weaver

NAYS: None

NON-VOTING: Coladarci

Other Business.

a. February 1, 2021 Meeting – Quorum Check.

The Commission Members confirmed their availability.

Mr. Schoon stated at the January 12, 2021 the Village Council study session, they would discuss the idea of extending the demolition delay period and the possibility of residential design standards. He stated a final determination would not be made at that meeting and the Village staff is gathering information from neighboring communities to present to the Village Council. Chairman Coladarci informed the Commission there is a lot of interest and ability to change this part of the ordinance. He added this meeting's minutes would help educate the Village Council in terms of what is going on and how the issue should be addressed. He encouraged the Commission Members to attend the study session to provide comment. Chairman Coladarci then referred to the Comprehensive Plan discussion delay and Mr. Schoon responded it may resume in 2021 and would depend on the ability to hold in-person meetings. Chairman Coladarci stated the Comprehensive Plan rewrite would take some time and they want to have the ability now to slow the demolition process down.

Ms. Papoutsis referred to the research she performed several months ago which included reducing permit costs for renovating a historic home and increasing the time delay for a delay. She stated the information should be resented to the Commission and the Village Council. Mr. Schoon confirmed updated information would be provided to the Village Council. Chairman Coladarci stated comments and input from professionals and neighbors would be helpful for the Village Council. Ms. Papoutsis suggested the Ardsley neighbors be invited to the study session. The Commission Members referred to their previous discussion suggesting the demolition delay length of one or two years.

Public Comment.

Mr. Schoon confirmed there is no public comment at this time.

Adjournment:

A motion to adjourn was made by several Commission Members and seconded by Ms. Comstock. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Comstock, Enck, Good, Papoutsis, Weaver

NAYS: None

NON-VOTING: Coladarci

The meeting adjourned at 11:32 p.m.

Respectfully submitted,

1 Antionette Johnson
2 Recording Secretary

DRAFT

**LANDMARK PRESERVATION COMMISSION
FEBRUARY 1, 2021 VIRTUAL MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Katie Comstock
Chris Enck
Laura Good
Beth Ann 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 7:01 p.m. Marx took roll call of the Commission Members present.

Introductory Remarks Regarding Conduct of Virtual Meeting.

Chairman Coladarci read the Oral Declaration into the record.

Case No. 21-04-LPC – 82 Essex Road: Review of the demolition permit application submitted for the single family residence at 82 Essex Road.

Chairman Coladarci asked for a motion to move agenda item 7 to agenda item 3. A motion was made by Mr. Weaver and seconded by Ms. Comstock. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

NON-VOTING: Coladarci

Chairman Coladarci then asked for a motion to move this agenda to the March 1, 2021 meeting. A motion was made by Mr. Weaver to move the 82 Essex Road item to the March 1, 2021 meeting and seconded by Ms. Good. He referred to the email he sent to the Commission Members prior to tonight's meeting requesting the agenda item be moved to the March 2021 meeting agenda in that all of tonight's agenda items involved significant discussion. Mr. Enck asked if the home would be a spec home. Mr. Marx responded the applicant is the builder and not the owner. He added he could not speak for the property owner. Mr. Enck offered to meet with the owner's representative on behalf of the Commission to discuss alternatives to demolition. Chairman Coladarci agreed that is a good idea and referred to the public's interest in the property and referred to the Village Council's preference for alternatives to demolition. Ms. Papoutsis added she received a call from Landmarks Illinois who offered to work with the owner to preserve the home. Mr. Schoon confirmed the Village staff can share that information with the owner and make resources available to them with them responding to it how they see fit. Mr. Marx informed the Commission the applicant and owner are aware of the property's historical significance. Ms. Good informed the Commission the initial listings contained information that the home is historically significant and marketed both as a vacant lot and as a single family home.

Mr. Norkus allowed the applicant into the meeting to respond to the motion to continue the request to March 1, 2021.

1 Scott Sanders of BrightLeaf Homes represented the property owner and confirmed the owner is building the home
2 for himself. He then asked for the Commission to continue the item to the next meeting to allow them to obtain an
3 HAIS for review and discussion.
4

5 A vote was taken and the motion unanimously passed, 6 to 0:

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

7 NAYS: None

8 NON-VOTING: Coladarci
9

10 **Case No. 20-24-LPC – 740 Ardsley Road: Review of the demolition permit application for the single family**
11 **residence at 740 Ardsley Road.**

12 Chairman Coladarci noted the application was withdrawn by the applicant. Ms. Comstock offered to draft a letter
13 to send to the applicant on behalf of the Commission. Chairman Coladarci agreed with Ms. Comstock's suggestion.
14

15 **Case No. 20-21-LPC – 1015 Starr Road: Review of the revised Historical Architectural Impact Study (HAIS) for the**
16 **single family residence at 1015 Starr Road.**

17 Mr. Marx noted the Commission previously deemed the HAIS to be incomplete and then identified the property's
18 front elevation and location. He stated the applicant resubmitted the HAIS to clarify two points raised by the
19 Commission relating to obtaining better interior photos and to address John Van Bergen's national and
20 international significance and post-script note on page 13 which he read into the record. He added two additional
21 letters were received noting the applicant and Jeanne Guarino are present.
22

23 Jon Kogan stated Ms. Guarino supplied interior photos and an addendum noting they have complied with the
24 Commission's request from the last meeting.
25

26 Chairman Coladarci asked if there were any questions. Mr. Weaver asked if the home would be a spec home and
27 Mr. Kogan responded they are in communication with potential owners. Mr. Enck asked if there was interest from
28 anyone with regard to rehabbing or additions to the home. Mr. Kogan responded there was not and reiterated he
29 would be happy to participate with a forum with builders relating to incentives such as FAR bonuses to encourage
30 rehab. The Commission Members and Mr. Kogan discussed the demolition permit fee and remodel fee amounts.
31 Mr. Schoon informed the Commission as to how the fees are calculated and how long the rules have been in place.
32 He noted the structure of the Village's fees is not uncommon noting their permit fees will be reviewed this year
33 since they have not been adjusted in a while. Mr. Weaver asked for a comparison of the Village's fees against
34 those of surrounding villages. Mr. Schoon informed the Commission that would be a very complicated process.
35 Chairman Coladarci stated the Comprehensive Plan review would address these issues and referred to the Village
36 Council making changes to the demolition permit time permit and making concessions to those willing to perform
37 renovations. Mr. Kogan conceded to carefully consider future properties which have historic significance. He
38 confirmed if he had a solid offer from a potential client and he would have considered renovation requests for this
39 property. Mr. Kogan then described how desirable the Village is to purchasers who want new construction.
40

41 Ms. Good asked Mr. Kogan to reconsider finding another buyer for the home and if he would be willing to market
42 the home as an architecturally significant home for another couple of months. Mr. Kogan agreed to list the
43 property for 60-90 days but could not do so without a caveat of the ability to design a new home and the
44 Commission to not issue a further demolition delay. Ms. Good asked Mr. Kogan if his potential buyers for the new
45 home would be interested in keeping the existing home and Mr. Kogan agreed to ask them and is willing to
46 compromise.
47

48 Chairman Coladarci confirmed the agreement is to list the property on the market for 60-90 days with the
49 intention being to save the home and for the Commission to not issue a delay permit at this meeting. Mr. Kogan
50 confirmed that is correct and he would not submit new construction plans for the next 60 days. Ms. Good asked
51 Mr. Kogan for a commitment for any potential buyers to walk through the existing home. Chairman Coladarci
52 asked Mr. Kogan if he would like the matter to be continued for 60 days and Mr. Kogan agreed he would send Mr.
53 Marx an email on February 3, 2021 outlining their agreement.

1
2 Mr. Schoon informed the Commission if they did not make a determination at this meeting and continued the
3 matter for 60 days with the applicant agreeing to that continuation, at the end of that time period, the
4 Commission would still have the right to make its determination to find the home historically significant and issue
5 a 60 day delay. Chairman Coladarci stated the Commission wanted to ability to reserve the ability to issue a delay
6 after confirming the applicant's attempt to market the property. Ms. Good asked Mr. Kogan to select a realtor with
7 an affinity to appreciate and market older homes and Mr. Kogan agreed to list the property as a potential rehab
8 project with a familiar local North Shore agent which no other applicant has done.
9

10 Chairman Coladarci suggested the matter be tabled for 90 days for the applicant to undergo marketing efforts with
11 the Commission making a decision at that time. Ms. Papoutsis offered to draft a letter to give to the listing agent or
12 if Ms. Good as a listing agent could send such a letter. Chairman Coladarci responded they may not be able to
13 legally do that. Mr. Schoon confirmed they cannot be bound to that. Chairman Coladarci added it would be a
14 conflict of interest.
15

16 Ms. Good then identified two corrections to be made on page 42 in Attachment F in the revised HAIS. Ms.
17 Comstock suggested there be a social media presence to heighten awareness of architectural significance be
18 discussed in the future. Chairman Coladarci confirmed the next meeting date for discussion of this item would be
19 May 1, 2021.
20

21 Mr. Norkus polled members of the public to see if there was any public comment. Lisa Temkin, 660 De Tamble
22 Highland Park, identified another error in the HAIS noting John Van Bergen has done work in several parts of the
23 country as well as work for Walter Burley Griffin. She also noted there are over 50 Van Bergen structures in
24 Highland Park and she has a lot of information on his work she can provide to the Commission. Ms. Temkin also
25 noted the materials Ms. Guarino used her materials for the HAIS. Mr. Schoon asked Ms. Temkin to send the
26 information to them. Ms. Temkin referred to agents' tendencies to list all old homes as teardowns and informed
27 the Commission Highland Park no longer has an ordinance related to demolition and she was a member of the
28 Highland Park [Landmark] Commission for 8 years. She confirmed she would provide the information she has to
29 the Village staff. Ms. Good referred to the reasoning as to why Ms. Guarino came to her decision.
30

31 Lisa DiChiera, Director of Advocacy with Landmarks Illinois, stated she sent a letter regarding this property and 82
32 Essex to the Commission. She then stated Landmarks Illinois would help bring exposure to the property once it is
33 relisted and suggested the MLS listing note the property would most likely be eligible as a Winnetka designated
34 landmark which would qualify it for a property tax assessment freeze as an economic rehab option. Ms. DiChiera
35 then described Chicago's Building Department system is coded as orange and it would automatically require a 90
36 day delay based on the city's architectural survey. She suggested the Village undertake a similar system with the
37 help of the consultant, The Lakota Group, which would link significant properties to the Building Department which
38 would require an applicant to go through this process. Chairman Coladarci stated they would have to determine if
39 such a project would be within The Lakota Group's scope of work. Ms. Papoutsis asked Ms. DiChiera to write a
40 letter to the Village Council outlining these suggestions and Ms. DiChiera agreed. Susan Benjamin commented Ms.
41 DiChiera's suggestion of incorporating the survey into preservation activity into the Comprehensive Plan is a
42 terrific idea and commented on their level of expertise and quality of work. Mr. Norkus noted that concluded
43 public comment.
44

45 Mr. Marx read correspondence from Mr. O'Malley, a representative of the Organic Architecture and Design
46 Archives, Inc., as well as Ms. DiChiera's correspondence into the record. Mr. Schoon confirmed the Village Council
47 is providing a link to all items relating to the meeting as well as a hard copy.
48

49 Chairman Coladarci asked for a motion to continue this matter to the May 3, 2021 meeting pursuant to their
50 discussion.
51

52 A motion was made by Ms. Comstock to continue the matter to the May 3, 2021 meeting date. Ms. Good first
53 asked Mr. Kogan to incorporate mock plans for a rear addition to the home. Mr. Kogan responded he would ask his

1 architects to draw a sketch. Ms. Good then asked if the ZBA could address FAR and other limitations in order to let
2 Mr. Kogan know what they have to work with. Mr. Schoon responded that is not possible and a formal application
3 would need to be submitted for evaluation. The motion was seconded by Ms. Good. A vote was taken and the
4 motion unanimously passed, 6 to 0:

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

6 NAYS: None

7 NON-VOTING: Coladarci

8
9 **Case No. 20-26-LPC – 203 Sheridan Road; Review of the revised Historical Architectural Impact Study (HAIS) for**
10 **the single family residence at 203 Sheridan Road.**

11 Mr. Marx stated the Commission required an HAIS at the December 7, 2021 meeting for 203 Sheridan Road and
12 the determination that the property has architectural and historic significance with supplemental information for
13 205 Sheridan to be provided. He stated Susan Benjamin and Jeanne Sylvester are available to present the revised
14 report along with the applicant.

15
16 Susan Benjamin described the revised HAIS report which contained information for 203 Sheridan and 205 Sheridan
17 along with photos and described the home's setback from the street being consistent with other homes on
18 Sheridan. She referred to the neighboring new home as being incompatible in scale and setback to the existing
19 homes. Ms. Benjamin then identified the property owners, building permit and described Huszagh's architectural
20 background. She described the home's integrity and addition in the rear which significantly detracted
21 architecturally from the home and identified the floor plan and entry hall. Ms. Benjamin referred to interior photos
22 adding the home has been significantly altered over the years.

23
24 Jeanne Sylvester noted the first and second floor plans did not change and the historical features were removed.
25 She stated the significance of the home belonged to the architectural aspect and significance of the architect
26 noting the home's residents were accomplished whom she identified. Ms. Sylvester also identified photos of
27 Huszagh's work, permits and the home's specific features. Ms. Benjamin then provided the Commission with a
28 summary of the home's interior and exterior features together with photos. Ms. Sylvester described the
29 background of the home's previous owners and commented the home hosted a lot of parties. She also referred to
30 the amount of wallpaper used throughout the home. Ms. Benjamin then referred the Commission to photos of
31 surrounding homes and the proposed land swap. She commented if the new home respected the character, street
32 setbacks and compatible scale of the homes on the east side of Sheridan, it would be fine in terms of the view
33 from neighboring properties. Ms. Benjamin concluded while they would be sad to see the French home go, they
34 were glad to be able to document the home and share it with the Commission.

35
36 Chairman Coladarci described the reports and presentation as fascinating. Ms. Sylvester then described the
37 significant changes to the home's interior with the exception of the entry hall. She also referred to former plans
38 they found with regard to re-subdividing the property. Ms. Benjamin identified Harry Johnson as the architect of
39 205 Sheridan and Ms. Sylvester added they discovered the work he did in Chicago and the limited amount of his
40 work on the North Shore. Ms. Good referred to the home at 191 Sheridan and asked if the third home of the trio
41 belonged to the same family. Ms. Benjamin indicated it may be the coach home at 181 Sheridan. Ms. Good wanted
42 confirmation they were not ruling out 203 Sheridan as part of those three structures. The Commission Members
43 discussed 191 Sheridan and its architect.

44
45 Chairman Coladarci asked if there were any other questions. Ms. Benjamin suggested the home be deconstructed
46 and repurposed. Mr. Bernstein responded he would look into deconstruction. Ms. Sylvester informed the
47 Commission the bricks used on the home and addition were constructed at a high level. Mr. Enck asked Mr.
48 Bernstein if 203 Sheridan and 205 Sheridan could both be deconstructed. Mr. Bernstein responded he would look
49 into it.

50
51 Mr. Norkus allowed members of the public into the meeting to comment. No comments were made at this time.
52

Mr. Marx stated the Commission has to first make the determination that the HAIS is complete and then to issue the demolition permit with or without delay. Chairman Coladarci read from page 2 of the agenda packet and asked for a motion to find the HAIS for 203 Sheridan complete. A motion was made by Ms. Comstock that the HAIS is complete. Ms. Papoutsis and Mr. Stuart seconded the motion. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

NON-VOTING: Coladarci

Chairman Coladarci then asked for a motion finding the HAIS for 203 Sheridan is complete and to issue a demolition permit without delay. Mr. Enck questioned the proposed demolition date for both properties. Mr. Marx responded the demolition schedule is not binding and is used as an estimate to enact several related requirements. Mr. Bernstein confirmed the dates are estimated and appear to be fairly accurate. He stated the land swap transaction is due to close soon thereafter and any demolition delay would delay the land swap and noted it is imperative for the Park District to address beach front protection issues and criteria with a long permit approval process to follow. Mr. Bernstein then stated time is of the essence in moving the process forward. Chairman Coladarci commented a delay would unlikely change the outcome of saving the home and would cause unforeseen problems and again asked for a motion for no delay. Ms. Papoutsis referred to the neighbors' comments relating to their views and asked if the lake views can be preserved in plans for the new home to be built. Mr. Bernstein responded it is too early in the process in terms of the new home's design and noted their concerns would be taken into consideration.

Ms. Comstock moved to state the HAIS is complete and to issue the demolition permit for 203 Sheridan without delay. Mr. Enck seconded the motion reiterating deconstruction should be instituted. Ms. Good noted for the record the situation represented an extraordinary circumstance and the Commission would have normally issued a demolition delay for such a property. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

NON-VOTING: Coladarci

Case No. 20-27-LPC – 205 Sheridan Road: Review of the additional information requested by the Landmark Preservation Commission for the demolition permit application submitted for the single family residence at 205 Sheridan Road.

Chairman Coladarci read from page 2 of the agenda report and asked for a motion for the demolition to proceed without delay. A motion was made by Mr. Enck for the demolition to proceed without delay adding the caveat to encourage the applicant to consider deconstruction. Ms. Papoutsis seconded the motion. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

NON-VOTING: Coladarci

2021 Historic Preservation Award: Discussion of the timetable for the Landmark Preservation Commission Annual Preservation Awards in 2021.

Mr. Marx explained the historic preservation award process noting the awards did not take place in 2020. He then referred to the schedule and timeline of the nomination and awards process. Mr. Marx stated the award plaques have to be ordered and the goal is to present the plaques by the December 2021 meeting.

Other Business.

a. March 1, 2021 Meeting – Quorum Check.

Mr. Marx took roll call of the Commission Members available for the March 1, 2021 meeting.

Ms. Papoutsis referred to the January 21, 2021 Village Council study session and stated in an effort to protect historically significant homes, it is necessary to get neighbors' support of their concerns and asked the Commission

Members to ask neighbors to express their concerns and opinions to the Village Council. Chairman Coladarci stated the neighbors' comments and the Commission Members' expertise are extremely helpful to the Village Council. Mr. Schoon noted the Village Council is scheduled to review proposed amendments at the February 16, 2021 meeting followed by a formal public hearing on March 2, 2021. Chairman Coladarci then identified the proposed demolition delay from the date of the initial application as being up to 270 days and described the process as to how they came up with that amount of time as well as it to be considered in conjunction with the new Comprehensive Plan. Ms. Good asked if the agenda packets can be delivered to them earlier.

Public Comment

Mr. Norkus allowed the remaining members of the public into the meeting. No additional public comment was made at this time.

Adjournment:

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

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

NAYS: None

NON-VOTING: Coladarci

The meeting adjourned at 10:45 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: FEBRUARY 23, 2021
SUBJECT: 972 PINE STREET - DEMOLITION PERMIT (CASE NO. 21-06-LPC)

INTRODUCTION	
Meeting Date	March 1, 2021
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.
Property Address	972 Pine Street (See Attachment A – Aerial Map)
Property Owner	Frank and Wen Ming Leung
Application Submitted by	Cory Todd – Trend Development (on behalf of Property Owners)
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	None
PROPERTY DESCRIPTION	
Size	0.22 acres
Location	South side of Pine Street between Locust Street and Provident Avenue
Improvements	Single-family residence with detached garage
Zoning	R-5 Single Family Residential
Surrounding Zoning	R-5 Single Family Residential to the west, south, and east, R-3 Single Family Residential to the north
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Report
Constructed	1923
Additional Construction Activity	1924 – Build a two-car garage, 1976 – Construct room addition to a single family residence
Illinois Historic Structure Survey Listing	Yes
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	No

COMMISSION REVIEW

The Commission may consider one of the following two motions (1) Historical Architectural Impact Study Required or (2) Demolition Without Delay.

Historical Architectural Impact Study Required

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

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation;
3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

Demolition Without Delay

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

ATTACHMENTS

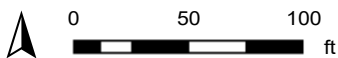
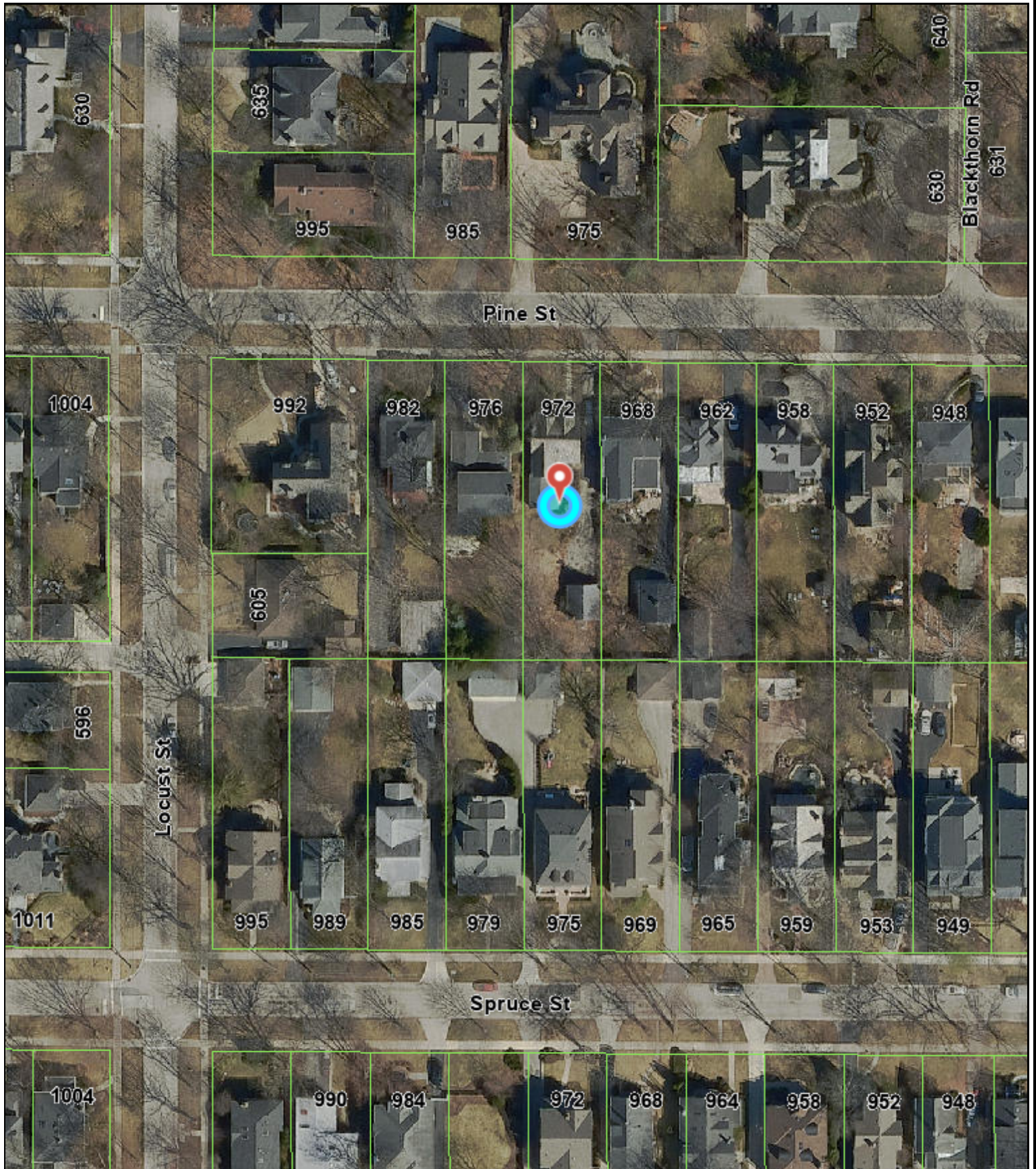
Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A



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. 21-06: 972 PINE STREET

INTRODUCTION

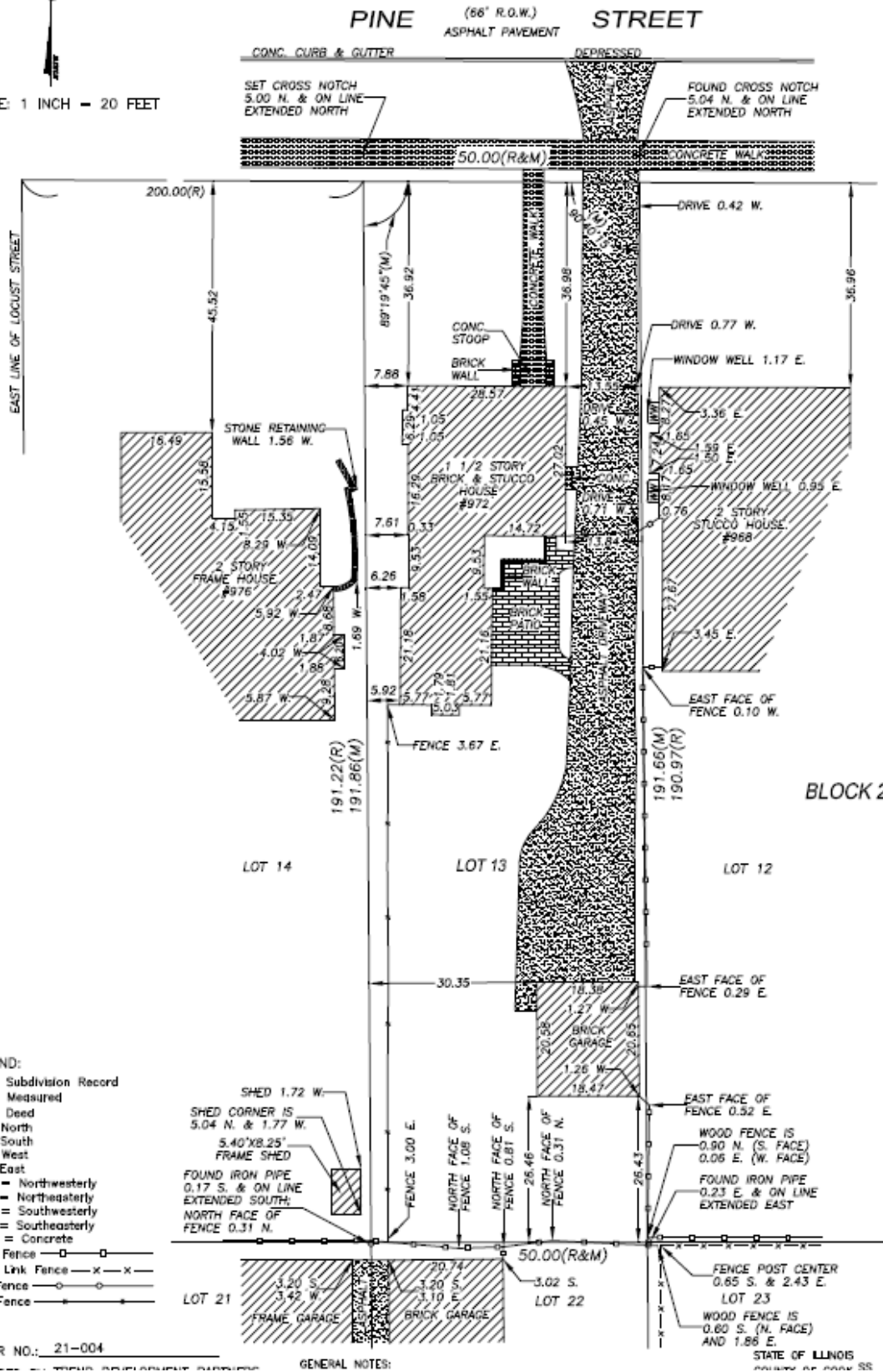
On March 1, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage at 972 Pine Street. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on 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>
5-29-1923	Build a 2 story frame, brick veneer, stucco residence	Peter McDonald	Peter McDonald
10-28-1924	Build a garage, two car	Peter McDonald	Peter McDonald
5-11-1976	Construct room addition to a single family residence	Lloyd Mendelson	Paul Kaefer

SCALE: 1 INCH = 20 FEET



972 Pine – January 2021







PROPERTY RESEARCH COVERSHEET



Address: 972 Pine

Construction Details:

Original construction date: 1923

Construction type: Brick

Style: Tudor

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Peter McDonald	1923 – 1967	Building permit; 1967 phone book; <i>Winnetka Talk</i> obituaries	Contractor at Peter McDonald Contractors in Winnetka
Robert J. and Carolyn J. Allison	1968 – 1970	Real estate listing; 1969 phone book	
Lloyd and Eva Mendelson	1970 – 2006	Building permit; 2006 phone book; <i>Chicago Tribune</i> obituaries	Lloyd was a longtime employee of Chicago Public Schools and Chicago Board of Education
?*	2007 – 2018		
Frank K. Leung	2018	Cook County Assessor	Doctor at Northwestern Medicine Lake Forest Hospital

*Some online sources indicate that Leung purchased the property in 2006, but we have not been able to confirm this.

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Peter McDonald	1923/24: build 2-story residence; build 2-car garage	<i>Winnetka Talk</i> obituary
Paul Kaefer	1976: construct room addition to residence	

RESEARCH SOURCES USED: *Winnetka Talk*, *Chicago Tribune*, historic phone books, property file, Cook County Assessor

Findings:

Our research does not indicate that this property has historical or architectural significance. While the house at 972 Pine is an attractive example of the Tudor style that was popular in the first half of the 20th century, it was designed by the owner and local contractor who, to our knowledge, did not design any other significant properties in Winnetka or beyond. In addition, the property has been home to several long-term Winnetka residents, but we did not find any connections that are particularly notable or historically significant.

Date of Research: 2/8/2021

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

Winnetka, Illinois, 5-28 1923

TO THE SUPT. OF PUBLIC WORKS:

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

PROPERTY DESCRIPTION Lot 13 Block 2

Subdivision J. M. L. Ass.

STREET and NUMBER 972 Pine

DIMENSIONS of BUILDING Front 28' 6" feet. Depth 27' 0" feet. Height 20' 0" feet

NUMBER of ROOMS 6 & 2 enclosed porches.

KIND of MATERIAL frame & buibomer 1st floor, stucco above

TOTAL COST 7000.00

OWNER Peter Mc. Donald Address Winnetka

ARCHITECT Owner. Address "

BUILDER " Address "

CARPENTER " Address "

MASON Chas Burkitt & Co. Address "

SEWER BUILDER Geo Zissett. Address "

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 Peter Mc Donald

ADDRESS Winnetka Ill

Permit Issued 5-29 1923

Permit Number 1946
446.

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

Application is hereby made for a Garage of one Story
in accordance with the Building Regulations of the Village of Winnetka.

Winnetka, Illinois, Oct 28 1929

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a Garage one Story
and Basement Garage two Car
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION Lot 13 Block 2

Subdivision Provident Mutual Land Ass Subdivision

STREET and NUMBER 972 Pine Street

DIMENSIONS of BUILDING Front 20 feet. Depth 18 feet. Height 11 feet

NUMBER of ROOMS _____

KIND of MATERIAL Frame

TOTAL COST 5000.00

OWNER Peter McDonald Address 972 Pine Street

ARCHITECT " " " Address _____

BUILDER " " " Address _____

CARPENTER " " " Address _____

MASON Johnson & Dahl Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____

REMARKS See other side for Plot Plan

(I OR WE)

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

SIGNED Peter McDonald

ADDRESS 972 Pine Street

Permit Issued 10-31 1929

Permit Number 2406
845

*Lawry called &
saw he would
comply -
1/24/27*

Feb. 11, 1927.

*File
912 Pine*

Mr. Peter McDonald,
972 Pine Street,
Winnetka, Illinois.

Dear Mr. McDonald:

Our inspector reports that you are using your property at 972 Pine Street in violation of the zoning ordinance, by the storage of considerable quantities of building construction material there.

We have hesitated to bring up this matter previously as we have realized that the facilities in Winnetka for the storage of building material are very limited. However, we understand that you have rented space in the new B.W. Blow building on Center Street, and it would seem reasonable that any building material should be stored there rather than at your residence.

We feel sure that you will realize the effect which the use of residential property for this purpose has on the value and desirability of surrounding residential property and that you will cooperate with us in refraining from using your property in the future for storage purposes.

We wish to make it clear to you that under the zoning ordinance, you have a right to use your private garage for the storage of one commercial vehicle, providing no storage of material exists.

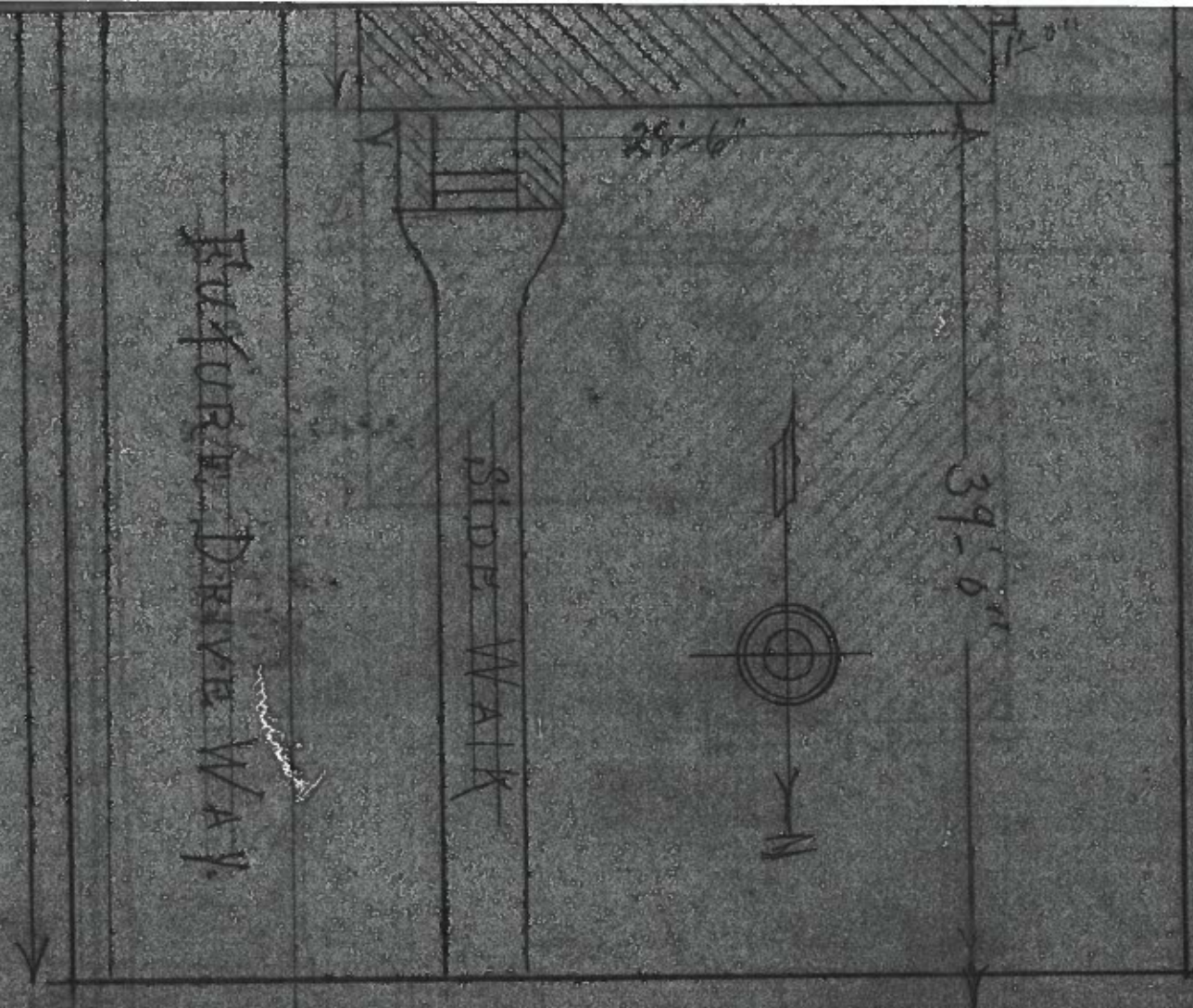
Kindly let us hear from you as to what action we may expect on your part in this matter.

Yours very truly,

THE VILLAGE OF WINNETKA

HIM/HH

Village Manager



SIDE WALK ON PINE STREET

PLAN OF LOT 13 OF BLOCK 2 PROVIDENT
MUTUAL LAND ASSN.

Showing location of residence to be built

for Peter Mc Donald Winnelka III

May 29th 1923

BP# 1946

LOT 446

APPLICATION AND PERMIT FOR CONSTRUCTION

I, Herman Landwehr, the undersigned Plumber

(APPLICANT'S NAME) (TRADE, OCCUPATION, ETC.)

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 and the undersigned hereby consents to inspection of the work during construction and upon completion of construction to establish such compliance.

FILE COPY

VILLAGE of WINNETKA

Office of
THE SUPERINTENDENT OF PUBLIC WORKS

BUILDING PERMIT

Permit
Number 9336

Fees \$27.50

Valuation \$10,000

Winnetka, Illinois May 11, 1976

Permission is hereby granted to Mr. & Mrs. Lloyd Henderson
(Owner)

to Construct room addition to a single family residence.
(Description of work covered by permit)

on property identified by the following Permanent Real Estate Index Number:

AREA NUMBER	SUB AREA NUMBER	PARCEL BLOCK NO.	PARCEL NUMBER	VOLUME NUMBER	ITEM NUMBER
05	20	200	005		

Commonly referred to as 972 Pine St.
(Street Address)

This permit is granted upon the express condition that said Mr. & Mrs. Lloyd Henderson
(Owner)

agrees to faithfully comply with the rules and regulations established, or which may hereafter be established, covering the construction, heating, lighting, ventilation, drainage and water service of buildings; that said building shall be located and built in strict accordance with description, plans and plats submitted to and approved by the Superintendent of Public Works and shall conform in all respects to the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

This permit may be revoked at any time upon violation of any of the provisions of said ordinances.

VILLAGE OF WINNETKA

By Max L. Whitman per M
SUPERINTENDENT OF PUBLIC WORKS

COUNTY COPY

MP20B25S - 6 - 74

THE VILLAGE OF WINNETKA

Department of Public Works

#27.50

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois,

4-20-76

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to

Construct room addition

(work to be performed)

to a single family residence

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER

0520 200-005

Vol.

ITEM

STREET and NUMBER 972 Pine St

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

NUMBER of ROOMS _____

EST. CONST. COST

19,000.00

KIND of MATERIAL

WOOD + MASONRY

PHONE NO.

OWNER Lloyd MENDELSON

Address

972 Pine St.

ARCHITECT Paul KAEFER

Address

716 Elm St.

446-7076

BUILDER [Signature]

Address

114 River St.

815-385-3888

CARPENTER //

Address

MASON //

Address

SEWER BUILDER NONE

Address

PLUMBER NONE

Address

ELECTRICIAN E. SHILO

Address

REMARKS

Date Job Completed

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

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

Permit Issued

May 11, 1976

by

[Signature]

SIGNED

Building Permit Number

9536

ADDRESS

Occupancy Permit Number

C. B. No.

56206

PHONE NO.

LPC - 972 Pine - Page 18

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, April 20, 1976

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct room addition to a

(work to be performed)

single family residence.

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	20	200	005
Vol.		ITEM	

STREET and NUMBER 972 Pine St.

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

NUMBER of ROOMS

EST. CONST. COST \$10,000 KIND of MATERIAL Wood & Masonry PHONE NO.

OWNER Mr/Mrs. Lloyd Mendelson Address 972 Pine St.

ARCHITECT Paul Kaefer Address 716 Elm St. 446-7076

BUILDER E & L Shilo Address 114 Riverside 385-3888

CARPENTER Same Address

MASON Same Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN E & L Shilo Address 114 Riverside 385-3888

REMARKS

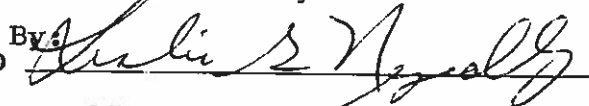
Date Job Completed

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 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, and we hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance. Mr. & Mrs. Lloyd Mendelson

Permit Issued May 11, 1976 by HWB

SIGNED By: 

Building Permit Number 9536

ADDRESS 972 Pine St.

Occupancy Permit Number

Winnetka, Ill.

C. B. No. 56206

PHONE NO.

Directions:

Und. cont

Address: 972 Pine St.		Lot Size				\$ 44,500 10-10-68 Said Q + T, Whinn
City: Winnetka, Illinois		50 x 192.3				
Constr: Brick & stucco trim		Rms. 7+	Bed. 3+	Baths 1 1/2	Heat Gas-HW	
Style: Slate		Cost				
Roof: Slate		Year — Taxes 1967 \$848.58		Porches	Garage Brick	Contract:
Built: Faces:					Elect: 220V-110V	
Basmt: Full						
1st Living rm w/marble fpl, dining rm, separate room off DR, kitchen w/pantry, powdr rm.						
2nd 3 bedrms + tandem, full tile bath.						
3rd Good attic w/excellent storage.						
Check:	School: Grade: Crow Island JHS: Skokie HS: New Trier East Transp: RR. NW Bus: Green Bay Other: Mortgage: Existing Available: City water, Well , Sanitary Sewer, Storm Sewer, Septic Tank Special Assessments \$ _____ for _____ Remarks and any special conditions: All the best in transportation & schools. Close to shopping, churches, Community House. VACANT. Wonderful family living. Poured concrete foundation, steel post construction, dark oak floors. baseboard heating in living rm.					
Owner: Estate		Bus. Phone:		Res. Phone:		Possession: Immediate
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.						Reason for Sale: Estate
For office use only 092368						Title
Realtor Office: QUINLAN and TYSON Inc-Winnetka		Phone: HI. 6-0177		Home Phone AL. 1-4940		
Sales Person: Dorothea D. Poehler						

Directions: W. of Greenbay, E. of Locust

Address: 972 Pine Street		Lot Size				\$ 49,750 Said 5-18-70 Sherwin, E.O.
City: Winnetka		50 x 192.3				
Constr: Brick w/stucco trim		Rms. 7+	Bed. 3+	Baths 1 1/2	Heat HW Gas	
Style: English		Cost				
Roof: Slate		Year — Taxes 1968 904.98		Porches	Garage 2 car	Contract:
Built: Faces: North 1091					Elect: 220V-110V	
Basmt: Full w/poured concrete foundation and steel post construction						
1st Living rm w/marble fpl, dining rm, sun rm, newly modernized kitchen w/D&D, pantry, powder rm.						
2nd 3 bedrms + tandem 4th bedrm, tile bath.						
3rd Good attic w/excellent storage.						
Check:	School: Grade: Crow Island JHS: Skokie HS: New Trier East Transp: RR. C&NW Bus: Green Bay Other: Mortgage: Existing Good assumable mortgage - 49 for 250. \$34,054.01 - 6 3/4% City water, Well , Sanitary Sewer, Storm Sewer, Septic Tank Special Assessments \$ _____ for _____ Remarks and any special conditions: Excellent "Walk to Everything" location. Beautifully built home and well maintained. Fine traffic pattern for family living. Modern heating plant, new hot water heater. A bright sunny home and pleasant to show.					
Titleholder: Allison, Robert J. & Carolyn J.		Phone: 446-0521		Possession: June		
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.						Reason for Sale: OOC
For office use only 031070						Title CT&T
Realtor Office: QUINLAN and TYSON, Inc-Winnetka		Phone: HI. 6-4500		Home Phone HI. 6-7044		
Sales Person: Carolyn G. Muther						



Residential

ML #: **1170249** Status: **Sold** Cntg: Area: **585** LP: \$ **825,000**
 Address: **972 Pine Street** Un #: OLP: \$ **825,000**
 City: **Winnetka** County: **Cook** Zip: **60093**
 Corporate Limits: **Winnetka** Township: Exposure:
 Subdivision: Age: **83** Built: List Agmt:
 Model: Parking: **2 / Detached** H/L Prk \$: / Tax ID: **05-20-200-005-** Multiple
Garage **0000** PIN:
 Directions: **PINE STREET BETWEEN PROVIDENT AND LOCUST.**
 Media - (VT) Photos - 8 Map Coord: **5-W-15-N**

General Information

Property Type: **Detached** Basement: **Full /** Ext Design: **Tudor** Location Description: **Wooded**
 Style Type: **2 Story** Exterior: **Brick** Acres: **0** Lot Size: **50x192**

Approximate Room Sizes and Descriptions

Living:	18x13	/Hrdwd Floors and Window	/1	Master:	14x13 /	Carpet and Window/	2	Total # Units:
Dining:	S /13x11	/Hrdwd Floors and Window	/1	2nd Size:	13x11 /	Hrdwd Floors and Window/	2	Est SqFt:
Kitchen:	12x9	/Hrdwd Floors and Window	/1	3rd Size:	13x10 /	Carpet and Window/	2	Total Rooms: 9
Eating Size:	/			4th Size:	/	/		BR: 3
Family:	Y /19x15	/Hrdwd Floors and Window	/1	5th Size:	/	/		Baths: 1.1
Rec Rm:	/			Laundry:	/	/		MB: No /
Oth: Den	11x10	/Hrdwd Floors and Window	/1	Oth:	/			
Oth: Bonus	12x10	/Carpet and Window	/2	Oth:	/			
Oth:	/			Oth:	/			

Remarks: **VERY CHARMING IN WALK TO TOWN LOCATION.BEAUTIFULLY BUILT HOME WITH A FINE TRAFFIC PATTERN.FAMILY ROOM W/FIREPLACE AND VAULTED CEILING.WALK-UP ATTIC WITH GOOD STORAGE.THE REAR YARD IS ALIVE WITH WILD FLOWERS AND CAN BE ENJOYED FROM THE BRICK PAVER PATIO.THIS IS A VERY SPECIAL HOME. ROOF ON MAIN PART OF THE HOUSE IS SLATE. OLD WOOD SIDING HAS BEEN REPLACED WITH VINYL FOR EASY MAINTAINENCE.**

Utilities and Energy Information

Heating: **Radiator, Gas** Units: Sewer: **Sewer**
 Cooling: **Central** Units: Water: **City**

Features

Inclusions: **Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Oven/Range, Washer**
 Fireplace: **2** Fireplace Desc: **Wood Burning** Fireplace Location: **Family Room, Living Room**
 Interior: **Attic Unfinished, Cathedral/Vaulted, Hardwood Floors, Pantry**
 Exterior: **Patio-Brick Paver, Gutters**

Schools

Grade Dist #: **36** Grade: **Crow Island/** Jr High: **Carleton W Washburne** High Dist #: **203** High: **New Trier Township**

Charter Schools:

Terms & Tax Information

Possession: **closing** Ownership: **Fee Simple** APV: Terms:
 Property Currently Leased: Leased Expiration Date: Month to Month:
 Taxes: **\$9718 / 2004 / Both** SSA: Coop Tax Ded: Tax Ded Yr:

Association Information

Fee: \$ / Variable: Incl: SpAsmnt: Move Deposit:
 MGT/Assoc: Contact: Phone: Senior Comm:
 1st Refuse: Pets: Rental Restrictions: Brd Apprvl: % Own Occ:
 Security Deposit:

Listing Office & Showing Information

BF Coop: **2.5 -100** Photo: **Submitted by Office** Image: **8** Public ID: **24060**
 LB Location: **call listing office** Showing: **Call Office** Office ID: **0002747**
 Spec Comm Info: Office Phone: **847-446-4500** Ext: List Date: **5/15/2006**
 L/Office: **Coldwell Banker Residential Brokerage** Agent Phone: **847-784-7366** Agent Interest: **No**
 L/Agent: **Susan Kelly** Phone: Office Web Address: **www.coldwellbankeronline.com**
 Owner: **owner of record** Show Agent Name: **Yes** Show Remarks: **Yes** TD: **4/2/2008**
 List Agent Email: **susan.kelly@cbexchange.com**
 Internet: **Yes** ShowAddress: **Yes** Agent Remarks:

Sold Information

S/Public ID: **23971** S/Price: **\$ 825,000** DOM: **7** Contr Date: **5/22/2006**
 S/Office ID: **0002765** S/Terms: **Conventional** Points: Close Date: **8/15/2006**

Prepared by: **Judith Offerle**

Information Herein Deemed Reliable but not Warranted © MRED LLC
2002-2008

Sat Nov 22 17:17:52
 2008.

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Property Details

05-20-200-005-0000

972 PINE ST • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	205
SQUARE FOOTAGE (LAND)	9,600
NEIGHBORHOOD	44
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	\$640,100	\$695,770
TOTAL ASSESSED VALUE	\$64,010	\$69,577
LAND ASSESSED VALUE	\$17,280	\$17,280
BUILDING ASSESSED VALUE	\$46,730	\$52,297

Appeal History

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2018	\$83,952 (2017)	\$71,719	\$83,952	14050	GREGORY HILTON	FRANK K LEUNG102	Appeal Review Complete	Assessed Value Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.

member of
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and a gov-
t Stock Ex-
Association of
d the Invest-
association of

he Bond Club
director of the
Sealed Power
Brothers, Inc.
s in the Union
ne Executives
men's board of
ociation. Born
reviously lived
a member of
Congregational

his widow,
s, Mrs. Verner
Dartmouth Ln.,
s. James M.
a sister, Miss
ta, Kan.; and

es will be con-
omorrow at the
Funeral Home,
Rev. Dr. Law-
of the Winnetka
urch. Burial will

H. Davis

el (Doc) Davis,
Park, former su-
otor maintenance
e village of Win-
30 in the Muncie
is brother, Forest
neral he had at-
ier.

resided in Illinois
from Greensburg,
retired from his

of 10 N. Branch Rd., Northfield;
and three sisters, Mrs. Rose Lundin
of Morton Grove, Mrs. Christine
Kusmertz of 537 Illinois Rd., Wil-
mette, and Mrs. Gertrude Dom-
brow of 1913 Waukegan Rd., Glen-
view.

Services were conducted Satur-
day at the Donnellan-Lindsey Fu-
neral Home, Wilmette, by the Rev.
Robert Pfieffer of St. Mark's
Episcopal Church, Evanston. Burial
was in Memorial Park Cemetery,
Skokie.

Peter McDonald

Peter McDonald, 83, of 972 Pine
St., Winnetka, died Monday in
Evanston Hospital.

A Winnetka resident for 54 years,
he was a retired contractor for the
Peter McDonald Contractors of
Winnetka. Born in Scotland, he
attended the Winnetka Congrega-
tional Church and was a member of
the British American Club on the
North Shore.

Survivors include his widow,
Clementina; two daughters, Mrs.
Edward Krug of Madison, Wis., and
Mrs. Thomas A. Seeburger of
Hillsborough, Cal.; a son, David of
University, Mo.; and eight grand-
children.

Services will be conducted at
10:30 a.m. Saturday in the Chil-
dren's Chapel of the Winnetka
Congregational Church by the Rev.
Dr. Lawrence E. Schwarz. Burial
will be private.

Otella McFadden

Mrs. Otella S. McFadden, 67, of
565 Thornwood Ln., Northfield, a
resident of the village for 17 years,
died Sunday in Mercy Hospital,

Edwin M. Stark of 177 So.
Hubbard Woods, died Sunday
home.



Born in
field, O., 1
in Hub
Woods 23
and previ
that lived
netka. He
financial
business
tant with
First N
Bank of Ch

Mr. Stark Mr. Sta
listed in the 1967-68 editi
"Who's Who in America"
director of about 15 Chica
national firms.

He held memberships in
Institute of Chicago, the
Historical Society, Naval O
the United States, Indian H
of Winnetka, Racquet C
Chicago, Skokie Country C
Glencoe, Mid-Day Club of C
and the Economic Club of Ch

Survivors include his widow
stance R. Services and buria
private.

Gail C. Taylor

Mrs. Gail Garvey Tay
Honolulu, formerly of Wi
died Saturday in Honolulu.

Born in Chicago, she li
Hawaii five years. Surviv
clude her husband, M. Well
parents, Mr. and Mrs.
Garvey Jr. of 1 Colton Ln.,
ka; and a brother, W. H.
III of 1 Colton Ln., Winnetka

Private services were cor
by the Rev. Dr. Lawren
Schwarz of the Winnetka Cor

Greenwood Av. in Wilmette until moving to Largo, Fla., two years ago.

She was the widow of the late Walter A., who died Nov. 19, 1969.

Mrs. Hanna is survived by a nephew, William A. Johnston of Largo; and four nieces, Barbara Foukal and Candi Petersen, both of Glenview, Carol Bruemmer of St. Cloud, Minn., and Suzie Johnston of Largo.

Clementina McDonald

Clementina McDonald, a Winnetka resident for 55 years, died March 9 in the Presbyterian Home, Evanston. She was 95.

Mrs. McDonald was born in Dumfries, Scotland, and came to Winnetka in 1913. She had been a member of the Winnetka Congregational Church for more than 50 years. She was the widow of Peter McDonald.

Survivors include her two daughters, Annie Krug of Madison, Wis., and Betty Seeburger of Hillsboro, Calif.; a son, David McDonald of St. Louis; eight grandchildren, and four great-grandchildren.

A memorial service was held March 11 in the Little Chapel of the Congregational Church. Burial was private.

Ernest E. Jansen

Ernest E. Jansen of Northfield died March 9 in Chicago. He was 54.

Mr. Jansen was born in Winter, Wis.,

Hele

A funeral service was held at Bethlehem Lutheran Church, Skokie, for Mrs. McCall of Skokie, 1100 W. 110th St., Evanston.

Mrs. McCall, 78, was a former rival at Skokie High School.

She had worked for Monogram Glass Co.

Mrs. McCall is survived by her son, John; three daughters, Wilmette, Audre, and S. Plaines; two sons, J. of Wheeling; and great-grandchildren, Benson of Twin Falls, Idaho, and Krieman of Ft. Worth, Texas.

Burial was in Skokie Cemetery.

Allin H

Allin Hugh Pierce, 68, a former court judge, and former resident of Wilmette, died in a hospital in Berkeley, Calif. He was a former resident of Wilmette.

Judge Pierce was elected to the court in 1955 by the voters. After his death, he was buried in Skokie Cemetery. He lived at 500 Lake St.

654	Melidones Chris 260 Eaton St (N)	(847) 784-1964	Micali Thos
283	Melio Mark 155 Chestnut St (W)	(847) 441-6241	Michael Ca
218	Melissa Norris Designs 800 Oak (W)	(847) 446-7733	Michael Zu
516	Melms Donna 30 N Branch Rd (N)	(847) 729-0118	Michael's H
537	Melo Samuel 1133 11th St (N)	(847) 486-0995	1670 Willa
	Meltzer Eugenia 395 Berkeley Ave (W)	(847) 446-6691	Michael's S
			900 Green
583	MEN'S HAIR BY ERNIE		Michalak R
056	One Northfield Plaza, (560 Frontage Rd.)		Michalec D
716	Northfield	(847) 446-1937	Michelle T
582			Michna Be
386	Mendel Ladd 1147 Sheridan Rd (W)	(847) 784-8241	Mid-Ameri
	Mendelson Lloyd J 972 Pine St (W)	(847) 446-3916	(W)
	Mendes M 507 Cedar St (W)	(847) 446-0813	Middleton
	Mendez Rodolfo 103 N Branch Rd (N)	(847) 729-9695	MIDDLE
	Mengel B S 294 Wagner Rd (N)	(847) 446-6950	600 Wau
	Mengel John 1147 Sheridan Rd (W)	(847) 784-9180	Northbro
	Menke Judith 1301 Asbury Ave (W)	(847) 784-1205	Toll Free
	Menke Judith 1301 Asbury Ave (W)	(847) 784-1301	
	Menkes Bruce 1301 Asbury Ave (W)	(847) 386-7056	Midland M
	Menkin R (W)	(847) 441-8855	1845 Oak
	Mercer William 1625 Elder Ln (N)	(847) 446-2659	Midwest F
	Mercer William 1625 Elder Ln (N)	(847) 446-8704	191 Waul
	Merczak Richard 515 Valley Wy (W)	(847) 446-8014	Mig & Tig
	Mergener Michael 761 Lincoln Ave (W)	(847) 441-5427	Migely Jo
68	Merlau Jo A 1095 Fisher Ln (W)	(847) 501-3558	Migely Mi
	Merlau Kenneth 1095 Fisher Ln (W)	(847) 784-9331	Mihai Eva
96	Merlin Peter J 1152 Asbury Ave (W)	(847) 441-5474	Mikel Dou
52	Merrill Christopher & Peyton		247 Ingr
95	1180 Hill Rd (W)	(847) 446-2169	Miles Chr
23			Miles Chr
17	MERRY MAIDS		Milin 732
98	1775 Winnetka Rd., Ste. #103		Milks Pat
36	Northfield	(847) 446-0672	Mill Davi
80			Millar Mi
01	Mertz Donald 1360 Hackberry Ln (W)	(847) 501-6548	Miller A C

	Allen W D Manufacturing Co		
5-2097	436 Frontage Nfld	446-3580	A
5-7537	Allen Yale 245 Sunset Wil	256-0626	A
5-3942	Allen's Stationers Shop		A
5-0674	1129 Centrl Wil	AL 1-7940	A
5-2373	Allied Leasing Co 540 Frontage Nfld ..	446-5995	
6-5579	Allied Van Lines Inc		A
	Winetka 560 Green Bay Rd	HI 6-1332	A
6-2173	Wilmette 521 Green Bay Rd	AL 1-0032	A
1-4373	Allin Frank 2327 Kenilwrth Wil	251-3263	
6-2340	Allison Alex B Rev 600 9th Wil	AL 6-3010	A
1-0743	Allison Edwin F 1580 Asbury Av Win ..	HI 6-6771	
5-0639	Allison John T DDS		A
6-3699	res 1018 Oakwd Wil	AL 1-6157	A
1-7821	Allison Robt J Jr 972 Pine Win	446-0521	
5-2972	Allison Thos D 512 Centrl Wil	AL 1-7965	A
1-0057	Allison Wolcott S 538 Kenilwrth Av K ..	AL 1-7055	
5-4953	Allman Wm P 2140 Beechwd Wil	251-1706	A
6-0415	Allred Shelton Eugene 543 Brier K	251-5084	A
6-3248	Allweiss M David MD		A
6-1294	res 1008 Ashlnd Wil	251-4001	
35-0062	Allweiss Michael Allan		A
1-1019	326 Wilshire Dr Wil	251-1524	A
1-3118	Allworth John H 1020 Greenlf Wil	AL 1-7013	
56-3194	Allyn John 399 Madisn G	835-4476	A
6-3587	Allyn John W 401 Sheridn Win	446-0399	
56-4788	Almeroth Peter J 816-B Skokie Bl Wil ..	251-5428	A
	Almquist John F 331 Lindn Win	446-3896	
56-3470	Alonzi Fredk P 3024 Indian Wd Wil	251-5691	A
6-4414	Alonzi Loreto P 1616 Sheridn Wil	251-5823	A
1-9806	Alonzi Saverio J 2010 Avondl Wil	251-1417	A
1-8190	Alper Burton M 420 Vine Ct Wil	AL 1-5171	
1-2479	Alper Gregory 2436 Meadow Dr N Wil...	256-3170	A
46-2195	Alper Howard C		A
56-0702	2436 Meadow Dr N Wil	AL 6-1525	
1-2056	Alperin Norman M 1201 Lindnwd Win ..	HI 6-6671	A
251-3671	ALPHIE'S 966 Linden Av Winnetka	446-6965	
1-2911	Alpine Appliance Serv		A

arry	McDonald Jas E 7140 Leclair Skokie-OR 4-4599	McDonough Margan
	McDonald John A	315
ghldPk-ID 2-2515	251 Fernwd Ln Glenvw-PA 4-8262	McDonough Michael
kBluf-CE 4-2842	McDonald John G 1843 Asbury Evnstn-864-5750	McDonough Nora 8
	McDonald John G 4950Greenwd Skokie-675-6823	McDonough Patrk J
kBluf-CE 4-0596	McDonald John H	8536 (
Evnstn-869-6953	290 E Deerpath Av LkForest-234-4261	McDonough Patk J
-----HI 6-2276	McDonald John J	881
	8021 N Keatng Skokie-OR 3-0005	McDonough Stella K
Prspct-296-3771	McDonald John M	181
Glenvw-729-4803	650 Garlnd Av Winetka-HI 6-3540	McDonough Thos B
-----944-0444	McDonald John S 906 Elmwd Evnstn---GR 5-8552	McDonough W W 51
DesPI--296-2494	McDonald Jos 9346A Noel Av DesPI---824-7621	McDonough Willard
	McDonald Karen 2025 Westvw DesPI--827-7232	231
Vilmet-256-0907	McDonald Lee Roy E 702 SaffdLkBluf-CE 4-0683	McDougal Alfred L
	McDonald Leo S Jr	272
DesPI-299-2456	1622 Brandon Glenvw-724-1354	McDougal C Bouton
Skokie-OR 3-4459	McDonald M H 708 Wesly Evnstn---GR 5-8912	682
	McDonald Marll 8506 Wkgn MortnGrv-965-5500	McDougal H W 100
Skokie-OR 5-4471	McDonald Norma L	McDougal Wheeler J
-----OR 5-4385	2013 Emersn Evnstn-GR 5-3156	1
	McDonald Owen G MD	McDougall C 1718 V
Vilmet-251-6362	198 E Westminstr LkForest-----CE 4-3680	McDougall Dugald S
	res 1031 S GreenBay LkForest----CE 4-5687	1231
Evnstn-869-2962	McDonald Pat 2011 Waltrs Northbrk--272-7170	McDougall John A 6
Evnstn-328-7047	McDonald Peter 972 Pine Winetka---HI 6-4930	McDougall Neil 451
	McDonald Philip W Jr	McDougall W G 556
kbrn-WI 5-0471	4924 Estes Skokie-674-3694	McDow E Earl 1615
	McDonald Raymond E 794 Elm Winetka-446-6370	McDowell B B
envw-PA 4-9327	McDonald Robt 1600 Lindn MtPrspct--296-7341	1929 Wa
	McDonald Robt A 301 Custr Evnstn---328-6831	McDowell C H 859
DesPI-299-3904	McDonald Robt E 1516 Hinman Evnstn-328-6807	McDowell Clarice 23
	McDonald Robt M	McDowell Duane G
nwd-OR 6-1521	711A Dulles Rd DesPI-ElkGrv# 439-2907	320
Niles-965-6909	McDonald Roger 1139 Deerfld Derfld--945-5337	McDowell Geo 1507
	McDonald S E DC	McDowell Harold 15
nstn-DA 8-2085	ofc 1829 Ashlnd Evnstn-----GR 5-4148	McDowell Iva B 193
liles--823-2647	McDonald Therese	McDowell J E 2223
	121 N Seminary PkRdg-823-3620	McDowell J H 1046
-----WI 5-5926	McDonald Thos 1034 Chestnut Wilmet-AL 1-3659	McDowell Jas J 131
Derfld-945-5879	McDonald Thos J 1530ExecutiveGlenvw-729-3695	McDowell John M 2
-----WI 5-2348	McDonald W H 1284 2d DesPI-----824-5922	McDowell L Donald
itn--GR 5-0878	McDonald Walter F	271
	422 PineCrst Wilmet-AL 6-0832	McDowell M 800 H
Skokie-675-9070	McDonald Walter L	McDowell Malinda
	315 RedOak Northbrk-CR 2-1404	1
kRdg-825-0354	McDonald Wm E	McDowell Mary C 22
d---WI 5-5935	1516 McDaniels HighldPk-ID 2-1685	McDowell Philip W
	McDonald Wm J 8153 Long Skokie----677-9212	636
	McDONALD'S	McDowell R A 2620

Death Notice: EVA MENDELSON

Publication info: Chicago Tribune ; Chicago, Ill. [Chicago, Ill]15 Nov 2020: 34.

[ProQuest document link](#)

FULL TEXT

Eva Mendelson, nee Emanuel, age 96, of Evanston, formerly of Winnetka; beloved wife of the late Lloyd Mendelson; loving mother of Thomas (Sherri) Mendelson, Andrew (Linda) Mendelson, and the late Julie Mendelson; adored grandma of Diana and Sam (Jessica) Mendelson, Katie (Shmuel) Ertel, Leah (Reid) Blackman, Jodie (Greg) Kay and Richard (Michelle Lirtzman) Mendelson; proud great grandmother of 8; devoted daughter of the late Richard and the late Elli Emanuel; dear sister of the late Peter Emanuel; treasured aunt, great aunt, cousin, and friend to many. The graveside service and shiva will be private.

The service will be Zoomed on Monday, 12 Noon CST at www.goldmanfuneralgroup.com.

Under Recent Services, click onto Eva's photo and scroll down to Service Details.

The Zoom will be available 15 minutes prior to the service.

Contributions may be made to HIAS (Hebrew Immigrant Aid Society), hias.org or Evanston Scholars, evanstonscholars.org.

Info: The Goldman Funeral Group (847) 478-1600.

Sign Guestbook at chicagotribune.com/obituaries

This is a paid death notice.

DETAILS

Identifier / keyword:	Death Notice
Publication title:	Chicago Tribune; Chicago, Ill.
First page:	34
Publication year:	2020
Publication date:	Nov 15, 2020
Section:	News
Publisher:	Tribune Publishing Company, LLC
Place of publication:	Chicago, Ill.
Country of publication:	United States, Chicago, Ill.
Publication subject:	General Interest Periodicals--United States

LLOYD MENDELSON, 74; SET UP CITY-SUBURB STUDENT EXCHANGE

Recktenwald, William . Chicago Tribune ; Chicago, Ill. [Chicago, Ill]05 Mar 1998: 10.

[ProQuest document link](#)

ABSTRACT (ABSTRACT)

During the 40 years he served in the Chicago Public School system, Lloyd J. Mendelson was a teacher and elementary and high school principal, and he helped create student-exchange programs between city and suburban schools. Mendelson, 74, a resident of Winnetka, died on Mar 3, 1998 in Evanston Hospital.

FULL TEXT

During the 40 years he served in the Chicago Public School system, Lloyd J. Mendelson was a teacher and elementary and high school principal, and he helped create student-exchange programs between city and suburban schools.

Dr. Mendelson, 74, a resident of Winnetka, died Tuesday in Evanston Hospital.

A veteran of World War II, Dr. Mendelson received a bachelor's degree in social science in 1946, a master's in political science in 1948 and a doctorate in education in 1962, all from the University of Chicago.

After some years as a teacher, Dr. Mendelson was appointed director of special summer schools for the Chicago Board of Education as well as principal of Farren Elementary School, 5055 S. State St. He later became principal of Harper High School in the Englewood neighborhood. He also headed the Bureau of Government Funded Programs for Chicago's schools.

In the late 1960s, Dr. Mendelson pioneered programs in which students from schools in Winnetka, Skokie, Highland Park and Deerfield shared classrooms with students from city schools. The program was called Operation Wingspread.

"A major aim of this type of program is to develop a sense of community among students from the city and suburbs, and to break down stereotypes children from different cultural backgrounds develop about each other," Dr. Mendelson said in a 1969 interview.

He had served as president of the Southside School of Jewish Studies and was a past chairman of the Winnetka-Northfield Friends of the Library.

Survivors include his wife, Eva; two sons, Tom and Andy; a daughter, Julie; a brother, Arthur; and six grandchildren. Services will be held at 1 p.m. Thursday in the funeral home chapel at 9200 Skokie Blvd., Skokie.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 972 Pine St. Winnetka, IL 60093

Parcel Identification Number(s) (PIN): 05202000050000

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

Current Property Owner Information

Legal Name: Frank and Wen Ming Leung

Primary Contact: Frank Leung

Address: [REDACTED]

City, State, Zip: Lake Elsinore, CA 92530

Phone No. [REDACTED]

Email: [REDACTED]

Date owner acquired property: 02/05/2018

Applicant's relationship to current property owner: purchaser

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

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

Legal Name: Trend Development Partners

Address: 1070 Sunset Rd

City, State, ZIP: Winnetka, IL 60093

Phone No: 773-209-0061

Email: cory@trenddevelopmentpartners.com

Applicant Information

Legal Name: Trend Development Partners Pine LLC

Primary Contact: Cory Todd

Address: [REDACTED]

City, State, Zip: Winnetka, IL 60093

Phone No. [REDACTED]

Email: cory@trenddevelopmentpartners.com

Property Maintenance Requirements

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

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

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

Applicant Signature:

[Redacted Signature]

Date: 01/15/2021

Printed Name:

Cory Todd

Owner Signature:

[Redacted Signature]

Date:

1/26/2021

Printed Name:

FRANK K LEUNG
Wenming Leung

Acknowledgement of Owner and Applicant Property Maintenance Responsibilities

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

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

Applicant Signature:

[Redacted Signature]

Date: 01/15/2021

Printed Name:

Cory Todd

Owner Signature:

[Redacted Signature]

Date:

1/26/2021

Printed Name:

FRANK K LEUNG
Wenming Leung

Proposed Demolition and Construction Schedule for 972 Pine St. Winnetka

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: FEBRUARY 23, 2021
SUBJECT: 1265 WESTMOOR ROAD - DEMOLITION PERMIT (CASE NO. 21-05-LPC)

INTRODUCTION	
Meeting Date	March 1, 2021
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.
Property Address	1265 Westmoor Road (See Attachment A – Aerial Map)
Property Owner	Steve Eisen
Application Submitted by	Steve Eisen
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	None
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 B, Preliminary Property History See Attachment C, 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 research indicates that the property has architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes on Same Block (either side of the right-of-way block face and/or along the alley)	None
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	No

COMMISSION REVIEW

The Commission may consider one of the following two motions (1) Historical Architectural Impact Study Required or (2) Demolition Without Delay.

Historical Architectural Impact Study Required

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

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation;
3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

Demolition Without Delay

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

ATTACHMENTS

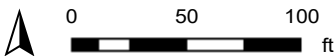
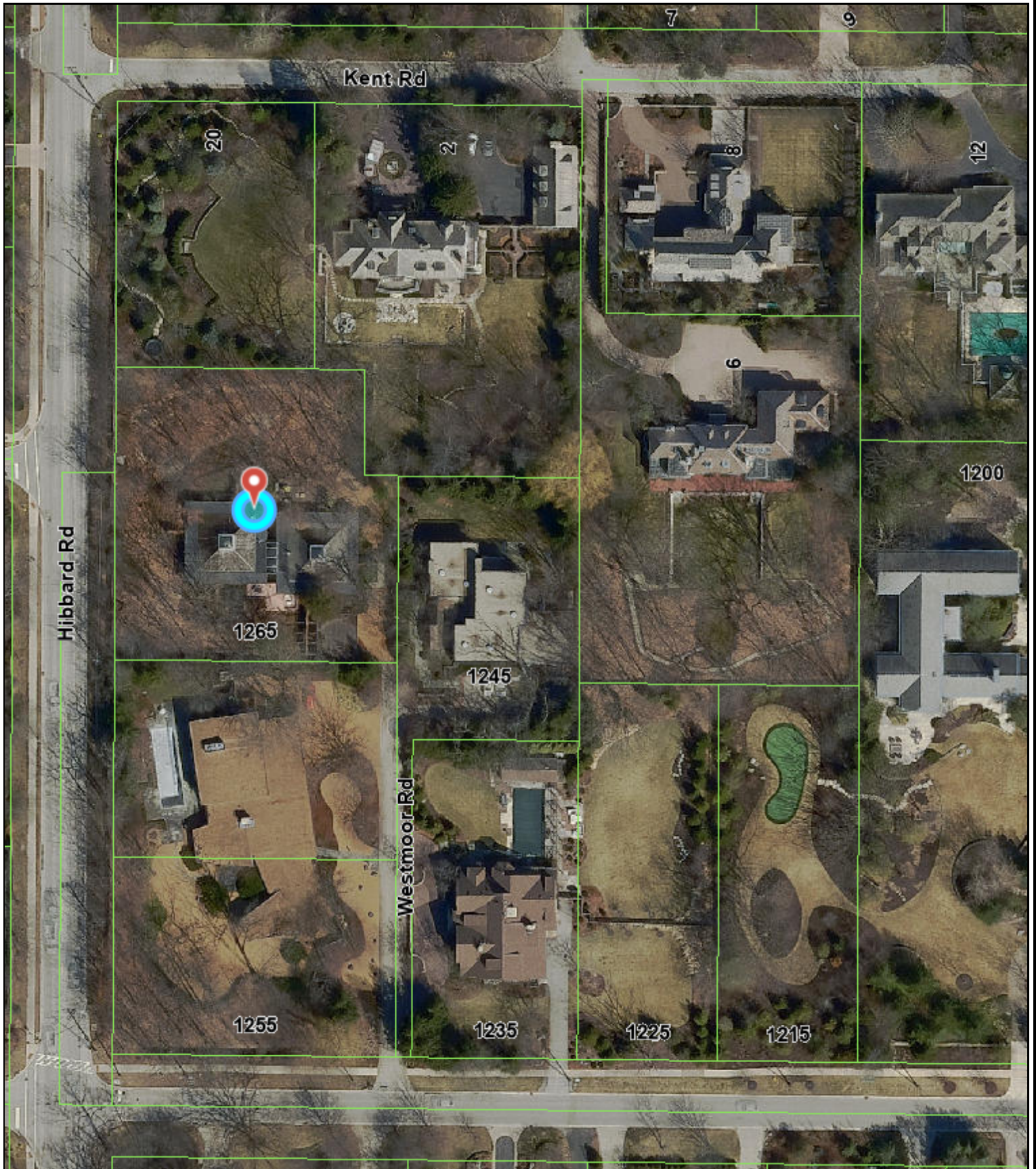
Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A



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

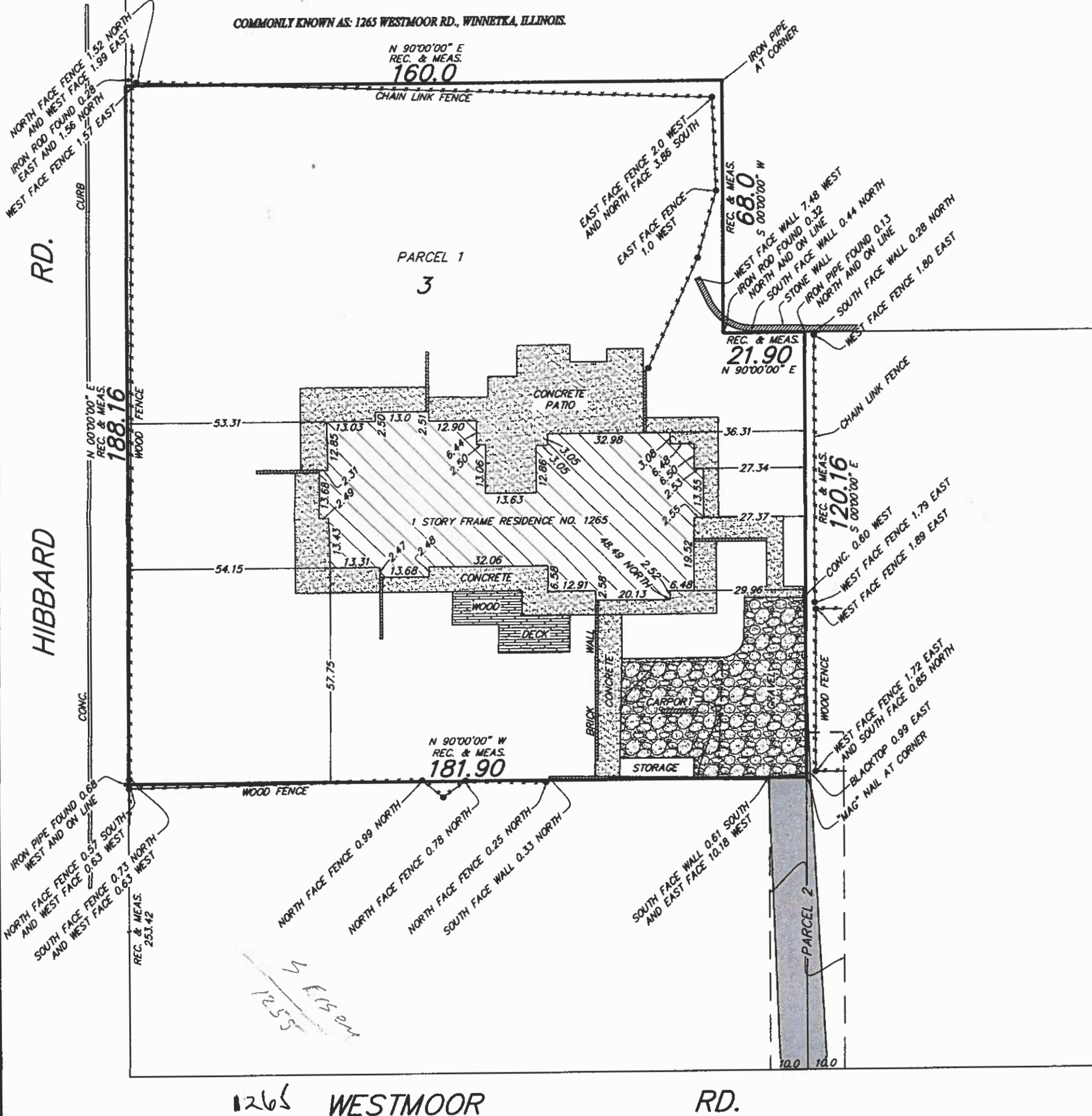
ORDER NO.
20-0731

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.

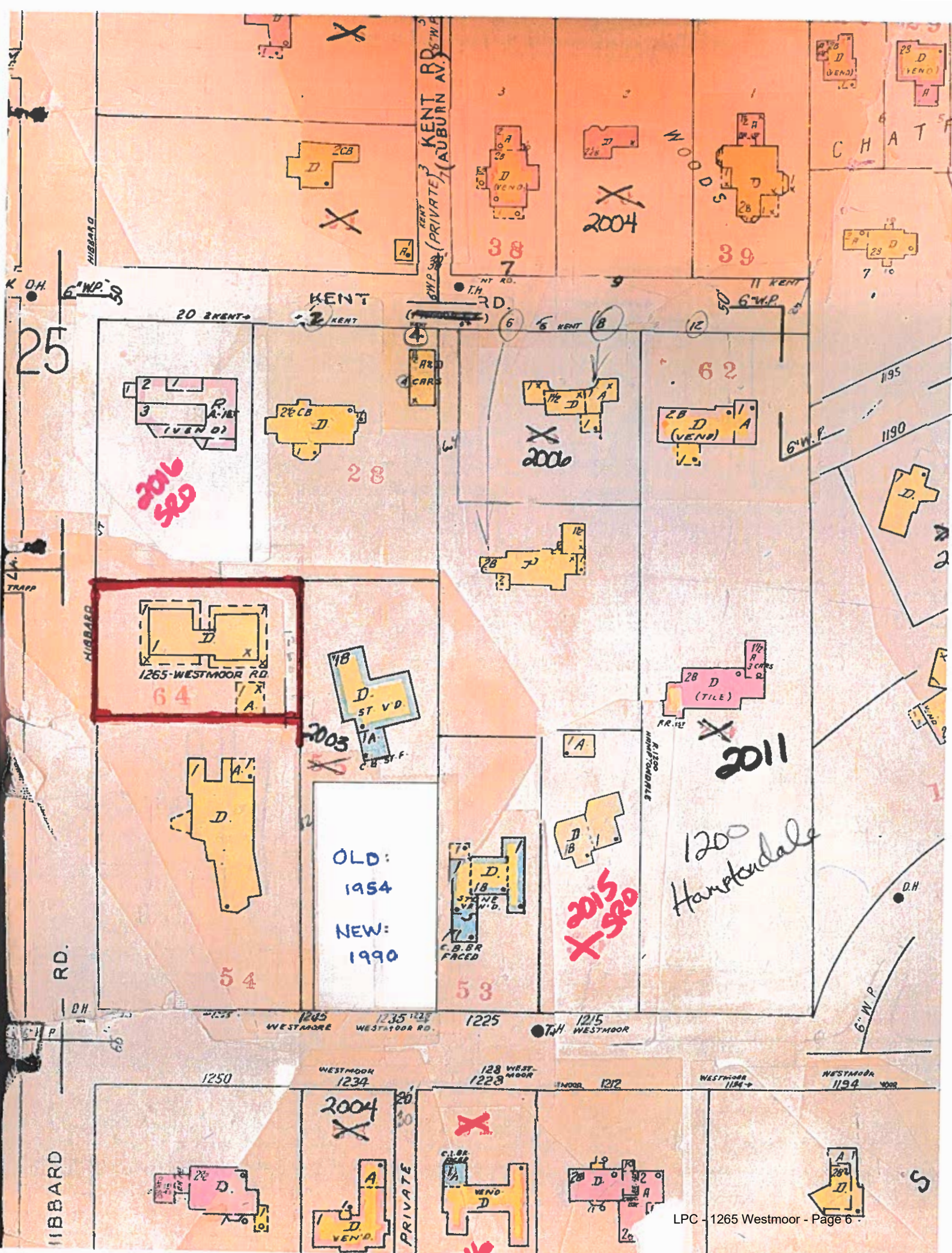
Chicago, Illinois, Dated this 30th Day of October, 2020.

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





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)

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 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 \$ 28.20

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

Signature of Applicant

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

1265 Westmoor.

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

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

Frank R. Stanke
(signature)

(address)

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

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

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

Superintendent of Public Works

No.

Date

LPC - 1265 Westmoor - Page 16

Per

CV 5149

WATER AND ELECTRIC DEPARTMENT

APPLICATION FOR WATER TAP

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

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

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

REMARKS _____

BY J. Starke

WINNETKA ARCHITECTURAL SURVEY

NO. _____

DATE _____

Street Address 1265 Westmoor

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

Original Owner " " " " Years _____ to _____

Other Owners _____ Years _____ to _____

_____ Years _____ to _____

_____ Years _____ to _____

Construction Date 1963-64 DESCRIBE

Dates of Additions _____ brick, wood & glass house

or
Major Alterations _____ Frank Lloyd Wright influence

Architect / Builder Don Erickson

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

Provide other
information
if available

Photograph
Please attach

ARCHITECTURAL INFORMATION & PHYSICAL FEATURES

Number of stories 1

Exterior Wall Materials wood

Foundation material _____

Roof Material pagoda style - large overhang

Entrance (Front/Side) (Side)

Roof Type wood shingles

Windows (Type) Sliding glass

Garage car port

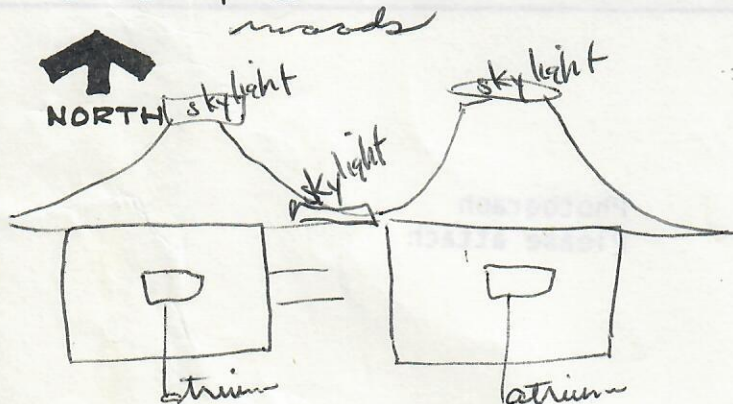
Other Features: Three large skylights - Two atriums
rooms do not have ceilings - all open

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

built by architect that studied with Frank Lloyd Wright

ADDRESS: 1265 Westmoor Rd

SITE & STREET PLAN



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 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	\$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 - Page 23

June 13th = Modern Mayhem in the Suburbs!

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



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

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



Erickson & Stevens Home for Sale in

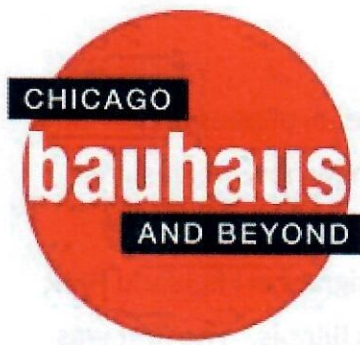
A Don Erickson-Remodeled Hillside Ranch in Barrington for Sale

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



Former Residence of Frank Louis Glick for Sale in Park Ridge

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

[MENU](#)

Dennis Stevens » Architects + More

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

- [Go back to directory.](#)

Dennis Stevens

Architect



Biography

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

[Privacy](#) - [Terms](#)

LPC - 1265 Westmoor - Page 25

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Leave a Reply

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

Death Notice: ARLINE DOBLIN

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

[ProQuest document link](#)

FULL TEXT

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

Private service and shiva.

Interment Memorial Park Cemetery, Skokie.

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

This is a paid death notice.

DETAILS

Identifier / keyword:	Death Notice
Publication title:	Chicago Tribune; Chicago, Ill.
First page:	10
Publication year:	2020
Publication date:	Aug 19, 2020
Section:	Business
Publisher:	Tribune Publishing Company, LLC
Place of publication:	Chicago, Ill.
Country of publication:	United States, Chicago, Ill.
Publication subject:	General Interest Periodicals--United States
ISSN:	10856706
Source type:	Newspapers

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

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

[ProQuest document link](#)

ABSTRACT (ABSTRACT)

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

FULL TEXT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DETAILS

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

[HTTPS://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
Publication title:	Wall Street Journal (Online); New York, N.Y.
Pages:	n/a
Publication year:	2013
Publication date:	Jan 3, 2013
Section:	Real Estate
Publisher:	Dow Jones & Company Inc
Place of publication:	New York, N.Y.
Country of publication:	United States, New York, N.Y.
Publication subject:	Business And Economics
e-ISSN:	25749579
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Language of publication:	English
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VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. DR2001-016Property InformationSite Address: 1265 WESTMOORE 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





MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: FEBRUARY 23, 2021
SUBJECT: 82 ESSEX ROAD - DEMOLITION PERMIT (CASE NO. 21-04-LPC)

INTRODUCTION	
Meeting Date	February 1, 2021
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.
Property Address	82 Essex Road (See Attachment A – Aerial Map)
Property Owner	Kevin Desai
Application Submitted by	Jack Brigham of Brightleaf Homes – General Contractor
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	As of the date of this memo, staff has received 19 written comments from the public regarding this application. (See Attachment E – Public Correspondence)
PROPERTY DESCRIPTION	
Size	0.35 acres
Location	West Side of Essex Road between Winnetka Avenue and Warwick Road
Improvements	Single-family residence with detached garage
Zoning	R-4 Single Family Residential
Surrounding Zoning	R-4 Single Family Residential to the north, west, and south, and Village of Kenilworth municipality to the east
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Report
Constructed	1911
Additional Construction Activity	1925 - Build 1 ½ story frame garage
Illinois Historic Structure Survey Listing	Yes
Winnetka Historical Society (WHS)	The WHS research indicates that the property has both historical and architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes on Same Block (either side of the right-of-way block face and/or along the alley)	None
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	No

COMMISSION REVIEW

The Commission may consider one of the following two motions (1) Historical Architectural Impact Study Required or (2) Demolition Without Delay.

Historical Architectural Impact Study Required

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

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation;
3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit-

Demolition Without Delay

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

ATTACHMENTS

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

ATTACHMENT A



0 50 100
ft

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 7, 2021
SUBJECT: CASE NO. 21-04: 82 ESSEX ROAD

INTRODUCTION

On February 1, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage at 82 Essex Road. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Thursday, January 21, 2020. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

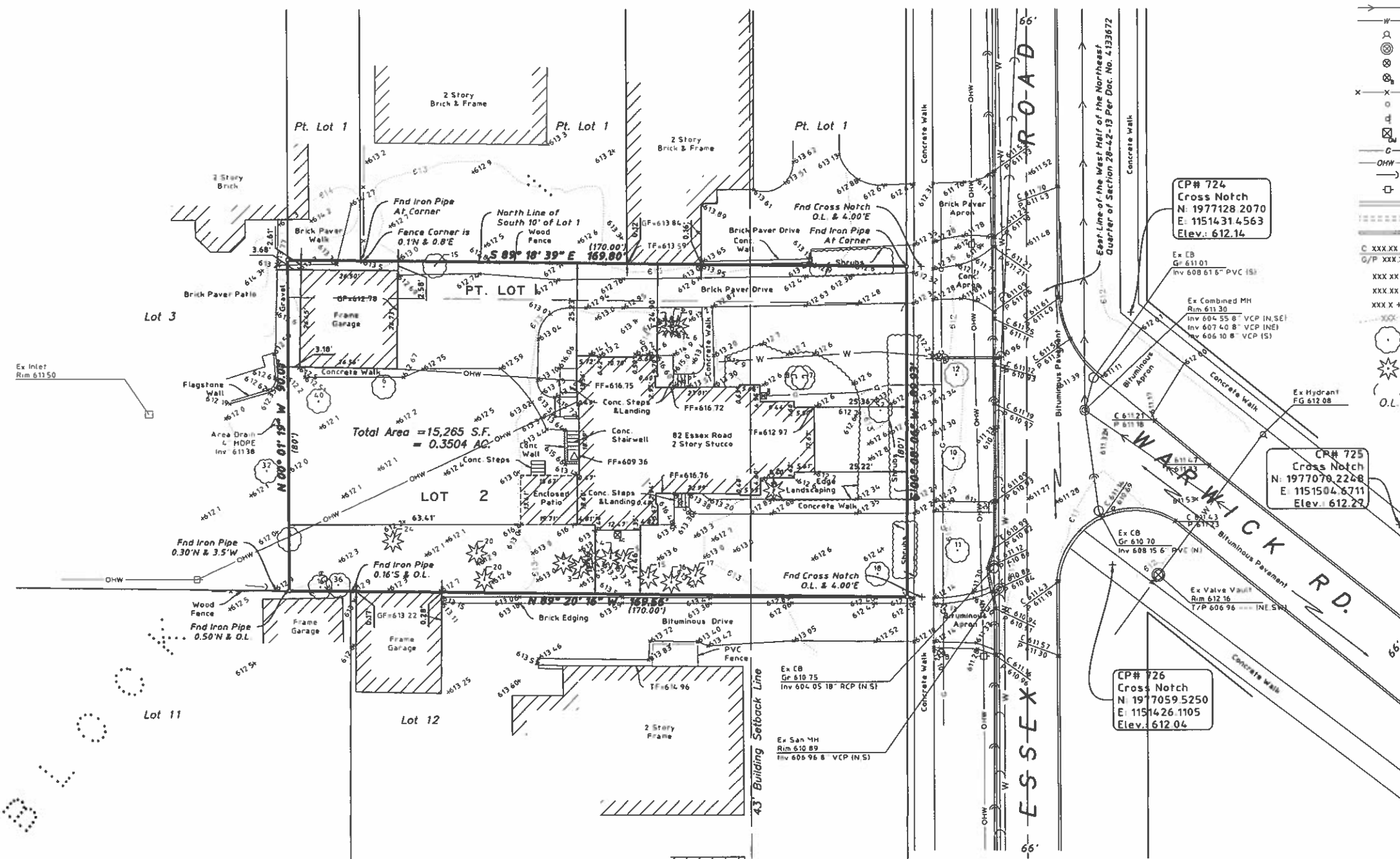
<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
11-20-1925	Build 1 ½ story frame garage	Grover Hermann	Grover Hermann

LEGAL DESCRIPTION

SOUTH 10 FEET OF LOT 1 LOT 2 IN BLOCK 1, IN TEMPEL'S RESUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD RIGHT OF WAY AND NORTH OF VILLAGE LIMITS OF KENILWORTH IN COOK COUNTY, ILLINOIS.

LEGEND

- Manhole
- Catch Basin
- Inlet
- Area Drain
- Storm Sewer
- Sanitary Sewer
- Combined Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Fence
- Pipe Bollard
- Sign
- Gas Meter
- Gas Line
- Overhead Utility Line
- Guy Wire
- Utility Pole
- Curb & Gutter
- Depressed Curb
- Retaining Wall
- Curb Elevation and Gutter/Pavement Elev.
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Record
- On Line



Surveyor's Notes:

- Field work was completed on December 1, 2020.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123).

Benchmark
Site Benchmarks
CP # 724 (See Survey)
Description: Cross Notch
Elevation: 612.14 NAVD 88 (Geoid 12A)
CP # 726 (See Survey)
Description: Cross Notch
Elevation: 612.04 NAVD 88 (Geoid 12A)



State of Illinois)
County of Cook)

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

Schaumburg, Illinois December 4, 2020

By: [Signature] Illinois Professional Land Surveyor No. 3695

Ordered By: BRIGHTLEAF
Order No. 20-212

EXPIRES 11-30-22

HAEGER ENGINEERING
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Illinois Professional Engineer License No. 184-003157
www.haegerengineering.com

BOUNDARY & TOPOGRAPHIC SURVEY
82 ESSEX ROAD
WINNETKA, ILLINOIS

Project Manager: MHA
Drafter: TSK
Date: 2020-12-02
Project No: 20212
Sheet: 1

RECEIVED
DEC 31 2020
BY:

NEW TRIER TWP PUBLIC HIGH SCHOOL

(112 COOK CO. NO. 5

ABBOTSFORD

RD.

WINNETKA ÄV.

WARWICK

WINNETK

Exterior Photos – December, 2020





PROPERTY RESEARCH COVERSHEET



Address: 82 Essex

Construction Details:

Original construction date: 1911

Construction type: Concrete and stucco

Style: Prairie

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
William F. Tempel (possible renters: Frank Pallma*, Edward Wisdom and/or Edward Springer**)	1911 – 1920	Architectural Survey; 1917 phone book; 1920 phone book; Walter Burley Griffin Society news article***; <i>Chicago Tribune</i> article; <i>Walter Burley Griffin in America</i> by Maldre and Kruty	Owner of William F. Tempel & Co., a Chicago-based real estate firm. He commissioned Griffin to design the house as an investment to be sold. He was arrested for forgery in 1920.
Mr. and Mrs. Grover M. Hermann	1920 – 1948	Architectural Survey; real estate listing slip; 1920 phone book****; 1925 phone book*****; 1927 phone book; <i>Chicago Tribune</i> article; <i>Chicago Tribune</i> obituary	Grover M. Hermann was the founder of the American-Marietta Company. He donated funds for a new library at Northwestern University and was the largest individual donor to the Illinois Institute of Technology.
Jens and Amy Wood Nyholm	1949 – 1969	Real estate listing slip; 1954 phone book; <i>Chicago Tribune</i> obituaries	Jens Nyholm was an author and the head of the Northwestern Library; Amy Wood Nyholm was a curator and manuscript librarian at the Newberry Library.
Robert O. and Lori Swartz (Schwartz?)	1969 – 1971	Architectural Survey; real estate listing slip	
C. William and Elizabeth Brubaker	1971 – at least 2016	Architectural Survey; Cook County Assessor; <i>Winnetka Talk</i> obituary; <i>Chicago Tribune</i> obituary	C. William Brubaker was a renowned architect with Perkins & Will in Chicago.

*NOTE: The 1981 and 1982 Architectural Surveys list Frank Pallma as the possible original owner or resident. However, Frank Pallma is not listed in the 1912 Winnetka phone book. The property may have been listed in Kenilworth or Wilmette at that time, however, so Pallma and 82 Essex may not have been in this Winnetka-only phone book.

**NOTE: The 1917 North Shore phone book lists Edward Wisdom at 82 Essex Rd, Kenilworth. The property lies 1 block north of the present-day Winnetka/Kenilworth line. There is no listing for 82 Essex Rd., Winnetka. The text by Maldre and Kruty states that Tempel rented the property to Edward Springer for two years after first attempting to sell it. The text states that Tempel then moved into the house in 1918.

***Several sources, including this article, state that Griffin designed the house for William F. Tempel, insinuating that he was perhaps the original owner.

****NOTE: The 1920 North Shore phone book lists G M Herman at 82 Essex, Wilmette. This same phone book lists William F. Temple at 82 Essex St.

*****NOTE: The 1925 North Shore phone book lists Grover M. Herman at 82 Essex, Kenilworth. The property lies 1 block north of the present-day Winnetka/Kenilworth line. There is no listing for 82 Essex Rd., Winnetka. By 1927, Grover M. Herman is listed at 82 Essex in the Winnetka-only section of the North Shore phone book.

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Walter Burley Griffin	1911; single-story family home	1975 <i>Chicago Tribune</i> article; Walter Burley Griffin Society's biography
Barry Byrne	1919; 2 nd floor added, front porch added	Britannica biography

RESEARCH SOURCES USED: WHS property files, historic phone books, Chicago Tribune, Winnetka Talk, Walter Burley Griffin Society website, Britannica online, Cook County Assessor, *Walter Burley Griffin in America* by Maldre and Kruty

Findings:

Our research indicates that the property at 82 Essex maintains both historical and architectural significance. Widely known as the “Solid Rock House,” 82 Essex was designed by renowned Prairie School architect Walter Burley Griffin. Early in his career, Griffin worked at Frank Lloyd Wright’s famous Oak Park studio. Griffin later married Winnetkan Marion Mahony Griffin, another architect from Wright’s studio, in 1911, whom he worked in partnership with until his death in 1937. While Griffin is perhaps best known for designing Canberra, the capital city of Australia, he designed many historic buildings in Winnetka and across the U.S., including the Orth House at 42 Abbotsford, which is listed on the National Register of Historic Places.

82 Essex is considered “a seminal work in Griffin’s development” as an architect, and is “one of Griffin’s most important buildings.”¹ The property’s original owner, William F. Tempel, owned

¹ Walter Burley Griffin Society, “Griffin’s Solid Rock House Threatened,” accessed 1/18/2020, <http://www.wbgriffinsociety.org/news.html>.

a real estate business and commissioned several designs from Griffin in the early 20th century. 82 Essex was one of the first of Griffin's designs commissioned by Tempel to be built and is certainly one of the most unique. The house is made almost entirely of reinforced concrete (hence the name "Solid Rock"), and originally had a one-of-a-kind rooftop garden. After failing to sell the house and moving into it himself, Tempel commissioned Griffin's associate Barry Byrne (who had taken over Griffin's studio while Griffin was in Australia working on the Canberra project) to add a second floor and porch to the unique structure. Like Griffin, Byrne also trained in Frank Lloyd Wright's Oak Park studio and designed several notable buildings in Chicago and beyond, including Church of Christ the King in Cork, Ireland and Church of St. Francis Xavier in Kansas City, Missouri.

The local architectural significance of 82 Essex can hardly be overstated. It is one of the few remaining Griffin-designed houses in Winnetka and one of the most important local examples of the Prairie School style.

In addition to its architectural significance, the property at 82 Essex maintains local historical significance. Several notable Winnetkans have lived in the "Solid Rock House," including Grover M. Hermann, who purchased the property from Tempel and was the founder of the American-Marietta Company. Hermann was also a well-known philanthropist who donated funds for a new library at Northwestern University and was the largest individual donor to the Illinois Institute of Technology at the time of his death.

82 Essex was also home to notable librarians Jens and Amy Wood Nyholm. Jens Nyholm was a poet and head of the Northwestern Library for over two decades. Amy Wood Nyholm was a longtime curator and manuscript librarian at the Newberry Library. Additionally, well-known Chicago architect C. William Brubaker and his wife Elizabeth lived in the house for many years. Brubaker was best known for designing schools and for his role in designing the First National Bank of Chicago.

Date of Research: 1/18/2021

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society



05282020080000 04/15/2007

Property Details

05-28-202-008-0000

82 ESSEX RD • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION **204**
 SQUARE FOOTAGE (LAND) **15,300**
 NEIGHBORHOOD **22**
 TAXCODE **23010**
 NEXT SCHEDULED
 REASSESSMENT **2022**

Assessed Valuation

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

	2020 Assessor Certified	2019 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	\$690,000	\$750,000
TOTAL ASSESSED VALUE	\$69,000	\$75,000
LAND ASSESSED VALUE	\$34,425	\$34,425

BUILDING ASSESSED VALUE **\$34,575****\$40,575**

Exemption Status

	Homeowner N/A
	Senior Citizen N/A
	Senior Freeze N/A
2018	Homeowner N/A
	Senior Citizen N/A
	Senior Freeze N/A
2017	Homeowner \$833.20
	Senior Citizen \$666.56
	Senior Freeze N/A
2016	Homeowner \$582.19
	Senior Citizen \$415.85
	Senior Freeze N/A
2015	Homeowner \$691.04
	Senior Citizen \$493.60
	Senior Freeze N/A

Exemption History

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

Characteristics

DESCRIPTION	One story residence, any age, 1,801 square feet and over
RESIDENCE TYPE	1.5 to 1.9 Stories
USE	Single Family
EXTERIOR CONSTRUCTION	Stucco
FULL BATHS	3
HALF BATHS	1
BASEMENT ¹	Partial and Unfinished
ATTIC	Partial and Living Area
CENTRAL AIR	Yes
NUMBER OF FIREPLACES	1
GARAGE SIZE/TYPE ²	2.5 car detached
AGE	97
BUILDING SQUARE FOOTAGE	3,045
ASSESSMENT PHASE	2020

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

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

Appeal History

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2016	\$84,559 (2015)	\$91,781	\$91,781	14592	ELIZABETH R BRUBAKER	GARY H SMITH	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.
2013	\$94,522 (2012)	\$84,559	\$88,983	42341	GARY H SMITH		Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.
2010	\$120,263 (2009)	\$94,522	\$94,522	4670	LAW OFFICES OF GARY H. SMITH, P.C.	ELIZABETH R BRUBAKER	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.
2009	\$126,593 (2008)	\$120,263	\$120,263	2478	LAW OFFICES OF GARY H. SMITH, P.C.	ELIZABETH R BRUBAKER	Appeal Review Complete	Assessed Value Not Adjusted - The Assessment reflects a prior valuation analysis. "Amendments to the Classification Ordinance (10% & 25%) do not warrant additional relief.
2007	\$95,916 (2006)	\$126,593	\$126,593	3562	LAW OFFICES OF GARY H. SMITH, P.C.	ELIZABETH R BRUBAKER	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.

WI6-0044	1106 Henrich J G	WI6-1058	342 Koch F J	WI6-
WI6-3933	1108 Gormley F X	WI6-2548	347 Smith P D	WI6-
WI6-4654	1110 Horsman A V	WI6-0267	350 Brown J H	WI6-
WI6-1400	1177 Silberberg W	WI6-4607		
Book Shop	1185 Dyer R E	WI6-5096		
WI6-0882	1191 Walker S P	WI6-4915		
WI6-0535	1201 Coffin C H	WI6-0623		
WI6-1804	1205 Gibson D C	WI6-3229		
WI6-3137	1215 Carlson G R	WI6-5897		
WI6-4414	1221 Thorman F M	WI6-4238		
	1225 McIntyre J H	WI6-0560		
	1237 Larsen O C DDS	WI6-0452		
	1247 Koenen R K	WI6-4061		
	1253 Bartholomay R	WI6-1427		
	1255 Barrett W P	WI6-3073		

ESSEX RD	
38 Koch R F	WI6-5886
50 Broman M R	WI6-4388
66 Chrisman R H	WI6-3498
82 Nyholm J	WI6-2039
94 Kuhn H F	WI6-0214
211 Weinberg H	WI6-4168
221 Weinberg H	WI6-1279
222 Carrington G W	WI6-1941
233 Dick F A	WI6-5504
241 Umbach L H	WI6-3497

EUCLID AV	
915 Dayton W W	WI6-4354
920 Coolidge E C	WI6-2776
924 Robinson W H	WI6-1299
932 Center A H	WI6-5473
944 Stevenson M W	WI6-5439
957 Coles C E	WI6-1070
978 Gudeman E	WI6-3870

FAIRVIEW AV	
260 Belknap P E	WI6-5408
270 Mitchell M J Jr	WI6-1711
275*Greeley S S Schl	
Nurses Ofc	WI6-1326
275*Greely Saml Sewell	
	WI6-0300

FOREST GLEN DR	
1072 Brueggeman A R	WI6-
1229 Fraine J R	WI6-
1233 O'Hara E P	WI6-
1237 Anderson G H	WI6-
1243 Shamberg J	WI6-
1245 Dunham W J	WI6-
1255 Thompson I N	WI6-
1256 Jonas F C	WI6-
1259 Hartshorne H G	WI6-
1264 Franks M R	WI6-
1270 Barnett A S	WI6-
1271 Kenny J J	WI6-
1277 Mueller H C	WI6-
1280 Warrington C H	WI6-
1282 Randle C W	WI6-
1285 Westrich M H	WI6-
1286 Allen C R	WI6-
1290 Pfeiffer F O	WI6-
1291 Bauer F G	WI6-
1292 Nieuwenhuyse J	WI6-
1301 Ingersoll R S	WI6-
1305 Metterhausen E	WI6-
1310 Sherman S S	WI6-
1311 DeWitt E J	WI6-
1323 Weinstock M E	WI6-

FOREST GLEN DR	
1244 Goldman E A	WI6-
1250 Fischer B H	WI6-
1257 Magner J J	WI6-
1258 Popper F	WI6-
1266 Tuthill J M	WI6-
1272 Watson G O	WI6-
1275 Kenny J E	WI6-
1283 Pippel P O	WI6-
1289 Davidson M M	WI6-
1295 Joyce L J	WI6-
1298 Vach T J	WI6-
1314 Ughetti J B	WI6-
1318 Zegers W	WI6-

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ELM—Contd
Apartments—Contd
9 Bemis C M
10 Buchen Cornelius
Street continued
796 Vollmann Lewis A meats
797 North Shore Electric Shop
Turner Jas osteo
Loewe Gilbert M phys
Comfort Shop The hair-dress
Anderson Jennie
Fonda J Everett dentist
Lampert Elmer E dentist
Lindgren Emp Agency
Hultgren Amy
Johnson Ellen masseuse
800 Schell R H
801 Poulouplos Bros gros
802 Norman Archie
804 Luensman Herman shoes
805 Blomdahl & Sundmark shoes
806-12 Schell R H & Co dept store
807 Gt A & P Tea Co
809 Greenaway Geo
813 Weissenberg E C coal
814 Voltz Martha S gro
815 Duncan Arth W interior dec
817 Hill Betty B Mrs beauty shop
Allen Linen Co
Lagergren Gurli massage
Scully Pauline C Mrs Ekstedt Oscar
Hill Gus W
818 Adams Martin L barber
818A Taylor Ethel M beauty parlor
819 Illinois Bell Telephone Co
Chestnut
827-33 Zick G L & Co dept store
839 Atwood Burton H
849 Nelson Gustaf
858 Dwyer Emma
859 Borino John m tchr
877 Dietrich Fredk
882 Erickson Eber T
Birch
883 Stansky Edw jr
888 First Scandinavian Evangelical Church
888 Happ Wm F
892 Dehmow John
Dethloff John H
893 Olsen Jos Peterson Otto
896 Gode Carl A
897 Calef Josiah B
898 Mullen Frank
904 Atwood Burton H jr
905 Murphy Walter F
908 Schubert John
910 Andrewson Elda B Mrs
915 Harrison Fredk J

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969 Scully Edmund
973 Nichol Nicholas N
978 Horsman Edw F
679 Meyers Edw F
982 Philbrick Allen E
985 Hanson Carl J
988 Beck Alf
989 Waller Paul
Dehmow Chas F
992 Dunlop Chas H
995 Benilich Herman J Locust
1004 Blow Burton
1010 Creapas Andrew
1016 Anderson Eric G
1017 Gorman Wm J
Scherer Roy
1020 Wagner Rudolph
1026 Arbin Victor
1031 Vacant
1026 Smith Arth W
1041 Westergren Arth
1044 Adams Martin L
1047 Logan Simon R
1050 Scully Geo
Rosewood av
1064 Herrmann Dagobert
1065 Peters Oug
1078 Smith Wm J
1079 Belter John W glazier
1083 Under construction
1087 Schaeffer Chas E
1088 Farwell Geo E
1093 Beals Wallace H
1106 Gedger Arth C
1108 Ward C Pearl
1110 Horsman Alf V
Glendale av
ELY RD—Changed to Dinmore rd
ESSEX RD — From south boundary n to Sunset rd
38 Lodwick Wm G
50 McGraw Max
55 Barrett Frank R
66 Lockett Oswald Jr - Warwick av
82 Hermann Grover M
221 Under construction
222 Fennell Dalton D
233 French Geo T
241 Walters Geo L
EUCLID AV — From Soott avs s o of Hibbard rd
915 Harding Chas F
920 Coolidge E Channing
924 Robinson Warner H
932 Wolcott Ryland A
944 Inbusch Walter H
978 Barton Enos M

FARVIEW — From Elder la n to Ash
260 Blake Fred D
270 Harden John P
cor Greeley Saml S School
300 Phillips Ermine J Hawthorne la
303 Goldstein Harry
309 Browne Saml
310 Smith Robt W
315 Cardwardine Arth
325 Needham Leslie A
329 Swarts Chas E
330 Vacant
334 Chancellor Justice
334 Robertson Helen E phys
338 Cook C Baltimore
382 Wright John C
386 Johnson S Walter Brennemann Jos Fir
411 Aregger Alf
FIG—Changed to Westmoor rd
FIR—Changed to Orchard la
FOREST—From 700 Hill rd n to Willow
176 Irvine Alex
182 Fuller Dain D
187 Hughes Thos L
188 Carlson Victor
195 Hicks Edw L
198 Thomas Carroll H
199 Crawford Fredk E Garland av
205 Hogarth Cecil S
239 Sutter Lydia D Mrs
240 Noble David F
244 Windes Thos G Elder la
252 McNally Thos F
258 Fishier Dana H
266 McNie Chas H
276 Goodrich Alonzo C
284 Turner Marshall S
290 Biddle Robt C
296 Ball Chas A Diller
302 Vacant
306 Beck Donald W
316 Spear John J
322 Gould Allen R
330 Johnson R Clark
334 Harris L Everett
342 Simon Paul
347 Cooke Francis K
350 Brown Jos H Willow
FOXDALE AV—From Humboldt av n to Tower rd e of Railroad
701 Wooley Frank N
706 Boulter Edw
715 Baumgarten C C
719 Cross Miller
723 McLean Wm H
727 Downs Florence E Mrs
731 Hicks Herbert D
734 Hearne Thos W
735 O'Brien Francis T

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Winnetka-307	Hartwell Hazel M r 565 Lincoln av.... Winnetka-1352
Winnetka-2093	Harvey W Dow r 88 Indian Hill rd.... Wilmette-3213
Winnetka-1024	Haskell S C r 808 Prospect av..... Winnetka-2422
Winnetka-664-J	Haskins Geo E r 428 Cedar..... Winnetka-385
Winnetka-439	Haven Herbert B r 389 Ridge av..... Winnetka-1651
Winnetka-555-M	Haviland Fred R r 102 Church rd..... Winnetka-81
Lincoln av. Winnetka-802	Haviland Realty Co 747 Elm..... Winnetka-577
Winnetka-1268	Hay Wm Sherman r 645 Sheridan rd.. Winnetka-1610
Winnetka-1268	Hayes Harold H r 1422 Edgewd lane... Winnetka-1427
Winnetka-898	Hayes Lawrence J teaming 16 Prouty av.. Winnetka-32
alden... Winnetka-305	r 869 Locust..... Winnetka-426
Winnetka-37	Hayes Wm C r 63 Warwick rd..... Kenilworth-831-M
Winnetka-320	Hazlehurst Saml r 772 Locust..... Winnetka-1697
Winnetka-571-R	Hearne Thos W r 734 Foxdale av..... Winnetka-438
the	Hearthstone Tea & Candy Shop
Winnetka-805	942 Linden av. Winnetka-1895
Winnetka-323	Heartt W D r 894 Burr av..... Winnetka-519-M
Winnetka-1502	Hedman Herbert R r 115 Fuller lane... Winnetka-1908
Winnetka-2292	Heffner S Thos r 790 Foxdale av..... Winnetka-1794
Winnetka-979	Hein H B r 850 Pine..... Winnetka-2484
Winnetka-2322	Heineman Adele Mrs r 913 Greenwd av.. Winnetka-2450
Winnetka-2116	Heinig B r 788 Walden rd..... Winnetka-896
Winnetka-2488	Heinig Frank Mrs r 782 Center..... Winnetka-551-J
Winnetka-19	Heinsen Paul r 772 Lincoln av..... Winnetka-2361
Winnetka-2680	Heinsen & Kroll Inc rl est 720 Elm..... Winnetka-254
Willow rd. Winnetka-56	rl est 720 Elm..... Winnetka-1470
Winnetka-810	Hejda Chas J r 1139 Asbury av..... Winnetka-956
Winnetka-811	Helm Oscar C r 1169 Chatfld rd..... Winnetka-1004
Winnetka-1156	Helmold Fritz r 1152 Asbury av..... Winnetka-2427
l lane... Winnetka-953	Henderson Olof M r 1082 Ash..... Winnetka-481
d rd... Winnetka-2557	Henkel Fredk W r 653 Walden rd..... Winnetka-1486
rd... Winnetka-1283	Henkel Marie H Mrs r 879 Willow rd... Winnetka-2131
ruce... Winnetka-447	Henning Arthur G r 458 Linden..... Winnetka-938
Walnut... Winnetka-264	Henrich N N r 972 Elm..... Winnetka-1038
Glencoe... Winnetka-1142	Henrichsen Christ r 891 Spruce..... Winnetka-502-M
uty annex. Winnetka-2100	Herbst Grace gift shop 576½ Lincoln av. Winnetka-1811
v... Winnetka-1490	Herdic John F r 283 Ridge av..... Winnetka-1867
ury av... Winnetka-1712	Herdman F E contr eng 746 Elm..... Winnetka-69
av Glencoe. Winnetka-1165	Herman Grover M r 82 Essex rd..... Kenilworth-1635
ley av... Winnetka-469	Herrmann Alfred D r 756 Lincoln..... Winnetka-1999
Winnetka-2014	Hertel Carl W r 196 Myrtle..... Winnetka-1519
	Hewitt Clarence E r 153 Bertling lane. Winnetka-2569
	Heyda C J r 1139 Asbury av..... Winnetka-956

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Wm D McKenzie Pres 1185 Laurel Av. Winnetka	143
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Fire & Police Calls only Vil Hall. Winnetka	0
Patrol Box Gage & N W Tracks. Winnetka	654
Public Library Oak & Linden Av. Winnetka	298
Schultze W J Supt Pub Wks r	
917 Ash. Winnetka	742
Theo Flynn Marshal & Collector	
661 Hill Rd. Winnetka	223
W M Peterson Chf of Police r 651	
Willow. Winnetka	741
Water & Light Ofc Ash & Ridge Av. Winnetka	54
Winnetka Weekly Talk 20	
Prouty Annex. Winnetka	388
Winnetka Woman's Club 660 Oak. Winnetka	494
Winship David A r 571 Fir. Winnetka	1027
Winship J C r 839 Elm. Winnetka	670-W
Winslow Chas S r 2125 Sherman Av. Evanston	2310
Winslow Mrs H L r 455 Linden. Winnetka	261
Winston Jas H r 827 Linden Av. Wilmette	1188
Winter Danl E r 944 Asbury Av. Evanston	1327
Winter Edna B r 928 Elm. Winnetka	1465
Winter Geo B Groc & Mkt 807 Davis. Evanston	1991
Winter Geo B r 1229 Chicago Av. Evanston	1512
Winter L A Groc & Mkt 1948 W Railrd. Evanston	1054
Winter Milo K r 621 Sheridan Rd. Evanston	5784
Winter R F r 1125 Wesley Av. Evanston	3328-R
Winter Willard W r 2020 Sherman Av. Evanston	3656
Winterbotham Jos E r 899 Oak. Winnetka	657-J
Winterbottom Albert r 1022 Sherman Av. Evanston	4912
Winterrowd Ben R r 903 Michigan Av. Evanston	3535
Winters Owen B r 616 Hinman Av. Evanston	5906
Winzel John r 1227 Hill. Wilmette	778-M
Wire G L r 723 Forest Av. Wilmette	684
Wire Mrs Wm C r 1514 Judson Av. Evanston	5187
Wisconsin Lime & Cement Co 1804	
Devon Av Chicago. Evanston	6150
Wisdom Edw r 82 Essex Rd. Kenilworth	811-R
Wise John r 917, 10th. Wilmette	2009
Wisher Mrs M L r 1511 Elmwd Av. Evanston	3377-M
Wissmann Emil W r 388 Monroe. Glencoe	748
Withers Allen L r 844 Lincoln Av. Winnetka	685
Withers Burleigh r 710 Ridge Av. Evanston	2699
Witherspoon Leslie r 1154 Pine. Winnetka	120
Withington Herbert r 915 Greenleaf Av. Wilmette	1741
Witkower M r 1509 Chicago Av. Evanston	1580
Witkowski Mrs Rosa r 922 Ash. Winnetka	587
Witsiepe Ernest r 822 Sherman Av. Evanston	1476
Witt Mrs Anne K r 718, 12th. Wilmette	984-R
Witt Chas J r 1000 Monroe. Evanston	3420-M
Witt Christ r 2134 Asbury Av. Evanston	326
Witt Edw R r 1119 Ayars Pl. Evanston	3748
Witt Fred r Lake Av. Glenview	17-R-1
Witt Henry F r 1420 Crain. Evanston	493
Witt Jas r Emerson & Dewey. Evanston	1013
Witt Mrs Louise r 1738 Darrow Av. Evanston	5912
Witt Walter r 2127 Wesley Av. Evanston	3719
Wittbold Henry Florist CentralnRess. Evanston	829
Wittbold H G Florist Nanzig Av nr	
Central Evanston. Wilmette	658
Wittstein Mrs P W E r 239 Ridge Av. Winnetka	633-M
Witty Peter r 1017 Ashland Av. Evanston	5146
Wixson W A r 859 Vernon Av. Glencoe	82
Wodrich Frank W r 715 Lincoln. Evanston	2391
Wohlgemuth John F r 723, 10th. Wilmette 992-M	
Wojtkiewicz Xawery Florist School	
nr Milwaukee Av. Morton Grove	51-M-2
Wolcott Albert V r 1242 Asbury Av. Evanston	1858
Wolf Everett G r Second. Shermrvle	212-R
Wolf Geo D r 526 Willow. Winnetka	499
Wolf Harry J r 819 Greenwd Av. Wilmette	822-J
Wolf Mrs H r 824 Linden Av. Wilmette	1676
Wolf M Groc 604 Davis. Evanston	924
Wolf M Groc 604 Davis. Evanston	925
Wolf & Drosdoff Groc 718 Main. Evanston	5231
Wolf & Drosdoff Groc & Mkt 718 Main. Evanston	5230
Wolfe Mrs Gertrude J r 1601 Elmwood Av. Wilmette	737-W
Wolfe John A Tailor 1126 Central Av. Wilmette	232
Wolfe John A r 528 Park Av. Wilmette	2034
Wolff Alfred C Sht Metl & Furnace Wk	
1124 Central Av. Wilmette	296
Wolff Alfred C r 1124 Greenleaf Av. Wilmette	158
Wolff Allan Ira r 519 Cedar. Winnetka	362
Wolgast Wm r Main Twp. Morton Grv	54-J-2
Wolter Ferdinand, Jr r 1428 Scott Av. Winnetka	190
Wolter Fred G r 263 Woodlawn Av. Glencoe	707
Wolter John r Niles Twp. Morton Grv	60-W-1
Woman's Club of Evanston Church &	
Chicago Av. Evanston	4280
*Woman's Club of Evanston Church &	
Chgo Av. Evanston	4263
Woman's Club of Wilmette	
10th nr Greenleaf Av. Wilmette	527
Woman's Exchange Cafeteria 1627	
Chicago Av. Evanston	4231
Woman's Exchange Food Sales Rm	
516 Davis. Evanston	984
Woman's Exchange Ice Cr Dept	
512 Davis. Evanston	988
Woman's Guild of Christ Church Oak	
& Linden. Winnetka	1128
Woman's Library Club Hazel nr	
Greenleaf Av. Glencoe	165
Wood Allen G r 750 Hinman Av. Evanston	5102
Wood Clarence E r 641 Hinman Av. Evanston	2537
Wood Mrs Elizabeth r 1129 Chicago Av. Evanston	3891
Wood Mrs Ellen r 2114 Central. Evanston	3558-J
Wood Ellery L r 1619 Ridge Av. Evanston	4489
Wood E A r 651 Hinman Av. Evanston	4521
Wood Frank F r 504 Lee. Evanston	2070
Wood Geo S Plbg & Htg Vine & Railroad. Winnetka	892
Wood Jas r 1082 Spruce. Winnetka	381
Wood Leon r 1124 Foster. Evanston	3134-W
Wood Saml C r 1118 Washington. Evanston	5223
Wood W E r 1245 Judson Av. Evanston	1412
Woodard Orrin J r 623 Forest Av. Wilmette	1430
Woodburn Roy M r 126 Main. Evanston	1402
Woodbury Louis E r 510 Greenleaf Av. Wilmette	517
Woodcock Andrew J r 934 Sheridan Rd. Wilmette	703-W
Woodcock Constr Co Bldrs 513, 4th. Wilmette	1304
Woodcock Fred r 196 Scott Av. Winnetka	1087
Woodhead Danl r 1521 Hinman Av. Evanston	4475
Woodington J C r 932 Forest Av. Evanston	2390
Woodland Le Roy r Abbottsford Rd. Kenilworth	1272
Woodland Ralph Henry r 1125 Davis. Evanston	6037
Woodman Andrew W r 1111 Hinman Av. Evanston	975
Woodman J E r 589 Washington Av. Wilmette	1790
Woodman M J r 1123 Noyes. Evanston	6059
Woodruff Chas E r 1085 Madison. Evanston	2066
Woodruff Harvey T r 2754 Broadway Av. Evanston	2693

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1038

WINNETKA DIRECTORY

Strother John (Gertrude) chauffeur r 674 Prospect av
Strotz C N (Clara) r 365 Sheridan rd tel 36
Strotz Harold r 365 Sheridan rd
Strotz Katherine K Miss r 365 Sheridan rd
Strotz Sidney r 365 Sheridan rd
Stroud Fred carp r 558 Provident av
Struggles Ed retired r 879 Cherry
Struggles Lilly Miss r 879 Cherry
Struggles Wm G (Sarah A) broker r 787 Foxdale av tel 1453
Strum Gust (Bertha) chauffeur r 349 Sheridan rd tel 683
Stuart John (Ellen) Quaker Oats Co r 990 Sheridan rd tel 63
Stubbe Lewis (Minnie) carp r 854 Spruce tel 674-J
Stubbe Paul clk r 854 Spruce
Stubbe Wm lab r 854 Spruce
Stubner W (Katie) florist r 480 Provident av tel 618
Stults E E (Minnie) agt r 463 Willow tel 488
Suker Geo F Dr (Lillian N) r 1139 Oakley av tel 31
Sulariki John (Marie) chauffeur r 410 Linden
Sullivan Arthur C (Gertrude) r 653 Walden rd tel 1062
Sullivan A H (Sarah Elizabeth) elec engr r 902 Oak tel 1552
Sullivan M J (Mary) gardener r 882 Pine tel 1549
Sutter Lydia D Mrs r 239 Forest av tel 101
Syanderlik Chas (Clara) florist r 748 Center tel 283
Svendsen Peter (Hannah) carp r 595 Rosewood av
Svreck Francis Miss r 514 Birch
Swanson C (Anna) gardener r 892 Spruce tel 555-R
Swanson Henry (Anna) grinding r 824 Prospect av
Swanson Henry Jr r 824 Prospect av
Swatek Wm (Madge) whol merch r 619 Lincoln av tel 1245
Sweeney Mary Miss r 1274 North av
Sweet Chas S (Mary B) asst sec Pulman Co r 1312 Asbury
av tel 472
Syme Arthur broker r 855 Willow
Syme J Q (Louise) broker r 855 Willow tel 123
Symon Bros (B & C) confectionery 464 Winnetka av tel 311

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WINNETKA TEL. 506 W

TEL. MAIN 67

WINNETKA DIRECTORY

1039

Symon B (Symon Bros) r 464 Winnetka av
Symon C (Symon Bros) r 464 Winnetka av

T

Taiser Elizabeth Mrs r 672 Railroad av tel 722
Taylor Arthur J r 319 Scott av tel 26
Taylor E B & Co (Bessie) hardware 546 Center tel 999. r
Glencoe
Taylor E S (H H) r 314 Ridge av tel 336
Taylor Lillian E physician r 590 Lincoln av tel 818
Taylor Marie Miss bkpr r 319 Scott av
Taylor Roy chauffeur r 985 Sheridan rd
Taylor Thos Jr (Florence C) judge r 1011 Green Bay rd tel
94
Tearney M Miss r 1114 Merrill tel 536-J
Tebbetts & Garland Store The 16 N Michigan av Chicago tel
160-161
Tempel Wm r 138 Woodlawn av
Temple Wm F Johansen & Co r 82 Essex rd
Tempel W F (J) loans on real estate 138 Woodlawn av
TEMPEL WM F & CO builders 465 Winnetka av W Esentrot
tel 768
Tenney Henry (Eleanor) lawyer r 180 Linden tel 473
Tenney H K (Eleanor F) lawyer Homes Ins bldg r 640 Pine
tel 378
Terempler A Mrs r 752 Center
Tesar Rosie Miss maid r 382 Ridge av
Thackery Thos W (Georgina) mngr dep Marshall Field & Co
r 594 Elm tel 1063
Thayer Mabel Miss r 1437 Prairie av tel 977
Thomas Elma Miss maid r Willow & Chestnut sts
Thomas Fredk B (Marion) real estate r 680 Walden rd tel
794
Thomas James (Mary) chauffeur r 627 Sheridan rd tel 1228

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996 WINNETKA DIRECTORY

- Hansel John Jr (Clare L) adv agt r 1162 Hamptondale rd tel 1106
- Hansen Arthur D printer r 1143 Asbury av tel 351
- Hansen, Carl r 878 Ash tel 513-M
- Hansen G (Amanda) chauffeur r 878 Ash tel 513-M
- Hansen Harry (Esther) tinner r 927 Oak
- Hansen Harry (Ruth) editor r 260 Fairview av tel 521-W
- HANSEN PAUL (Thora) painter and decorator interior decorating exterior painting paper hanging graining fresco and sign painting workmanship and material guaranteed 18 Prouty annex tel 65 res 861 Oak
- Hansen V N (Helen) mnfr r 146 Woodland av tel 90
- Hanson W L (Letitia) Gen Elec Co r 812 Foxdale av tel 1474
- Happ W P (Matilda) genl blksmith r 826 Spruce tel 740
- Harada R cook r 1154 Pine
- Hardenbergh R W (Helen) r Private rd
- Hardin John H (Anna) optical goods r Sheridan rd nr Mary tel 485
- Harding Chas F Jr (Helene S) lawyer 137 S La Salle Chicago r 915 Euclid av tel 936
- Harding V M (Mary) lawyer Chicago r 789 Burr av tel 523
- Hare K R (Gertrude) elec engr r 1066 North av tel 771
- Harman Joe Mrs r 735 Sheridan rd
- Harmon H P (Charlotte) coal r 554 Arbor Vitae rd tel 1379
- Harris Arthur J r 1055 Gage tel 1329
- Harris Clarence W (Doris) mnfr r 738 Lincoln av
- Harris James W (Bertha A) mnfr r 738 Lincoln av tel 1008
- Harris Jas W Jr r 1055 Chatfield rd tel 1409
- Harrison Arthur chauffeur r 765 Sheridan rd
- Harrold E S (Jennie J) dental supplies r 979 Elm tel 547-J
- Harshaw Myron T (Ruth) salesman r 1096 Oak tel 795
- Harsing John (Martha) planing mill r 808 Oak
- Harting Samuel (Mary) retired r 1219 Scott av tel 543-J
- Hartnett J J Mrs r 800 Rosewood av tel 668-M
- Hartnett John J Jr r 800 Rosewood av



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997

- Haskell Ethel W r 615 Cherry
- Haskins G E (Grace) agt r 428 Cedar tel 385
- Hawkins Andrew gardener r 765 Sheridan rd
- Hawley Edw Wm (Estella D) vice-pres Gen Explosive Powder Co r 734 Foxdale av tel 994
- Hayer Hilda Miss r 768 Foxdale av
- Hay Wm Sherman (Alma) lawyer Chicago r 645 Sheridan rd
- Hayes H H (Janey) r 1422 Prairie av tel 1427
- Hayes Irma Miss r 869 Linden av
- Hayes Lawrence J (Ella) gen contr 16 Prouty annex Winnetka r 869 Linden av tel 426
- Hazlehurst Samuel Jr (Gertrude) Board Trade r 772 Linden av tel 693-J
- Heath John Mrs r 458 Ridge av tel 302
- Hed Freda Miss maid r 765 Sheridan rd
- Hedwig Therun Mrs r 1163 Asbury av
- Heindselman C Mrs r 916 Oak
- Heinig Bernhard (Katherine) mnfr r 788 Walden rd tel 896
- Heinig Frank (Alma) merch tailor r 782 Center tel 551-J
- Heinig V (Minnie) lab r 807 Rosewood av
- Heinselman Stella Miss stenog r 916 Oak
- Held Wally Miss maid r 860 Lincoln av
- Heller Marion Miss student r 559 Provident av
- Heller Russell M (Edith S) mngr r 559 Provident av tel 502-W
- Henderson O M (Caroline) painter r 418 Provident av tel 1430
- Henneman Wm H r 757 Foxdale av tel 481
- Henning A G (Louise) elec engr r 941 Oak tel 599-J
- Henrich N N (Gertrude) printer r 557 Elder lane tel 1038
- Henrich Peter (Christina) printer r 379 Rosewood av
- Henrichsen Christ r 891 Spruce tel 502-M
- Herdman F E (Mary) Eclipse Constr Co r 554 Oak tel 721
- Herdman Frank V engr r 554 Oak
- Herman G M mnfr r 82 Essex rd tel 2283 Wilmette
- Herr H retired r 936 Spruce
- Herr Matilda Miss r 936 Spruce

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JOHN WEILAND
FLORIST

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 11-17 1925

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 1 1/2 Story
and Basement frame garage

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

PROPERTY DESCRIPTION - Lot 510 of lot 1, Block 1

Subdivision 1

STREET and NUMBER 82 Essex

DIMENSIONS of BUILDING - Front 26'-0" feet. Depth 26'-0" feet. Height 13'-0" feet

NUMBER of ROOMS

KIND of MATERIAL frame

OWNER Geo. M. Hermann Address Winnetka

TOTAL COST 1150.00

ARCHITECT Owner Address

BUILDER Union Insulating Co Address 608 S. Dearborn St.

CARPENTER " " " Address

MASON " " " Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN

REMARKS

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

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

Permit Issued 11-20 1925

Permit Number 2708

Fee 1065

SIGNED Union Insul Co
Geo Anderson
ADDRESS 608 S. Dearborn St

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR STREET OCCUPATION PERMIT

Date MAY 13, 1940

To the Superintendent of Public Works:

I, A. N. SMITH, in accordance with
Section 430 of the Municipal Code of the Village of Winnetka
of 1932, hereby make application for a permit to occupy the
public street for the purpose of STORING MATERIALS to
the extent of 20 FT., adjacent the premises
at 82 ESSEX, for a period of not to exceed
THREE days. I hereby agree, if such permit issued, to
completely remove all material and equipment from the street
and to place the parkway and improvements in the street in
as neat and serviceable condition as prior to the occupancy
thereof, upon the expiration of the above mentioned period,
or at as much earlier time as shall be feasible.

I tender herewith a deposit of \$ WAIVED, to ensure
the restoration of said street, parkway, and improvements
to as neat and serviceable condition as prior to the occupancy
thereof.

Approved WES

Permit # 30

Issued 5/13/40

Receipt # —

Signed A. N. Smith
Address 1006 Central Ave
Winnetka Ill.

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR A STREET EXCAVATION PERMIT

Date 3-30-54

To the Superintendent of Public Works:

Clifford Moran hereby makes application in accordance with Section 174 and 175 of the Municipality Code of the Village of Winnetka dated 1932 for permission to make an excavation in Essex Rd for the purpose of _____ Street

Sewer Repair at 8r Essex Rd at ADDRESS

Actual work will be done by Clifford Moran.

The undersigned hereby also agrees to conduct the work strictly in accordance with all ordinances, rules and regulations of the Village of Winnetka.

Surety Bond is tendered herewith as required by Section 176 of said code in the amount of \$ 2000.00.

Signed Clifford Moran

Address 400 Central Ave.
N.P.K. Ill.

Fee paid \$ waived

Replacement
Deposit Charge paid \$ 25.00

Work Order # #2951

Receipt # _____

Bond Approved by _____

Permit # #698

Application Approved by _____

REMARKS Clean-out installed in parkway with metal cover for future access to sewer service.

VILLAGE of WINNETKA

Office of
THE SUPERINTENDENT OF PUBLIC WORKS

BUILDING PERMIT

Permit
Number 8972

Fees \$20.00

Valuation \$1,000.

Winnetka, Illinois October 1, 1971

Permission is hereby granted to Mr/Mrs. Charles W. Brubaker
(Owner)

to Garage addition, single family residence.
(Description of work covered by permit)

on property identified by the following Permanent Real Estate Index Number:

AREA NUMBER	SUB AREA NUMBER	PARCEL BLOCK NO.	PARCEL NUMBER	VOLUME NUMBER	ITEM NUMBER
05	28	202	008		

Commonly referred to as 32 Essex Rd.
(Street Address)

This permit is granted upon the express condition that said Mr./Mrs. Charles W. Brubaker
(Owner)

agrees to faithfully comply with the rules and regulations established, or which may hereafter be established, covering the construction, heating, lighting, ventilation, drainage and water service of buildings; that said building shall be located and built in strict accordance with description, plans and plats submitted to and approved by the Superintendent of Public Works and shall conform in all respects to the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

This permit may be revoked at any time upon violation of any of the provisions of said ordinances.

FILE COPY

VILLAGE OF WINNETKA
By Max L. Whitman per kf
SUPERINTENDENT OF PUBLIC WORKS

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, October 1, 1971

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Remodel kitchen.

(work to be performed)

Single family residence.

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	28	202	008
Vol.		ITEM	

STREET and NUMBER 82 Essex Rd.

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

NUMBER of ROOMS _____

EST. CONST. COST \$7,000.00 KIND of MATERIAL _____ PHONE NO. _____

OWNER Mr/Mrs. Charles W. Brubaker Address 82 Essex Rd. 446-2624

ARCHITECT _____ Address _____

BUILDER Gathercoal Constr. Address 1517 Maple, Wilmette 251-0225

CARPENTER same Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER F. J. Kerrigan Address 545 Ridge Rd., Wilm. 251-2695

ELECTRICIAN Glenn Bennett Address 211 Happ Rd. Wilmette 446-8920

REMARKS _____

Date Job Completed _____

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

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

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

Permit Issued October 29 1971 by PG SIGNED By Carl P. Boell

Building Permit Number 8992 ADDRESS 82 Essex Rd.

Occupancy Permit Number _____ Winnetka, Ill. 60093

C. B. No. 35905 PHONE NO. _____

LPC - 82 Essex - Page 25

Memo

From
WAYNE BRENNAN
Building Officer

RE:

MRS. ELIZABETH BRUBAKER
82 ESSEX RD. 446-2624

RE: ROBERT STROM, NEIGHBOR
IMMEDIATE SOUTH WHO RECENTLY
CONSTRUCTED NEW DETACHED
GARAGE IS GOING TO REPLACE
AND WIDEN HIS DRIVEWAY.
SHE IS CONCERNED ABOUT
DRAINAGE OF DRIVE ONTO
HER PROPERTY AND TOWARD
HER HOUSE. SHE RECOMMENDED
A LEVEL DRIVEWAY WITH A SWAIL
IN THE CENTER PITCHED TO THE
CURB/STREET. ESPECIALLY CONCERNED
ABOUT LARGE AREA IN FRONT OF
GARAGE DOORS.

CALLED FRANCIS STANTON 446-9060
ARCHITECT FOR GARAGE WHO WILL
TALK TO MRS. BRUBAKER AND
MR. STROM

9-30-85 *WLB* THE VILLAGE OF WINNETKA, ILLINOIS

ADDRESS 82 ESSEX

HISTORIC NAME

TARGET AREA IIIOTHER SURVEYS 155

LOCAL CRITERIA

SURVEYOR SB

COMMON NAME

HOUSE

DATE

10/24/89

(Building Outline Map)

Roll # 8 Photographer SB
Frame # 4 Date 10/30/89
Building facing EWINNETKA HISTORICAL AND ARCHITECTURAL SURVEYGENERAL 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: 2nd Floor Front added

By Barry ByrneARCHITECTURAL INFORMATION

9. Architectural Style: Prairie
10. Noteworthy Features: Windows
Messing
11. Architect: WALTER BURLEY GRIFFIN 12. Builder: _____
Source of Information: _____
13. Date of Construction: _____ Source: _____
14. Comments on Significance: Unusual example of house
designed by Griffin & enlarged by Byrne
Handsome design Pres. in old listing

PHYSICAL FEATURES

15. Overall Shape or Plan: IRREG
16. Stories: 2 Approx. Dimensions(see Sanborns): _____
17. Foundation (Material and Color): _____
18. Walls (Material and Color): Cream Stucco
19. Roof: Type hip Material Asphalt Original? N
Pitch steep Color Red
20. Dormers? No., Location, Material: dormers w/ casements on E + S side of house
21. Chimneys? No., Location, Material: concrete chimney in center
22. Ornamental Trim (Material and Color): wall plain except for stucco piers between windows
23. Entrance(s) (Location and Description): Simple door on S side of house
24. Porches: projecting sun porch w/ Ribbon of windows at front
25. Window Treatment: casement w/ mullions in an ornamental pattern
26. Other: Roof Unusual shape

SITE INFORMATION

27. Landscape Description: Style _____
Ravine _____ Riparian _____ Other _____
Noteworthy Features: _____
28. Landscape Architect: _____ Source of Info.: _____
29. Secondary Structures? _____ Type: Fence _____ Wall _____ Coach House _____
Barn _____ Detached Garage ☒ Greenhouse _____ Other _____
30. Relation to Streetscape: faces St

BACKGROUND DATA

31. Current Owner: _____ Address: 82 Essex Phone: _____
32. Occupant: _____ 33. Original Owner: _____
34. Historical Information on Ownership: _____

35. Permit Information: Denial application was made 10/3/11 per #1036
for Mr. C.A. Jacobs. Connection was made 10-2-29 #
A 1 1/2 story frame garage was constructed 11/20/25 per #2708
for owner Crown Herman

36. Legal Description: _____

_____ (Location) _____

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

39. Listing on Existing Surveys (Give Date Listed):
National Register _____ Heritage Home _____ IHSS _____
IHLS _____ Other: NHL _____ IR _____ HABS _____ HAER _____

40. National Register Potential: Individual _____ Contrib. in District _____
Architectural Merit But Sided _____

HISTORICAL INFORMATION

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

Sources of Information: _____

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

**VILLAGE OF WINNETKA
APPLICATION FOR BUILDING PERMIT**

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

Application is made for a permit to REPLACE ROOF ON ENTIRE RESIDENCE
(Work to be performed.....Type of building - residential, commercial, garage, etc.)
For MRS BRUBAKER At 82 ESSEX Phone 847 446-2624
(Name of owner) (Address of building)
Application for: New Construction ☐ Addition ☐ Remodeling ☐ Plumbing ☐ Electric ☐ Demo ☐ Other REROOF
(Specify)
Estimated Cost of Construction \$ _____ (Include materials & labor)
Signature [Signature] Printed Name TIM DEINULICH Phone 847 374 1033 Date 5/19/11

CONTRACTOR INFORMATION

Lic Bond

(street, city, zip code)

Architect _____	Address _____	Phone _____
Gen Contractor _____	Address _____	Phone _____
Carpenter _____	Address _____	Phone _____
Plumber _____	Address _____	Phone _____
Electrician _____	Address _____	Phone _____
HVAC _____	Address _____	Phone _____
Concrete _____	Address _____	Phone _____
Sewer _____	Address _____	Phone _____
☒ Other <u>CALBERT-SONS INC</u>	Address <u>PO BOX 6 GLENVIEW, IL</u>	Phone <u>847 374-1033</u>
Other _____	Address _____	Phone _____

FOR OFFICE USE ONLY

PERMIT FEES

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

Tree Rem./Repl./Fencing	\$ _____
Roofing	\$ <u>105.-</u>
Street Replacement	\$ _____
Water Use	\$ _____
Other	\$ _____

TOTAL FEES

CHK 145.00
R: 0000492744 19-May-11 11:01 AM

Approved this 19 Day of May 20 11
Permit # R11-00037 Expires 8/16/12

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

Original: Community Development
Yellow: Finance Department

Excl. Agents	Address of House 82 Essex Winnetka	Size of Lot 96x175	Rooms 8-4	Baths 4$\frac{1}{2}$	Porches	Price 38,500
--------------	--	------------------------------	---------------------	---	---------	------------------------

2nd hse S of Winnetka Ave;

Situated between
How house
may be seen
3 c insulated

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

Owner **Mrs. Herman**

Whom to notify
regarding prospective
purchaser
might buy smaller

Tenant

Abstract or
Guaranty policy

Terms

1st Mortgage Rate Maturity

Prepayment privileges

2nd Mortgage Rate Maturity

Prepayment privileges

Restrictions

Insurance { Fire Tornado

Construction **cement col. semi Frank Lloyd Wright**

Heating **HW oil or gas 350** Hot water

Remarks

Basement **full bath marks quarters**

1st floor **LDK bedrm & bath, lib.**

2nd floor **3 bedrms**

3rd floor

Sign Privileges

Continuance of Listing Confirmed
8/11/48

Fronts

ft. alley at

When available to be arranged

How heated

Date **7/9/48** Listed by **EH**

Address

Ph: Res. Ofc.

Address

Ph: Res. Ofc.

Lease expires

Taxes **502**

Special Assessments

Architect

Lighting

Zoning

Use

Height

Area

Hardwood Floors

Notes: **Done 10/48 BB**

Notes: **J.A.P. ✓, J.B.A. ✓, L.B.G. ✓, E.H. ✓, J.L.W. ✓**

Directions:

Address: 82 Essex Road	Lot Size 90 x 170 (owner)	\$ 65,000 6-13-69 Sold Lake Bay								
City: WINNETKA E-2292	<table border="1"> <tr> <td>Rms.</td> <td>Bed.</td> <td>Baths</td> <td>Heat Gas HW</td> </tr> <tr> <td>9</td> <td>4+</td> <td>3$\frac{1}{2}$+</td> <td>Cost</td> </tr> </table>		Rms.	Bed.	Baths	Heat Gas HW	9	4+	3$\frac{1}{2}$+	Cost
Rms.	Bed.		Baths	Heat Gas HW						
9	4+		3$\frac{1}{2}$+	Cost						
Constr: Stucco on cement	<table border="1"> <tr> <td>Year — Taxes</td> <td>Porches</td> <td>Garage 3-car</td> </tr> <tr> <td>168</td> <td>Summer</td> <td>Att. 200</td> </tr> <tr> <td>\$1609.98</td> <td>Porch *</td> <td>Elect: 220 110V</td> </tr> </table>	Year — Taxes	Porches	Garage 3-car	168	Summer	Att. 200	\$1609.98	Porch *	Elect: 220 110V
Year — Taxes	Porches	Garage 3-car								
168	Summer	Att. 200								
\$1609.98	Porch *	Elect: 220 110V								
Style: Prairie School of Architecture										
Roof: Asphalt Shingle		Contract: LR DR K DEN FR BR's								
Built: 1911-Griffin Faces: E										
Basmt: Divided - laundry- storage - auxiliary bath.										
1st "L" shaped living rm. w/corner fpl., dining rm., solarium, den, pantry, kitchen w/dishwasher, bedrm., bath, powder rm., porch.										
2nd 2 huge bedrooms, 1 medium bedroom, 2 baths.										
3rd Stair to floored storage.										
Check: School: Grade: Joseph Sears JHS: Sears HS: New Trier East	Transp: RR. N.W. - 4 blks. Bus: Green Bay Rd. - 4 blks. Other: Available:									
Mortgage: Existing										
City water, W.M. , Sanitary Sewer, Storm Sewer, sewer										
Special Assessments \$ _____ for _____										
Remarks and any special conditions: One of the North Shore's architecturally notable houses designed by Walter Burley Griffin and Barry Byrne and referred to as the "Solid Rock House." Beautiful lot and location near schools, shopping, transportation and beach.										
*Screens and awnings for porch.										
Owner: Jens & Amy Wood Nyholm Bus. Phone: _____ Res. Phone: _____										
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.										
For office use only 052869	Realtor Office: McGUIRE & ORR, INC., Winnetka Sales Person: John E. Townsend	Phone: 446-5010 Home Phone: 446-7397								
		Possession: 9/2/69 or sooner by agree. Reason for Sale: O.O.S. Title: Torrens and C.T. & T.								



Sold 3-26-71 Nash jsm

Directions: 2nd house South of Winnetka Ave. (Park in drive on North side of house)

Address: 82 Essex Road		City: Winnetka		C-6583		Lot Size		90 x 170		\$ 79,500	
Constr: Stucco on poured concrete		Style: Prairie School of Architecture		Roof: Asphalt Shingle		Year — Taxes		1969		Rms. 10	
Built: 1911-Griffin 1917/Byrne		Faces: East		Garage 3 car +		Porches		Large		Heat Gas HW Cost \$450.	
				Elect: 220V-110V		Screened				Contract:	
Basmt: Yes. Laundry. Storage. Bath. Newer furnace, incinerator. 1st "L" shaped living rm w/corner fpl, dining rm, family rm, pan. den, pwd rm, bedrm, bath, screened porch, kitchen, breakfast room. 2nd 3 bedrooms, 2 Vitrolite baths. Clothes chute. 3rd Stairway to floored attic.											
Check: School: Grade: Sears JHS: Sears HS: New Trier East Transp: RR: C&NW-4 blks. Bus: on Green Bay Road Other: Mortgage: Existing Available: City water, W&K, Sanitary Sewer, Storm Sewer, Septic Tank Special Assessments \$ _____ for _____ Remarks and any special conditions: Architecturally renowned as the "solid rock house" designed by Walter Burley Griffin & Barry Byrne. Natural woodwork, original brass fixtures, beautiful floors, leaded windows. Not included: antique hanging fixture in living room. NO SHOWINGS 12-12:30 (naptime).											
Titleholder: Swartz, Robert O. and Lori						Phone: 446-9043					
This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the Realtor is liable for errors. The listing may be changed without notice.											
For office use only		Realtor Office: QUINLAN and TYSON, INC.-Winn. Phone: 446-4500 030871 Sales Person: Ginny Furst Home Phone: 256-2567 or 256-4565									

COPY

"L"	13 x 9
LR	27'8 x 12'8
DR	12'6 x 11'4
K	12 x 12
DEN	14'6 x 12'6
FR	18 x 13
BR's	
1st:	13 x 12
2nd:	23 x 18
	22 x 15
	13 x 10'6
Brkfst:	12'6 x 8

Possession:

30-60 days

Reason for Sale:

O.O.S.

Title Torrens

WINNETKA ARCHITECTURAL SURVEY No. E-12

Street address 82 Essex Road

Current owner CW Bubaker years 1970 1981

Original owner Frank Pallma (?) years

Other owners and/or William F. Tempel (?) years

 years 1968

Ebt. Schwartz years 1968 1970

Construction date 1911 Additions or major alterations 1919

Architect Walter Burley Griffin Barry Byrne
architect

Builder

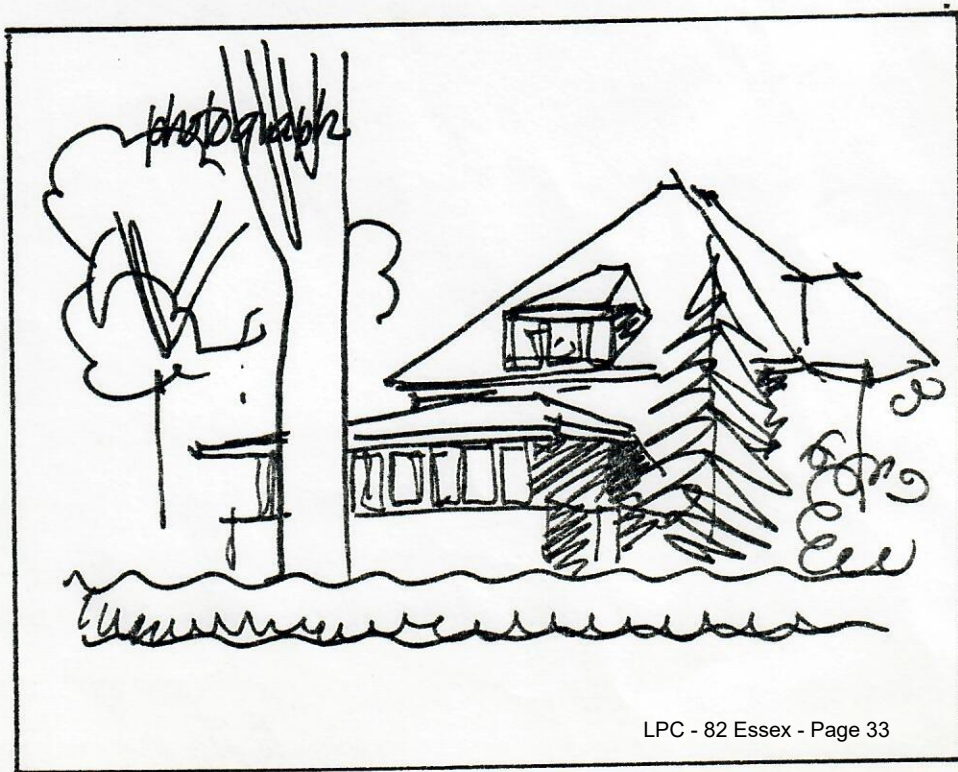
Predominant style Prairie School

Information on
other photographs,
articles, data, etc.

See "The Prairie
School" by
Mr. Allen Brooks

211. Historic Structures
Survey - Map No. 30

Northwestern Univ.
has original working
drawings



Architectural information & physical features =

Number of stories 2 1/2 Exterior wall materials stucco on concrete
Foundation material concrete Roof material asphalt shingles
Entrance at side Roof type hipped
Windows continuous bands Garage 3 car freestanding
Other _____

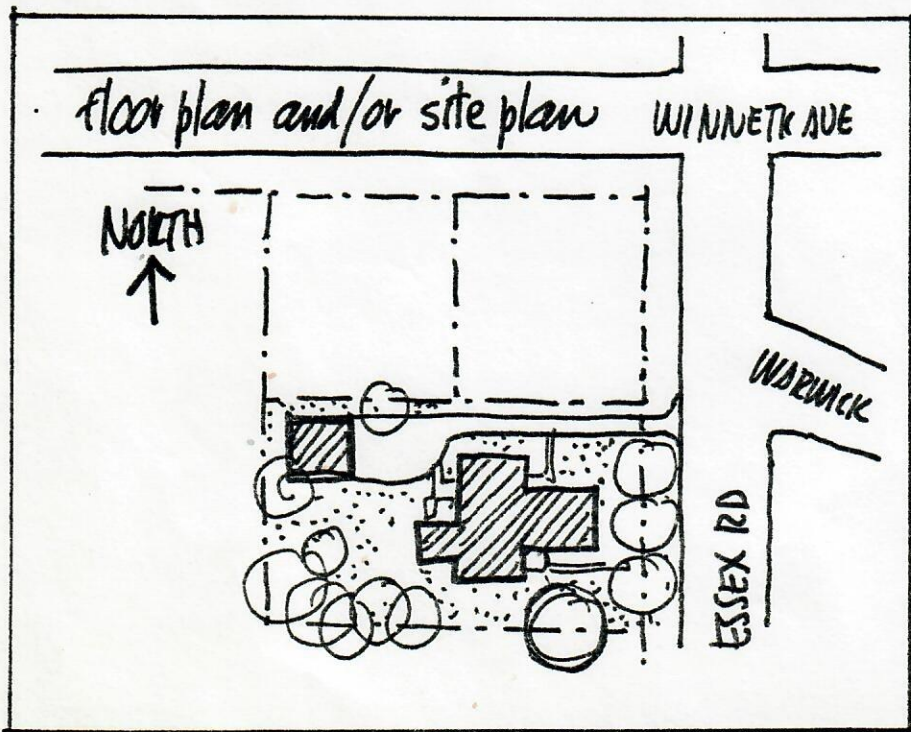
General comments Known as the "Solid Rock House"
because of unusual concrete construction.

Was originally a flat roof, one floor house.

In 1919, second floor & partial 3rd floor were added
with new hipped roof.

The neighborhood, s. of NewTice East HS., has other "Plaine School" houses.

Address 80 Essex Road



Survey by
CN Butler

Date Nov 10, 1901

Survey revised by
Reht. Rembert
Nov 11, 1901

Date _____

Date _____

WINNETKA ARCHITECTURAL SURVEY

NO. _____
DATE 27 Oct 82

Street Address 82 Essex Road

Current Owner C. William Brubaker Years 1970 to 1982

Original Owner Frank Pallma or Wm. Tempel Years _____ to _____

Other Owners Nyholm (?) Years - to 1968

Robert Schwartz Years 1968 to 1970

Years _____ to _____

Construction Date 1911

DESCRIBE

Dates of Additions 1919

or
Major Alterations _____

2nd floor added (Barry Byrne, architect)
and front porch added

Architect / Builder Walter Borley Griffin

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

Provide other
information
if available

- see book by
H. Allen Brooks
"The Prairie School"
- see book by
Mark L. Pelsch
"The Chicago School of
Architecture"
- Northwestern Univ.
has working
drawings

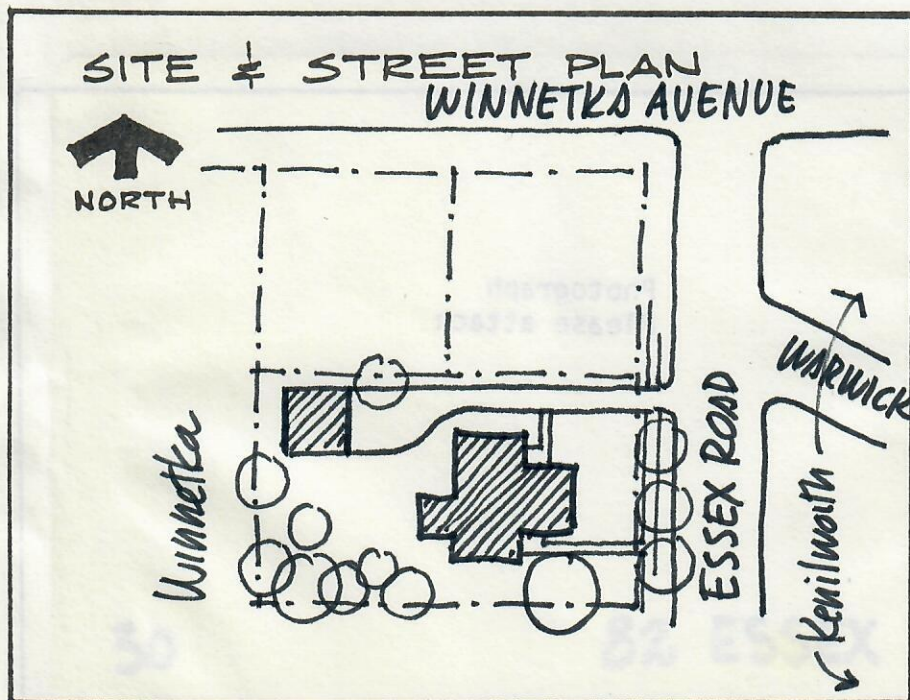


ARCHITECTURAL INFORMATION & PHYSICAL FEATURES

Number of stories 2 1/2 Exterior Wall Materials stucco on concrete
 Foundation material concrete Roof Material asphalt shingles
 Entrance (Front/Side) side Roof Type hipped
 Windows (Type) leaded glass, in continuous strips Garage 3 car freestanding
 Other Features: _____

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

Known as the "Solid Rock House" because of unusual concrete construction. Was originally a flat roof, one floor house (with full basement.) In 1919, second floor and partial third floor were added with new hipped roof. The neighborhood, S. of NewTues East, has other "Pravie School" houses.



Survey By:

C. Wm. Brubaker

Date: Oct 27, 1982

Survey Revised by:

Date: _____

Date: _____

ADDRESS: _____

ADDRESS

82 Essex

OTHER SURVEYS

155

HISTORIC NAME

COMMON NAME

William Brewster House

TARGET AREA

DATE

10/24/89

LOCAL CRITERIA

4, 5, 6, 10

SURVEYOR

SB



(Building Outline Map)

Roll # 8 Photographer SB
 Frame # 4 Date 10/30/89
 Building facing E

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEYGENERAL 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: 2ND FLOOR FRONT added

By Barry ByrneARCHITECTURAL INFORMATION

9. Architectural Style: Prairie
10. Noteworthy Features: Windows
Masonry
11. Architect: Walter Burley Griffin 12. Builder: _____
 Source of Information: _____
13. Date of Construction: _____ Source: _____
14. Comments on Significance: Unusual example of house
designed by Griffin + enlarged by Byrne
Handsome design. Possib indiv. listing

PHYSICAL FEATURES

15. Overall Shape or Plan: 1 REG
16. Stories: 2 Approx. Dimensions(see Sanborns): _____
17. Foundation (Material and Color): _____
18. Walls (Material and Color): Cream Stucco
19. Roof: Type hip Material Asphalt Original? N
Pitch steep Color Red
20. Dormers? No., Location, Material: dormers w/ casements on E+! SIDE 1
wide overhang N+S
21. Chimneys? No., Location, Material: cement chimney in center
house
22. Ornamental Trim (Material and Color): wall plain except for stucco
pieces between windows
23. Entrance(s) (Location and Description): Simple door on S. Side
of house
24. Porches: projecting sun porch w/ ribbon window
at front
25. Window Treatment: casement w/ mullions in an
ornamental pattern
26. Other: Roof Unusual shape ...



SITE INFORMATION

27. Landscape Description: Style _____
Ravine _____ Riparian _____ Other _____
- Noteworthy Features: _____
28. Landscape Architect: _____ Source of Info.: _____
29. Secondary Structures? _____ Type: Fence _____ Wall _____ Coach House _____
Barn _____ Detached Garage ✓ Greenhouse _____ Other _____
30. Relation to Streetscape: faces St

BACKGROUND DATA

Current Owner: _____ Address: 82 Essex Phone: _____

32. Occupant: _____ 33. Original Owner: _____

34. Historical Information on Ownership: _____

35. Permit Information: Sewer application was made 10/3/11 per #1036
for Mr. C.A. Jacobs. Connection was made 10-2-29
A 1 1/2 story frame garage was constructed 11/20/25 per #2708
for owner Brown Heermann

36. Legal Description: _____

(Location)

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

39. Listing on Existing Surveys (Give Date Listed):

National Register _____ Heritage Home _____ IHSS _____

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

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

Architectural Merit But Sided _____

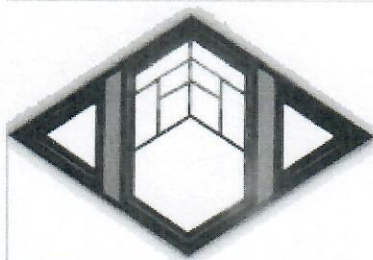
HISTORICAL INFORMATION

41. Area of Significance: _____

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

Sources of Information: _____

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



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WALTER BURLEY GRIFFIN SOCIETY OF AMERICA

1152 CENTER DRIVE - ST. LOUIS, MO 63117

Newsletters

The Walter Burley Griffin Society Of America has been publishing its newsletters since it's inception in 1999. Here are some of the newsletters (in PDF format).

- 2018: **Spring Newsletter / Fall Newsletter**
- 2017: **Spring Newsletter / Fall Newsletter**
- 2016: **Spring Newsletter / Fall Newsletter**
- 2015: **Spring Newsletter / Fall Newsletter**
- 2014: **Spring Newsletter / Fall Newsletter**
- 2013: **Spring Newsletter / Fall Newsletter**
- 2012: **Spring Newsletter / Fall Newsletter**
- 2011: **Spring Newsletter / Fall Newsletter**
- 2010: **Spring Newsletter / Fall Newsletter**
- 2009: **Spring Newsletter / Fall Newsletter**

News



GRIFFIN'S SOLID ROCK HOUSE THREATENED

The fate of Griffin's ground-breaking house for William F. Tempel, "Solid Rock," hangs precariously in the balance as of March 2020. It is currently for sale for the price of the lot on which it stands, in a locality, Winnetka, with virtually no local landmark protection. Its becoming victim of a "teardown" would be a catastrophe. As one of Griffin's most important buildings, it deserves to be recognized, preserved, and restored. With its additions—by Prairie School architect Barry Byrne and executed for the original client—it remains an outstanding example of early modern American architecture. But more than that, it is a seminal work in Griffin's development. Of poured-in-place, reinforced concrete, it is Griffin's first building to use his patented window hardware. Its binary plan, with public and private spaces separated by a circulation corridor, became the prototype for much of Griffin's subsequent architecture. Griffin's terrace atop Solid Rock's flat roof preceded the similar work of Le Corbusier and the architects of the International Style by a decade.

The demolition more than a dozen years ago of the Marsh house, built the year before Solid Rock around the corner on Winnetka Road, was a tragic loss to the Griffin canon and to Chicagoland's architecture. But Solid Rock is so much more important in the history of American architecture. We'd appreciate your thoughts and suggestions. 

COOLEY HOUSE FOUNDATION!

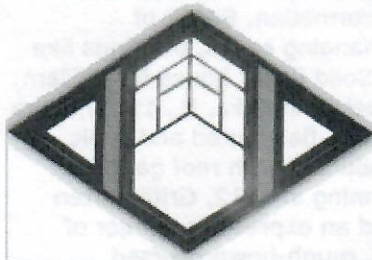
By Paul Kruty

The Gilbert Cooley house in Monroe, Louisiana, is now in safe hands. One of Griffin's most important houses, it is also the only building in the United States to reflect the Griffins' Australian developments. Designed in 1908 but not constructed until 1925 under the direction of a young architect from Australia who had worked for the Griffins, the Cooley survives in remarkably original—if precarious—condition.

Now, thanks to a consortium of amazingly dedicated individuals and groups, the Cooley house is undergoing a complete renovation and restoration, with the ultimate goal of opening it to the public as a house museum and extension of Monroe's Masur Museum of Art.

This incredible development, which began in earnest less than a year ago, is worth recounting in some detail. Following its adaptive reuse as a law office, among several

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EVENTS

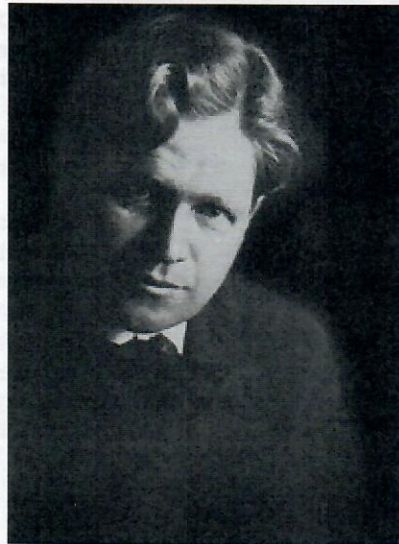
FEATURES

LINKS

WALTER BURLEY GRIFFIN SOCIETY OF AMERICA

1152 CENTER DRIVE - ST. LOUIS, MO 63117

Biographies



Walter Burley Griffin

Photo courtesy of State Library of New South Wales, Sydney, Australia

Walter Burley Griffin

By Paul Kruty

University of Illinois at Urbana-Champaign

pkruty@illinois.edu

Walter Burley Griffin (1876-1937) was born on 24 November 1876 in the Chicago suburb of Maywood, Illinois, the eldest of the four children of George Walter Griffin, an insurance agent, and Estelle Melvina Burley. Griffin, whose family moved to nearby Oak Park and to Elmhurst during his childhood, attended Oak Park High School. In 1899 he received a bachelor's degree from the University of Illinois in the architecture program instituted by Nathan Clifford Ricker that stressed a scientific and rational approach to the subject, with less emphasis on design and the historic styles. Returning to Chicago, for the next two years Griffin served as a draftsman in the offices of Dwight H. Perkins, Robert C. Spencer, Jr., and H. Webster Tomlinson, three among the handful of progressive Chicago architects who have come to be known as the

Prairie School. Like Frank Lloyd Wright before him, Griffin came under the intoxicating spell of Louis H. Sullivan, whose call for a modern American architecture that was free from historic allusion was being answered by the architects for whom Griffin worked, and whose oration, "The Young Man in Architecture," delivered in June 1900, as Griffin recalled, completely changed the young architect's life.

In July 1901, Griffin passed the new Illinois licensing examination he was obliged to take before entering private practice, and began working for Frank Lloyd Wright in Wright's famous Oak Park studio. Although not an actual partner, Griffin soon had a greater role in all phases of Wright's practice than his associates. He was also project supervisor for some of Wright's most important buildings, including the Ward Willits house (1902) and the Larkin Administration Building (1904). Wright permitted Griffin to maintain a small independent practice, which included the campus plan for the State Normal school at Charleston, IL (1901), and the William Emery house, built in Elmhurst, IL, in 1903. In 1904, Griffin began to supply landscape plans for Wright's buildings, and for five months in 1905 he took charge of the entire office while Wright was in Japan.

Early in 1906, Griffin established his own practice. During the next seven years he produced more than one hundred projects, ranging from suburban estates to low-cost housing units. Beginning in 1909 these included an increasing number of landscape plans and schemes for subdivisions. His early buildings, including the houses for his brother Ralph (Edwardsville, IL, 1909), for Harry Peters (Chicago, 1906), and for Frederick Carter (Evanston, IL, 1910), are distinguished from the Prairie houses of Wright by their heavier massing, their greater emphasis on symmetry and verticality, their interlocking, multi-level interior spaces, their termination in gabled rather than hipped roofs, and their use of diamond forms. Griffin's double house for Mary Bovee (Evanston, 1907) in its abstracted rectilinear massing anticipated by two years Wright's famous house for Mrs. Walter Gale (Oak Park, 1909).

During 1910, when the Architectural Record still characterized Griffin's work as "strongly influenced by the success of Mr. Frank Lloyd Wright," his

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Stinson Memorial Library, Anna, IL

Photo by Mati Maldre

designs underwent a remarkable transformation. Bereft of overhanging eaves, buildings like the "Solid Rock" house for William Tempel (Winnetka, IL, 1911), were massive, flat-roofed and cubic, surmounted with roof gardens. Beginning in 1912, Griffin often added an expressive veneer of thick, rough-hewn coursed limestone in such buildings as the Joshua Melson house (Mason City, IA, 1912) and the Stinson Memorial Library (Anna, IL, 1912), two of his masterpieces.

Also in 1910, Griffin produced his first extant urban planning design. (Nothing survives of his reputed plan for an enlargement of

Shanghai, China, of ca. 1905-06). Griffin, although mainly concerned with sub-division plans for suburban developments, including the Trier Center Neighborhood (Winnetka, 1912) where he planned to live himself, produced several campus plans as well, including the University of New Mexico (1913) and the Wisconsin State Normal School at Milwaukee (1914), and such complete new towns as Idalia, FL (1911) and Mossmain, MT (1915), all four of which remained projects.

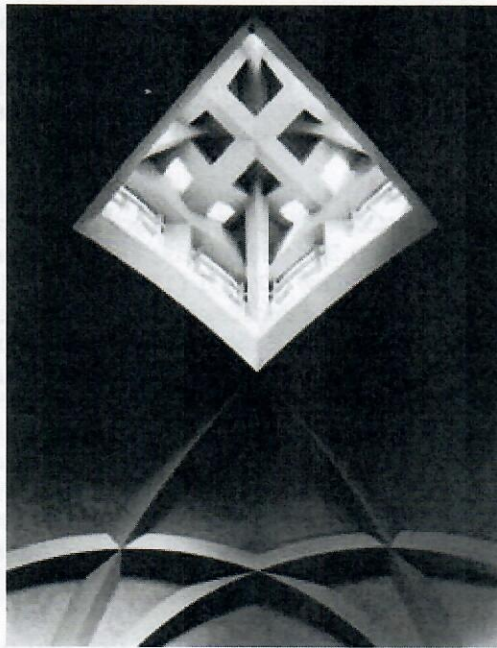
On 29 June 1911, Griffin married the architect Marion Lucy Mahony, whom he had known for many years in Wright's office and who was then working for the Chicago architect, Herman V. von Holst. Mahony, a fiery, theatrical figure, was the perfect match for the obsessive if serene and even-tempered Griffin. Mahony, who was one of the century's most talented renderers, became Griffin's de facto business partner as well.

Shortly before the Griffins' marriage, the Australian government announced an international competition for the design of a capital city of 75,000 residents for the newly federated nation. Barely completed in time for the deadline in early 1912, Griffin's plan for Canberra was presented in the stunning renderings by Mahony. On 28 May 1912, Griffin's design was selected as the winner from among 137 entries. The young architect was suddenly thrust into the limelight, both in the professional and popular press. After a period of negotiation, the government offered to bring the winner to Australia for three months to inspect the Canberra site. An ecstatic Griffin embarked on 19 July 1913, leaving Mahony in charge of the Chicago practice. Griffin's letters home reveal how quickly he was enthralled by the Australian landscape.

Griffin's emerging prominence persuaded the University of Illinois to offer its famous alumnus the vacated position of head of the Department of Architecture. After a period of discussion, the actual offer was cabled to Melbourne in late September at the very moment that Griffin was negotiating with the Australian government for a three-year contract to oversee the actual construction of the new city. At the Canberra site Griffin had found that work already had begun which compromised his plan and he was anxious to rectify the situation. Tempting as the Illinois offer was, Griffin rejected it in order to remain overseas. He was soon embarked on a long, hard, and ultimately futile fight to save his capital plan. Griffin also received commissions for town plans, subdivisions, and one of his masterpieces, Newman College, the Catholic residential college of the University of Melbourne.

After years of professional abuse, Griffin resigned as Federal Capital Director in February 1921. For several reasons, including the closing of his Chicago office in 1917 after mismanagement by F. Barry Byrne, Griffin decided to remain in Australia, maintaining offices both in Melbourne, where the prospect of the commission for the Capitol Theater and office building loomed large, and in Sydney,

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Refractory Dome at Newman College of the University of Melbourne

Photo by Mati Maldre

where he had just acquired a substantial parcel of land which he intended to develop as Castlecrag, a planned community. His major works during years of financial hardship in the 1930s were an extraordinary group of garbage incinerators for local councils. He briefly returned to America in 1925 and again in 1932.

In September 1935, Griffin's design was accepted for a new library for Lucknow University in northwest India. In October, he agreed to travel to the site. Griffin was as exhilarated by the Subcontinent as he had been twenty years earlier by the Antipodes. He persuaded Marion to join him in May 1936. Commissions began to pour in, as the Griffins seemed to be reborn--Walter producing some of the most original designs of his career and Marion providing yet another set of ravishing renderings.

In February 1937, Griffin became ill after a banquet given by his benefactor, the Raja of Mahmudabad, and died of peritonitis several days later, on 11 February. His wife

closed the office in India, leaving the Australian practice in the hands of Griffin's partner, Eric Nicholls, and returned to Chicago to write her memoirs.

Griffin stands as the third great member, after Sullivan and Wright, of the Chicago movement to create a decorated modern architecture for the twentieth century. His buildings, landscapes, and town plans record a lifetime's dedication to this goal.

Bibliography

The majority of the surviving drawings for Griffin's buildings, many of them executed by his wife Marion Mahony Griffin, are located in three American collections: the Avery Library at Columbia University, New York; the Block Gallery at Northwestern University, Evanston, IL; and the Art Institute of Chicago. Part of the holdings of the Block Gallery are reproduced in David T. Van Zanten's *Walter Burley Griffin, Selected Drawings* (1970).

The most important contemporary accounts of Griffin's American work are William G. Purcell's "Walter Burley Griffin, Progressive," *Western Architect* 18 (September 1912): 93-95, and *Western Architect* 19 (August 1913): 66-80 and 16 plates, which offered an entire issue devoted to Griffin. Others articles of note include "Some Houses by Walter Burley Griffin," *Architectural Record* 28 (October 1910): 307-10; and Robert C. Spencer, Jr.'s "The Suburban House," *House Beautiful* 14 (October 1908): 111-12.

Biographies of Griffin include James Birrell's *Walter Burley Griffin* (1964) and Donald Leslie Johnson's *The Architecture of Walter Burley Griffin* (1977), which have been complemented with the posthumous publication of Peter Harrison's *Walter Burley Griffin, Landscape Architect* ([1977], 1995). The major exhibition of his work held in Sydney, Australia, produced a far-ranging catalog of essays by leading Griffin scholars, edited by Anne Watson, called *Beyond Architecture: Marion Mahony and Walter Burley Griffin—America, Australia, India* (1998). Griffin's surviving American buildings are fully documented in photographs in Mati Maldre and Paul Kruty's *Walter Burley Griffin in America* (1995). The complete catalog of the Australian work appears in Jeff Turnbull and Peter Navaretti's *The Griffins in Australia and India* (1998). See also, James Weirick, Anna Rubbo, and Conrad Hamann's *Walter Burley Griffin, A Re-View* (1988), the catalog to an exhibition held at Monash University in Australia; and Meredith Walker, Adrienne Kabos, and James Weirick's *Building for Nature: Walter Burley Griffin and Castlecrag* (1994). The most complete account of the India adventure appears in Paul Kruty and Paul E. Sprague's *Two American Architects in India: Walter B. Griffin and Marion M. Griffin, 1935-1937* (1998).



A view of Canberra, Griffin's masterwork.

Architecture

In towering tribute to Canberra's creator

By Paul Gapp

WALTER BURLEY GRIFFIN, the relatively obscure Chicago architect who designed Australia's capital city of Canberra, soon will receive a final posthumous honor for that accomplishment.

It will be a memorial on the summit of Mount Ainslie, which commands a spectacular view of Canberra—a lushly landscaped, strikingly handsome city of 185,000 which has developed slowly under rigid land use controls.

Griffin's plan for Canberra was chosen as the best of many submitted in a 1912 international competition and brought him a prize of \$8,750.

It thus seems particularly appropriate that the Australian government now is holding another contest, this one for design of the Griffin memorial. Open to United States and Australian architects, sculptors, and other artisans, it offers a first prize of \$2,500 and lesser awards to runners-up.

One should hope that at least a few entries will be made by Chicagoans, particularly architects who have a bit of recession-induced time on their hands.

When the memorial is built in 1976, it will be a double salute: to the centennial of Griffin's year of birth and to the U. S. Bicentennial.

Griffin's name is unfamiliar to most persons, even in our architecturally attuned city, but is far from unknown among authorities on Chicago's "prairie" school of design made famous by Frank Lloyd Wright.

After graduating from the University of Illinois in 1899, Griffin went to work for Wright. He designed many houses, of which the greatest concentration is probably a group of 12 in Chicago's Beverly Hills neighborhood.

His Canberra plan was drafted only three years after Daniel Burnham and Edward H. Bennett completed their famous Chicago master plan.

Burnham was influenced by the conceptions of Pierre L'Enfant, whose Washington, D. C., plan he had helped modernize a few years earlier, and it is

clear that Griffin was in turn influenced by Burnham.

The scheme for Canberra was one of axuality, balance, great vistas, and the sensitive use of water [a large, man-made lake bisecting the city was named for Griffin when it finally was created in 1968].

Australia appointed Griffin as director of design and construction for Canberra, a post he held from 1913 to 1920. Those were frustrating and troubled years for the great designer. Bureaucratic slowness and officials who insisted on changing the plan pushed Griffin to despair.

The Chicagoan finally resigned and took up private architectural practice in Melbourne and later in Sydney. He died in 1937 after a fall from a scaffold in Lucknow, India, where he had designed a library. His circumstantial self-exile from the U. S. was almost unbroken except for the entry he made in the Tribune Tower design competition of 1922.

Some chroniclers have been rather harsh on Australian officials for their alleged mistreatment of Griffin and disregard of some of his romantic, idealized forms.

L'Enfant and Burnham fared no better, however, and the Canberra plan could not have possibly survived intact when one considers the advent of heavy auto traffic and the incredibly slow growth of the capital city. Moreover, major elements of Griffin's scheme have been realized over the years.

What kind of Griffin memorial do the Australians want on their mountaintop lookout point? Happily, they have left matters wide open except for a few unavoidable site constraints and a modest construction budget of \$100,000.

A prospectus for entrants [available at the Australian Consulate] states simply: "The memorial may be based on the use of traditional or advanced scientific or technological knowledge or may be an artwork, landscape, built form, or other work of high aesthetic quality."

It is a noble thing that the Australians are doing, and I hope they are inundated by first-rate entries.

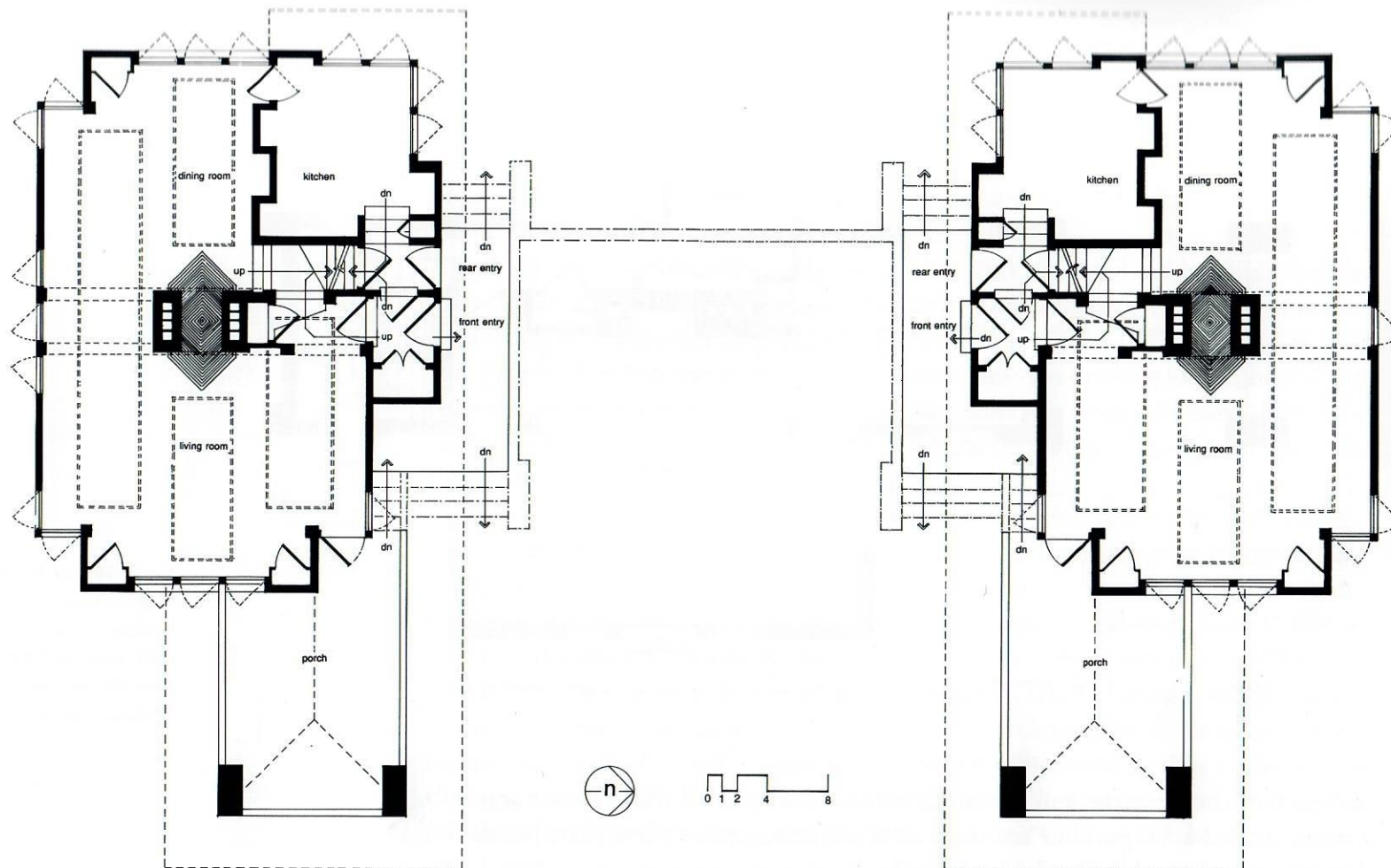


Fig. 9. Walter Burley Griffin, two houses for Dr. William S. Orth, Winnetka, Illinois, 1908; first-floor plans. Drawn by Mark Freudenwald from field measurements; revised by Wm. Michael Lawrence.

buildings are picturesquely disposed, their plans composed of asymmetrical, interlocking spaces; yet the composition as a whole is centered along a main axis set between them (fig. 9).

Beginning with the Bovee two-flat (1907, cat. 8), Griffin began to show a preference for severe, undecorated masses. His fascination with the geometry of pure form ultimately led him to pursue abstraction to its radical ends before Wright did, and resulted in a remarkable evolution that occurred in Griffin's work in 1910.²⁴ The possibilities he saw in the use of hollow tile, concrete block, and even reinforced concrete construction were combined with a stylistic change in his work to produce massive, cubic buildings that were flat-roofed and bereft of Wright's overhanging eaves.²⁵ A series of extraordinary designs flowed from his imagination, all cast in what may be called his second Prairie style. Griffin presented half a dozen such works to William F. Tempel and his

associates until one was finally built—a house that, in the absence of a client, was appropriately called “Solid Rock” (fig. 10). The single-story bungalow, made entirely of reinforced concrete, was surmounted with a luxurious roof garden that was to be partially protected by an open, concrete “waffle” slab.²⁶ Unfortunately, Tempel could not sell the radical dwelling. It was finally rented to another real-estate man, Edward Springer, who lived in it for only two years. Tempel himself moved into Solid Rock in 1918, after commissioning Griffin’s successor, Barry Byrne, to remodel it substantially (cat. 35). The enormous hipped roof added by Byrne, which at least emphatically keeps out the rain while nearly doubling the square footage, seems a final, unfortunate critique of this extraordinary building.

In his determination to build Solid Rock, Tempel was acting less as an investor than as a patron of what in 1912 he knowingly called “this new adventure in architecture carried forward by Messrs. Sullivan, Wright, Maher, Griffin.” Indeed, Tempel was remarkably perceptive when he noted that the Chicago architects “with great courage and ability are endeavoring to give form to something, which, unhampered by old world traditions and types, shall best represent the ideals of the American people.”²⁷ As Griffin well knew, clients like Tempel were an essential component for his continued success, and he did his best to accommodate them without compromising his architectural vision.

The remarkable stylistic development in Griffin’s work that produced his second Prairie style occurred shortly after Frank Lloyd Wright had left the Chicago scene, abandoning his Oak Park family and practice for an extended European stay and subsequent resettlement in southwestern Wisconsin. Ironically, while Wright’s animosity

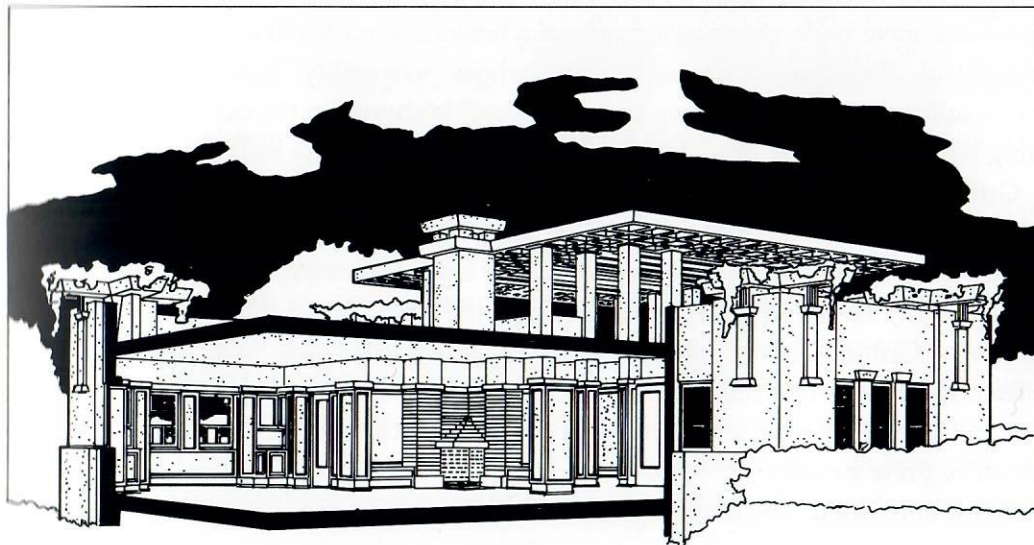


Fig. 10. Walter Burley Griffin, “Solid Rock” House for William F. Tempel, Winnetka, Illinois, 1911; perspective drawing. Drawn by Marion M. Griffin; redrawn by Wm. Michael Lawrence.
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Barry Byrne

Barry Byrne, in full **Francis Barry Byrne**, (born December 19, 1883, Chicago, Illinois, U.S.—died December 17, 1967, Evanston, Illinois), American architect who emerged from the Prairie school of architecture influenced by Frank Lloyd Wright to develop a number of highly individual styles, especially in his designs for Roman Catholic ecclesiastical buildings. One of his finest works, the reinforced-concrete Church of Christ the King, Cork, Ireland (from 1928), is said to be the first European Catholic church designed by an American architect.



Byrne, Barry: Church of St. Francis Xavier

Church of St. Francis Xavier, Kansas City, Mo.; designed by Barry Byrne.

Trained in Wright's studio in Oak Park, Illinois (1901–07), Byrne worked with Wright's former associates Walter Burley Griffin and Marion Mahony in Chicago (1907–10, 1914–17), practiced alone in Chicago and then (1930–45) in New York City, and later established an office in the Chicago suburb of Evanston. His square-cut but elegant residence for John Valentine (Muncie, Indiana, 1917) was likened to the best contemporary work of the Viennese avant-garde architect Josef Hoffmann.

From the early 1920s Byrne concentrated on churches and religious schools. Immaculata High School, Chicago (1921–22; addition, also by Byrne, 1957), is related to the work of the German architect Hans Poelzig. His elevations for St. Patrick's Church, Racine, Wisconsin (1923–25), and the Church of Christ the King, Tulsa, Oklahoma (1926–28), are deceptively simple neo-Gothic. His church in Cork has natural lighting provided by narrow slits instead of the conventional large windows. Byrne's major works after World War II include the Church of St. Francis Xavier, Kansas City, Missouri (1948–51), and St. Benedict's Abbey, Atchison, Kansas (1951–55).

This article was most recently revised and updated by Amy Tikkanen, Corrections Manager.

CHARGES REALTY MAN AND LAWYER ALTERED NOTES

William F. Tempel of Winnetka, head of William F. Tempel & Co., real estate brokers at 105 South Dearborn street, and his attorney, John Edward Crawford of Evanston, were arraigned in the South Clark street court yesterday on a charge of forgery, brought by Fred O. Bauchwitz, a real estate dealer at 3205 North Cicero avenue. The case was continued by Judge Holmes on motion of Francis J. Sullivan, counsel for the defendants.

Bauchwitz, who lives at 4346 Cornelia street, charges Tempel and Crawford changed or caused to be changed two promissory notes to demand notes. One of the notes was for \$3,500 and the other for \$3,800. He says Tempel holds a grudge against time. Both deny the charge, and Tempel charges Bauchwitz owes him \$12,000 in loans for building purposes.

According to Attorney Sullivan, Bauchwitz obtained loans from time to time to erect houses. He sold his equity in the houses later and turned over the long term payment notes of the new purchasers to Tempel.

"Altogether Bauchwitz has made about \$30,000 profit in these deals," said Sullivan. "He obtained the loans and then overdraw his accounts on orders to the builders and material men."

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Grover Hermann, Chicago industrialist, dead at 88

GROVER M. HERMANN, 88, longtime Chicago philanthropist and the industrialist who founded the former Chicago-based American-Marietta Co., died Friday in Pebble Beach, Cal.

Born in Callicoon, N.Y., Mr. Hermann began his business career in 1913 with an investment of \$5,000, which he used to start the American Asphalt Paint Co. in Chicago.

He soon expanded the company into the American-Marietta Co., which became a multimillion-dollar construction products firm. He served for many years as its president and chairman of the board until the company was merged with the Martin Co. in 1961. The resulting Martin Marietta Corp. develops missiles, aerospace systems, ce-

ment, and construction products.

MR. HERMANN served as chairman of the board and later as honorary chairman of the board of the new company until 1966, when he retired. At the time of his death, he was a director of the Gorman Corp. in Chicago and president of the Grover Hermann Foundation.

Mr. Hermann was the largest individual donor to the Illinois Institute of Technology, giving the school more than \$2.5 million.

He is survived by his wife, Sarah; a son, Robert; a daughter, Shirley; a brother; five grandchildren; and three great-grandchildren.

Services will be private.

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N. U. Gets 2.5 Million for New Library

Grover Hermann Makes Gift in Son's Memory

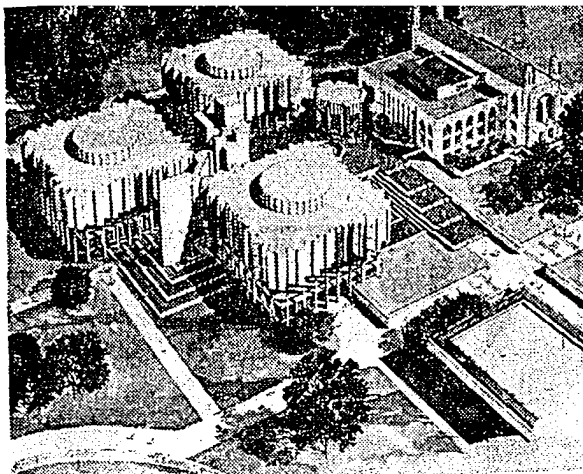
A 2.5-million-dollar gift for the construction of one of three towers for a new 10-million-dollar library has been given to Northwestern university by Grover M. Hermann, Chicago industrialist, it was announced yesterday.

The donation, one of the largest individual gifts given to the university in its 114-year history, was accepted by J. Roscoe Miller, university president.

Hermann, chairman of Martin-Marietta corporation, presented the gift in memory of his son, Grover M. Hermann Jr., who attended the university before entering military service in June, 1942.

Killed in Action

He was killed in action on Jan. 26, 1945, in Germany while serving as a captain in the 8th armored division. Another son, Robert, and a daughter, Shirley,



Aerial perspective of Northwestern university library on which construction will begin this fall. Money donated by Grover M. Hermann will be used to build one of the three towers.

also are joining in the memorial to their brother.

Hermann's gift is the first major contribution toward the new library, which will more than triple the capacity of the university's present Deering library. Deering will be used for special collections after the new facility is completed.

The new library will be built

separate towers will be four stories high. They will contain a total collection of more than two million volumes.

University officials previously announced that they had collected 2 million dollars for the new library and had decided to proceed with construction because of the pressing need for a modern facility, even tho the full amount had not been collected.

Hermann began his business career with an investment of \$5,000 in 1913 with which he founded the American Asphalt Paint company. He later expanded this company into the Chicago-based American Marietta company, a 368-million-dollar firm which he consolidated with the billion-dollar Martin company in 1961.

Work on Missiles

Martin-Marietta activities include the development of the Titan and Pershing missiles, ~~missile~~ systems, nuclear



Grover M. Hermann

products, cement, construction materials, chemical products, and electro-conductive inks.

Hermann is a director of the American National Bank and Trust Company of Chicago, a director of Consolidated Freightways, Inc., of San Francisco, and a director of Stainless Steel Products, Inc., Burbank, Cal.

just east of the Deering building on Northwestern's new lake-fil campus.

Will Have Three Towers

Construction will begin late this year and is expected to be completed in 1967.

Each of the library's three

Obituaries



Jens Nyholm in 1955

Jens Nyholm; headed Northwestern library as it doubled book collection

NORTHWESTERN University on Friday announced the death of Jens Nyholm, who had headed the university's library for more than two decades.

Mr. Nyholm, 82, headed the library, one of the largest research libraries in the country, for 24 years. He retired in 1968.

Mr. Nyholm died Jan. 27 in Santa Barbara, Calif., where he had lived since retirement, according to a statement released by the university. Services were held last week in Santa Barbara.

Under Mr. Nyholm's leadership,

the university library nearly doubled its book collection to 1.2 million volumes, including the Twentieth Century Collection, an assemblage of political and artistic material in which he took special interest.

DURING HIS career, Mr. Nyholm published numerous articles in English and Danish as well as two books of poetry.

A native of Denmark, he moved to the United States in 1927. Before coming to Northwestern, he served on the staff of the Library of Congress in Washington, and formerly was assistant librarian at the Uni-

versity of California at Berkeley.

Mr. Nyholm served on the editorial boards of *Libri*, *International Library Review*, *College and Research Libraries* and *Scandinavian Studies*. He also served as the Danish specialist with the Society for the Advancement of Scandinavian Study.

Following his retirement, Mr. Nyholm served as bibliographical consultant at the library of the University of California, Santa Barbara. He was also president of the Friends of the University Library.

Survivors include a brother and several nieces and nephews.

C. WILLIAM BRUBAKER, 75

By **Blair Kamin**, Tribune architecture critic
CHICAGO TRIBUNE

MAY 29, 2002

C. William Brubaker, 75, of Winnetka, who had a national impact on school design and who played a major role in shaping the muscular First National Bank of Chicago skyscraper, died Saturday, May 25, in Evanston.

The cause of death was Parkinson's disease, said Ralph Johnson, a principal at the Chicago-based architectural firm of Perkins & Will, where Mr. Brubaker began as a student intern in 1948 and became chairman of the board before retiring in 1998.

Known as Bill, Mr. Brubaker was a master sketcher who, in the days before architects drew their ideas on computers, would captivate teachers, students and board of education members with a few colored pencils and a pad of paper.

"We'd end up with a whole room of tracing paper that we would place up on the wall," said Chicago architect Wilmont "Vic" Vickrey, who worked with Mr. Brubaker. "Bill was constantly generating new ideas."

Among those ideas: Turning schools into community centers and using natural light to evenly illuminate classrooms.

"Bill was a humanistic architect," Johnson said. "The clients, to Bill, were not only the school board, but the kids and the teachers."

Mr. Brubaker helped design more than 200 schools, including the Whitney Young Magnet School in Chicago and New Trier West High School in Northfield. But his influence extended beyond those projects because he lectured and published widely, shaping the views of architects as they designed schools to accommodate the Baby Boom.

Mr. Brubaker also set his sights on urban design issues, serving with groups like the Metropolitan Planning Council.

Perhaps his best-known project is the slope-sided First National Bank of Chicago of 1969, designed by Perkins & Will in collaboration with C.F. Murphy Associates and now known as 1 Bank One Plaza.

The skyscraper and its sunken plaza occupy the block bounded by Dearborn, Madison, Monroe and Clark

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Born in South Bend, Ind., Mr. Brubaker received a bachelor of architecture degree in 1950 from the University of Texas. A teacher at the school had worked at Perkins & Will, which established itself as a leader in innovative education design in 1940 with the Crow Island Elementary School in Winnetka.

Mr. Brubaker began as an intern and was mentored by the firm's founders, Larry Perkins and Phil Will. As his fortunes rose, so did the firm's. During his tenure, it grew from a 25-person office in Chicago to one with more than 500 employees in eight offices nationwide.

Mr. Brubaker was the firm's president from 1968 to 1974, senior vice president from 1979 to 1984, and president and chairman in 1985 and 1986. He continued to serve as principal in charge of education projects from 1986 until he retired. His efforts culminated in 1999 when the American Institute of Architects named Perkins & Will its national firm of the year.

Survivors include his wife, Elizabeth; sons Rogers and Robert; a daughter, Elizabeth; and two grandsons. A memorial service will be held at 4 p.m. Sunday at Kenilworth Union Church, 211 Kenilworth Ave., Kenilworth.

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Obituaries

Harold B. Hollek

Services for Harold B. Hollek, 52, of 9534 N. Lockwood Av., Skokie, will be at 11 a.m. Friday in the chapel at 9200 N. Skokie Blvd., Skokie. Mr. Hollek, who died Wednesday in Northwestern Memorial Hospital, was a compositor at The Chicago Tribune for the last 20 years. Survivors include his wife, Shirley; a daughter, Barbara; a son, Lee; and two brothers.

Dr. W. Maurice Winston

Services for Dr. W. Maurice Winston, 80, of 15135 Fifth Av., Phoenix, will be at 1 p.m. Saturday in the New Covenant Baptist Church, at 15213 Fifth Av., in the suburb. Dr. Winston was a practicing physician in the south suburbs with offices in Harvey and Robbins, for more than 50 years. He died Tuesday in Ingalls Memorial Hospital, Harvey. Survivors are his wife, Martha; a daughter, Willa J.; a son, Ronald; two grandchildren; and a sister.

Dorothy Estelle Wolfram

Services for Dorothy Estelle Wolfram, 74, a retired dress designer, will be held Saturday in the Easter Largo Memorial Chapel, Largo, Fla. Miss Wolfram, who lived in Largo, died there Wednesday. A native of Racine, Wis., she designed dresses for garment centers in Chicago, St. Louis, Kansas City, Mo., and Dallas. She also traveled extensively throughout the world. She was a founder and former president of the Garfield Park Dome Dwellers Art Group, and a life member of the Art Institute of Chicago, where her paintings have been exhibited. She also was active in Hull House work until moving to Largo 12 years ago. Miss Wolfram is survived by a brother, Raymond.

M. Hilliard Pitzele

Services for M. Hilliard Pitzele, 66, of 4250 N. Marine Dr., a salesman and former owner of several gift shops, will be at 10 a.m. Friday in the chapel at 5206 N. Broadway. Mr. Pitzele died Wednesday in Billings Hospital. He had been employed for 13 years as a salesman with the Anglo-American Warehouse, Inc., 39th Street and Packers Avenue. Before that he owned and operated several gift shops here. During the 1940s, Mr. Pitzele was employed in the county clerk's office under Richard J. Daley. Surviving are Mr. Pitzele's wife, Eleanor; a son, Lewis; and a brother.

Mrs. Jens Nyholm

Services were held in California for Mrs. Amy Wood Nyholm, 71, who was the manuscript librarian at the Newberry Library, 60 W. Walton St., from 1949 to 1969. Mrs. Nyholm died May 16 in

Santa Barbara, Cal., where she and her husband lived in recent years. Mrs. Nyholm was considered an expert curator of manuscripts and organized the Newberry's extensive manuscript collection, which includes the works of many prominent 20th Century writers. In addition to her husband, Jens, who was the Northwestern University librarian from 1944 to 1968, Mrs. Nyholm is survived by a sister.

The Rev. C. Edward Stengel

Mass for the Rev. C. Edward Stengel, 82, a former mathematics teacher at St. Rita High School, will be at 10 a.m. Saturday in the St. Rita Monastery, 6310 S. Claremont Av. Father Stengel, who died Wednesday in St. Monica's Seminary, Oconomowoc, Wis., taught at St. Rita High from 1941 to 1944, from 1953 to 1956, and from 1965 to 1968. He also had been a teacher, prior, and procurator at a number of other Roman Catholic educational institutions. He is survived by a brother, the Very Rev. Raymond Stengel; and a sister, Helen Burkhardt.

Miss Helen Peterson

A memorial service for Miss Helen Peterson, of 2606 Bennett Av., Evanston, retired manager of a showroom in the Merchandise Mart, will be at 11 a.m. Monday in the First Baptist Church, 607 Lake St., Evanston. Miss Peterson died Sunday in Evanston Hospital. Surviving are two sisters and a niece with whom she lived.

Rev. John W. Bieri

The Rev. John W. Bieri, 75, a former teacher and administrator at the Loyola University Medical School and St. Ignatius College Prep, died Thursday in a hospital in Pontiac, Mich. Father Bieri, a native of Peoria, joined the Jesuit order in 1920 and was ordained a priest in 1933. His academic field was philosophy and physics. He served as regent of the law school and school of commerce and director of the evening programs at the University of Detroit from 1938 to 1944. From 1944 to 1951 he was rector and president of St. Ignatius College Prep in Chicago. He became student counselor at the Loyola Medical School here in 1951, taught medical ethics and later became professor emeritus of philosophy. He also was superior of the Jesuit community at Loyola University from 1959 to 1965 and served as a Loyola trustee from 1955 to 1971, when he retired. Mass will be at 10 a.m. Monday in the Madonna della Strada chapel on Loyola's lakeshore campus. There are no immediate survivors.

OBITUARIES

Winnetka Talk (IL) - May 30, 2002

- Section: news
- Page: 018
- Readability: 7-9 grade level (Lexile: 1060)

C. William Brubaker

Memorial services for C. William Brubaker, will be held at 4 p.m. on June 2 at Kenilworth Union Church, 211 Kenilworth Ave., Kenilworth. Mr. Brubaker, 75, of Winnetka, died May 25 in Evanston. He was born Sept. 28, 1926 in South Bend, Ind.

Mr. Brubaker studied architecture at the University of Texas before joining the architectural practice of Perkins & Will in Chicago in 1950, where he worked until his retirement in 1998, rising from student intern to president and chairman of the board. Perkins & Will was named the 1999 firm of the year by the American Institute of Architects. In the design partnership of Perkins & Will and C.F. Murphy Associates, Mr. Brubaker was credited for the sloping 850-foot facade of the First National Bank of Chicago in 1969.

Mr. Brubaker developed a distinctive sketching style that became his trademark. He was closely involved in the design of more than 200 schools, and was influential in bringing architectural ideas to educators through his many publications. He shared his thoughts about school planning and design, and about architecture and urban planning, with a wide variety of educational, civic and professional audiences.

Mr. Brubaker is survived by his wife, Elizabeth; three children, Rogers, Robert and Elizabeth Brubaker; and two grandchildren, Benjamin and Daniel.

Frederic de Peyster

A memorial service for Dr. Frederic A. de Peyster, 87, of Lake Forest and previously of Winnetka, who died April 1, will be held at 11 a.m. on June 8 at Christ Church, 784 Sheridan Road, Winnetka.

Memorials to the Frederic A. de Peyster, M.D. Memorial Fund, Rush-Presbyterian-St. Luke's Medical Center, Office Philanthropy, 1700 W. Van Buren, Suite 250, Chicago IL 60612-3244.

R. Taylor Drake

A memorial service for R. Taylor Drake of Tempe, Ariz., will be held at 2 p.m. on Saturday, June 1, at the Kenilworth Union Church, 211 Kenilworth Ave., Kenilworth. Burial will be in Warren. Mr. Drake, 92, formerly of Kenilworth, lived in Tempe since 1984.

At the University of Illinois, Mr. Drake served on the yearbook staff, was a member of Delta Sigma Phi, and was elected to Scabbard and Blade, a military honor society. Following graduation with a business degree, he began work for John S. Swift Company. He married Peggy in 1942 and served as captain in the Army Office of Strategic Services. In 1956, the couple with their four children moved to Kenilworth.

Mr. Drake was a strong supporter of the creation and development of the Green Bay Trail. He served Troop 13 as committee chairman and merit badge counselor. He served Explorer Post 2 in a variety of public relation/publicity positions. He was an assistant scoutmaster at Boy Scouts of America National Jamboree in 1964. He recruited, organized, trained and led 13 expeditions to Philmont Scout Reservation in Cimarron, N.M. Mr. Drake earned his Wood Badge beads in 1974; was elected a Vigil Member of Order of the Arrow and was awarded the District Award of Merit and Silver Beaver. He supported girl scout troop and council activities and served on the staff at Girl Scout National Roundups held in Button Bay, Vt. and Farragut, Idaho. In Tempe, he served as the state program coordinator for the Sons of the American Revolution Eagle Scout Scholarship Program.

His photos with storylines were published in the Chicago's American, Chicago Tribune, Chicago Sun Times, Hollister Papers, Pioneer Press; Flame Magazine and New Mexico Magazine.

He was preceded in death by his wife, Peggy, in 1998.

Survivors include two daughters, Sally and Martha; two sons, Daniel and David; five grandchildren, Kristen, Gregory, Justin, Kiera and Jonathan; and one great-grandchild, Colin.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. DR 2020-1305Property InformationSite Address: 82 EssexParcel Identification Number(s) (PIN): 05-28-202-008-0000Description of all structures to be demolished: Existing single family home and detached garageCurrent Property Owner InformationLegal Name: DesaiPrimary Contact: Kevin DesaiAddress: [REDACTED]City, State, Zip: Chicago, IL 60622Phone No. [REDACTED]Email: [REDACTED]Date owner acquired property: 8 September 2020Applicant InformationLegal Name: BrightLeaf HomesPrimary Contact: Jack BrighamAddress: 15 Spinning Wheel Rd. #124City, State, Zip: Hinsdale, IL 60521Phone No. [REDACTED]Email: [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: BrightLeaf HomesAddress: 15 Spinning Wheel Rd. #124City, State, ZIP: Hinsdale, IL 60521Phone No. 630-474-5323Email: info@mybrightleafhome.com



Village of Winnetka
DEMOLITION APPLICATION

Property Maintenance Requirements

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

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

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

Applicant Signature: [Redacted]
Printed Name: BrightLeaf Homes
Owner Signature: [Redacted]
Printed Name: Kevin P Desai

Date: 12/01/2020
Date: 1 December 2020

Acknowledgement of Owner and Applicant Property Maintenance Responsibilities

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

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

Applicant Signature: [Redacted]
Printed Name: BrightLeaf Homes
Owner Signature: [Redacted]
Printed Name: Kevin P Desai

Date: 12/01/2020
Date: 1 December 2020



Demo and Construction Schedule

Title	Date
LINK ITEM Demo or Construction Mobilization	7/7/2021
Internal Pre-Con to Con Handoff Meeting	7/1/2021
Issue Approved Plans to Trades	7/1/2021
Create Field Guide	7/8/2021
Demolish House	7/9/2021
Install Dissipation/Drywell	7/13/2021
Stakeout Foundation	7/14/2021
Dissipation System Inspection	7/14/2021
Excavate	7/15/2021
Footings Prep	7/16/2021
Footings Inspection	7/19/2021
Pour Footings	7/19/2021
Foundation Prep	7/21/2021
Foundation Inspection	7/22/2021
Pour Foundation	7/23/2021
Foundation Confirmation Survey	7/27/2021
Strip and Water Protect Foundation	7/28/2021
Backfill Inspection	7/28/2021
QI Check Foundation	7/29/2021
Backfill	8/6/2021
Financing Draw 1	7/29/2021
QI Double Check - Foundation	8/3/2021
Install Sewer Service	7/30/2021
Underground Plumbing	8/2/2021
QI Check Underground Plumbing	8/2/2021
Underground Plumbing Inspection	8/5/2021
Install Water Service	8/6/2021
Install Storm Water Management Laterals	

Title	Date
Driveway & Walks Pre-Pour Inspection	10/18/2021
Hardwood Stain Color Verification	10/19/2021
Install Stair Trim and Railings	10/20/2021
Pour Driveway, Service & Public Walk	10/19/2021
Fine Grading	10/21/2021
Install Solar Panels	10/20/2021
Install Cabinets	10/22/2021
Install Wall Tile	10/29/2021
QI Check Tile & Grout	10/22/2021
QI Grading Pre Sod	10/22/2021
Trim Install Meeting	10/22/2021
Install Trim	10/29/2021
Landscaping	10/27/2021
Measure for Countertops	10/25/2021
QI Post-Grading	10/28/2021

Title	Date
Patch Street	8/6/2021
Prep Basement Slab	8/6/2021
Prep Garage Slab and Deck Piers	8/6/2021
Basement Slab Inspection	8/8/2021
Garage Slab and Deck Pier Inspection	8/9/2021
Pour Basement Slab	8/9/2021
Pour Garage Slab and Deck Piers	8/9/2021
LINK ITEM Lumber Drop	8/10/2021
Frame Knee Wall & Floor System	8/12/2021
Frame 1st Floor Exterior & Interior Walls	8/16/2021
Frame 2nd Floor System	8/17/2021
Frame 2nd Floor Exterior & Interior Walls	8/19/2021
Install Overhead Electric Service	8/19/2021
Electrical Service Inspection	8/20/2021
Frame Roof	8/23/2021
Deliver Shower Niches To Site	8/24/2021
Financing Draw 2	9/1/2021
Frame Basement Walls	8/24/2021
Framing Weather Delay	8/30/2021
Frame Front and Rear Decks	9/1/2021
Install Windows and Exterior Doors	9/3/2021
QI Check Framing	9/3/2021
Framing Backout	9/6/2021
Frame Garage	9/7/2021
Plumbing Rough In	9/9/2021
Install Fireplace	9/8/2021
Shingle Garage/Porch Roofs	9/8/2021
Shingle Roofs	9/9/2021
HVAC Rough In	9/13/2021

Title	Date
Install Carpet	
Install Radon Fan	
Plumbing Trim	
Solar PV Trim	
Deliver Appliances	
Fire Sprinkler Trim	
HVAC Trim	
Install Backsplash Tile	12/2/2021
Production Clean	12/1/2021
Install Custom Closet Shelving	12/2/2021
Install Standard Closet Shelving	12/2/2021
QI Check Paint	12/2/2021
QI Check Finishes & Punchout	12/3/2021
Final Performance Testing	12/6/2021
Lag Day for Scheduling Punchout Trades	12/6/2021

Title	Date
Design Walk-Through	9/13/2021
Electrical Rough In	9/15/2021
Framing/Electrical Walk-Through	9/13/2021
Solar PV Rough In	9/14/2021
Fire Sprinkler Rough In	9/16/2021
Low Volt Rough In	9/15/2021
Electrical / HVAC / Plumbing Inspections	9/16/2021
Financing Draw 3	9/24/2021
QI Check Electrical / HVAC / Plumbing Rough	9/16/2021
QI Double Check - Pre Insulation	9/16/2021
Framing Inspection	9/17/2021
Air Sealing	9/20/2021
Wall Insulation	9/21/2021
Install Overhead Garage Door	9/22/2021
Insulation Inspection	9/22/2021
QI Check Insulation	9/22/2021
LINK ITEM Stock Drywall	9/23/2021
Hang Drywall	9/29/2021
Order Vanities	9/24/2021
Attic Insulation	9/27/2021
Deliver Siding	9/28/2021
Finish Drywall	9/30/2021
Measure and Order Solid Surface Pieces	9/30/2021
Siding	9/30/2021
Final Grade Stakes	9/30/2021
Prime/Paint Ceilings and Closets	9/30/2021
Cut in Service & Public Walk	9/30/2021
Financing Draw 4	9/30/2021
Install Hardwood	9/30/2021
Prep Driveway, Service & Public Walk	9/30/2021
Install Floor Tile	9/30/2021

Measure for Carpet	10/29/2021	Final Punchout	12/8/2021
Measure for Shower Door & Mirrors	10/29/2021	Final Paint	#####
QI Check Interior Trim	10/29/2021	Create Home Owners Manual	#####
Sand, Stain, 2 Coats Poly on Hardwood	11/4/2021	Final Coat Hardwood	#####
Final Boundary / Topo Survey	11/5/2021	QI Check Final Paint	#####
Install Fireplace Trim	11/5/2021	Electrical/HVAC/Plumbing Final Inspections	#####
Install Shoe & Specialty Trim	11/8/2021	Final Clean	#####
Install Fireplace Tile	11/9/2021	Final Inspections	#####
Install Countertops	11/9/2021	Client Orientation and Walk Through	#####
Paint	11/22/2021	Final Certificate of Occupancy Issued	#####
Financing Draw 5	11/18/2021	QI Double Check - Final Quality Walk	#####
Install Shower Door & Mirrors	11/15/2021	Final Professional Photos	#####
Electric Trim	11/23/2021	Financing Draw 6	1/5/2022
Finish Exterior Decks and Stairs	11/24/2021	Execution of Any Orientation or Director Iter	#####
Install Door/Cabinet Hardware & Trim Accessories	11/24/2021	Touch Up Clean	#####
		LINK ITEM Move-In	#####
		Project Debrief	1/11/2022
		Warranty - 30 Day Walkthrough	1/31/2022
		Warranty - 30 Day Service Work	2/21/2022
		Warranty - 6 Month Walkthrough	7/11/2022
		Warranty - 6 Month Service Work	7/25/2022
		Warranty - 12 Month Walkthrough	1/9/2023
		Warranty - 12 Month Service Work	1/30/2023

ATTACHMENT E

From: [Ben Rowland](#)
To: [Christopher Marx](#)
Cc: [Jeremy Neisewander](#)
Subject: Opposed to demolition of Solid Rock House
Date: Wednesday, February 3, 2021 11:28:23 AM

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

Hi Chris,

I'm the owner of [REDACTED] one of the twin Orth houses in Winnetka, listed on the national register of historic places. I've recently learned that 82 Essex Road, the Solid Rock House, also designed by Griffin, is being considered for demolition.

I'm writing to strongly oppose this. No one should purchase such a historic home if they have no intention of living in it and renovating it (if not restoring it). The character of our neighborhood depends on maintaining such unique and extraordinary examples of architecture. Winnetka has already lost other Griffin homes. This must not be another.

Can you please let me know the status of this?

Sincerely,
Ben Rowland
[REDACTED]

From: [Christopher Marx](#)
To: [REDACTED]
Subject: RE: Preservation
Date: Wednesday, February 10, 2021 2:10:00 PM

Ms. Estes,

Thank you for your communication. I assume you are writing in regards the upcoming public hearing for 82 Essex in Winnetka? I will add your correspondence to the public communications for that case and share it with the Landmark Preservation Commission in advance of their March 1 meeting.

-Chris

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

-----Original Message-----

From: Christina Estes [REDACTED]
Sent: Wednesday, February 10, 2021 12:55 PM
To: Communications <Communications@winnetka.org>
Subject: Preservation

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Dear Sirs:

I am a twenty year volunteer at the Darwin Martin House in Buffalo New York and I want to tell you that the restoration of this complex has been a very real catalyst for the emergence of Buffalo from years of neglect and put downs. We were made the joke of the country. Expressions like “Armpit of the East” became the norm around here. Now, Buffalo has become a destination for many tourists. We used to demolish buildings too. One was the Larkin building which was also designed by Frank Lloyd Wright and which would be another destination for people if it was still here. Our city is written up in travel magazines with high praise these days and people come from all over the world to see these buildings and others that have also been saved. It has built up our economy, jobs, pride and spirit. I sincerely hope you will think twice about any plans to demolish historical buildings.

Your Truly
Christina Estes



P.O. BOX 2026 ■ OAK PARK, ILLINOIS 60303 ■ OADARCHIVES.COM ■ SUBSCRIPTIONS@OADARCHIVES.COM

31 January 2021

To Whom It May Concern,

Our organization was extremely disturbed to learn of the continued demolition application for the John S. Van Bergen-designed Rummmler House at 1015 Starr and the filing of a new demolition application for the very important Walter Burley Griffin-designed William F. Temple House (aka “Solid Rock”) at 82 Essex in Winnetka, IL. Both houses represent rare examples of Prairie School designs that, if lost, would diminish the unique cultural heritage for Winnetka and the rest of the Chicago area.

The possible loss of the “Solid Rock” house would be especially egregious for several reasons. It is the one Chicago area house that foreshadows the Griffins’ future designs for homes in the Castlecrag development in Sydney, New South Wales, Australia. It is also a rare example of a house that not only involved the iconic architects Walter Burley Griffin and Marion Mahony Griffin, but was also further developed in 1917 by noted Prairie School architect Francis Barry Byrne and artists Alfonso and Margaret Iannelli—all three important modernists in their own right.

The Organic Architecture + Design Archives supports any actions that can be taken by the Winnetka Landmarks Commission to mitigate these terrible and irreplaceable losses.

We also urge the new owners to reconsider tearing down these extremely unique works of architectural history and design and consider their preservation and stewardship instead.

Once these houses are gone, they are gone forever and we would all collectively be the poorer for it.



Eric O'Malley
President
OA+D Archives, Inc.
(630)363-3753

Organic Architecture and Design Archives, Inc. is recognized by the Internal Revenue Service as a 501 (C) (3) organization

From: [Eleanor Grumman](#)
To: [Planning](#)
Subject: Demolition of 82 Essex, Winnetka, IL
Date: Sunday, January 31, 2021 10:03:30 PM

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

Dear Winnetka Planning Committee:

I am writing to oppose the demolition of 82 Essex in Winnetka, Illinois. The home has significant architectural history in that it was designed by Walter Burley Griffin 110 years ago. Walter Burley Griffin and his wife, Marion Mahoney Griffin, worked for Frank Lloyd Wright and made significant contributions to the Prairie School Architectural movement on the North Shore, the Midwest and Australia. The home remains in very good condition and there is no reason it cannot be renovated instead of demolished. To continue demolishing historic homes in Winnetka will eventually strip it of its beauty and charm that has attracted people to the village for the last century. Please do not allow the demolition of 82 Essex.

Respectfully,
Eleanor Grumman


Kenilworth, Illinois 60043

From: [john kenny](#)
To: [Planning](#)
Subject: Melson House Threat of Demolition
Date: Sunday, January 31, 2021 10:34:46 PM

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Dear Madam/Sir

Planning Department Winnetka

I am an Australian architect, I am dismayed that this house by Walter Burley Griffin and his wife Marian Griffin nee Mahony is facing demolition.

The Griffins practiced and produced buildings in USA , Australia and India. Please could other options be explored. This is a building deserving heritage protection.

Yours sincerely,

John Kenny Architect (retired)

[REDACTED]

Australia

[REDACTED]



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,

[Redacted Signature]
Barbara Gordon, Executive Director

[Redacted Signature]
John H. Waters, AIA, LEED AP, Preservation Programs Manager

To: Winnetka Landmark Preservation Commission
c/o Christopher Enck [REDACTED]

RE: Demolition request for 82 Essex, "Solid Rock"

January 31, 2021

Dear Commission Members:

I am writing in opposition to the demolition request for 82 Essex.

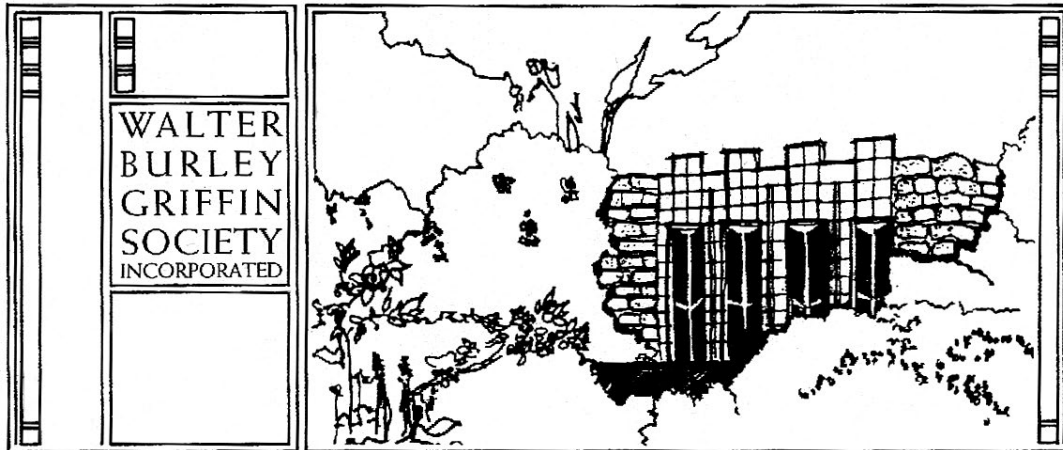
I encourage the Commission to prepare a Historical and Architectural Impact Study to fully document the history and significance of this building. This is the only way in which the building may be properly assessed.

It is a key work by Walter Burley Griffin and a crucial part of the story behind the development of this part of Winnetka. Set in one of Chicago's most progressive communities, it provided a model for new suburban living. Griffin envisioned this early reinforced concrete house and its open interior plan to be modernist.

Indeed, this was a form well recognized by Griffin's client for this house, William F. Temple. He wrote in 1912 about Griffin and a "small coterie of brilliant architects in Chicago." He stressed in the *Cook County Real Estate Board Quarterly* that this approach, "unhampered by old world traditions and types, shall best represent the ideals of the American people." Temple called this work "a new adventure in architecture."

The full history of this building is yet to be discovered. I encourage you to take steps to document it and also find a way to preserve it as a masterwork by Walter Burley Griffin.

Kathleen Cummings
Architectural Historian
Board Member, Walter Burley Griffin Society of America



140 Edinburgh Road
Castlecrag NSW 2068
Australia
31 January 2021

The Landmarks Preservation Commission of Winnetka, Illinois

In care of Christopher Enck
[REDACTED]

RE: Demolition of "Solid Rock," William F. Tempel house, 82 Essex Road, Winnetka, Illinois

Members of the Committee:

The Walter Burley Griffin Society writes to express the surprise and dismay of the Society members in Australia, to learn that this internationally renowned and very significant house, "Solid Rock", designed in 1911 by Walter Burley Griffin and Marion Mahony Griffin, is threatened with demolition.

The house's radical design and reinforced concrete construction is a pivotal US example that parallels similar early twentieth century experiments by other architects in other parts of the world, to experiment and develop a modernist design ethos.

It is disappointing that 'Solid Rock' is endangered in the very city of Chicago where the Griffins' presence and achievements deserve to be widely acknowledged, respected and protected. The house's addition by F. Barry Byrne, in association with Alfonso Iannelli, is a further factor in the importance of the building.

This building, together with others designed by the Griffins in Rock Crest / Rock Glen in Mason City, Iowa, foreshadow their work in Australia, especially the stone and 'Knitlock' concrete-tile homes in the bush and harbourside suburb of Castlecrag in Sydney.

As our society prepares to celebrate the one hundred and fiftieth anniversary of the birth of Marion Mahony Griffin (born 14 February 1871) in a fortnight, and, as well, the centenary of Castlecrag, designed by Walter Burley Griffin and Marion Mahony Griffin,

in November this year, it would be a cruel irony if the demolition of 'Sold Rock' was to be permitted to go ahead.

We call for the preparation of a Historical Architectural Impact Study for the building, and respectfully urge your Committee to work towards the preservation of this internationally significant house.

Yours sincerely,



Kerry McKillop
Secretary
Walter Burley Griffin Society Inc
www.griffinsociety.org
info@griffinsociety.org



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Richard A. Miller

30 N. Michigan Ave.
Suite 2020
Chicago, IL 60602
www.Landmarks.org

January 29, 2021

Mr. Jack Coladarci, Acting Chair and Council Representative
Winnetka Landmark Preservation Commission
Winnetka Village Hall
510 Green Bay Rd.
Winnetka, IL 60093

Dear Chairman Coladarci,

It has been brought to our attention that the Commission on Monday, February 1 will evaluate several significant properties that are planned for demolition. It is distressing to see not only the number of demolition requests on the agenda, but also the high caliber of design and history these homes represent in Winnetka.

The "Solid Rock" house at 82 Essex (1911/1919 addition) was designed by the internationally known architect Walter Burley Griffin, who worked for Frank Lloyd Wright, and was expanded by prominent architect Barry Byrne. The home has been published in various periodicals and most recently in the 2013 book *The Architecture of Barry Byrne* (University of Illinois Press) by Vince Michael. In 2002, Landmarks Illinois (LI) included another noted Griffin-designed home, the Marsh House at 358 Winnetka Avenue, on its Chicagoland Watch List. It was demolished in 2003. At that time, we urged Winnetka's village board to reevaluate the historic preservation ordinance and seek legislative ways to prevent further degradation of its architectural heritage.

Now almost twenty years later, the same threats to Winnetka's built legacy continue, with no legislative changes or local incentives created to encourage rehabilitation and protection of properties that would be revered elsewhere. I have heard past members of the Landmark Preservation Commission refer to their role as the "Demolition Commission," with few tools at their disposal other than a research/documentation and short demolition delay process that builders can easily wait out.

We support the Commission requesting an HAIS for 82 Essex and accepting the HAIS prepared for the John Van Bergen-designed home at 1015 Starr Rd, which should in turn prompt a vote in support of a 60-day demolition delay. It is anticipated, however, that despite these actions both of these irreplaceable historic homes designed by famous architects will ultimately be demolished. We again urge the Village Board to work with the Landmark Preservation Commission and village staff to develop stronger legislation and economic and/or zoning incentives to prevent demolitions and encourage rehabilitation of Winnetka's high quality and distinctive historic homes.

Sincerely,

Lisa DiChiera
Director of Advocacy

From: [David Schoon](#)
To: [Christopher Marx](#)
Cc: [Ann Klaassen](#)
Subject: FW: 82 Essex
Date: Sunday, January 31, 2021 8:07:41 AM

David Schoon, Director

Village of Winnetka Community Development
847-716-3526

From: Lisa Temkin [REDACTED]
Sent: Saturday, January 30, 2021 5:36 PM
To: Planning <Planning@winnetka.org>
Subject: 82 Essex

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

To the planning department,

I'm writing in regards to the Walter Burley Griffin house at 82 Essex, Winnetka. I was just made aware that the new owner of 82 Essex has applied for a demolition permit and the property will be reviewed at Monday's Historic Preservation Commission meeting. I'm sure you have some information on Griffin, but just to reiterate, Walter Burley Griffin is known worldwide. He was one of the architects that contributed to Chicago's development in the early part of the 20th century. The large body of work has been recognized in Chicago, the U.S. and Australia, where Walter and his wife, Marion Mahoney Griffin, moved. Marion worked in Wright's Oak Park Studio.

The Kenilworth Historical Society had quite an in-depth exhibit in 2018 which you can see [here](#). You can read about the impact that Walter and Marion had from the link. In addition, the Walter Burley Griffin Society continues to be an active entity and you can see from the geographically diverse board that WBG has impacted young architects all over the country. See this [link](#) for information about the WBG society.

The house at 82 Essex remains in excellent condition and is a spacious family house that could easily attract a buyer. A new owner could renovate or make changes to the house, keeping the layout and integrity. It might be possible to apply for the property tax assessment freeze, which I hope you've explained to the new owner.

My overall concern is the fabric of such a wonderful community is being dismantled. The architectural diversity, adjacency to Lake Michigan, the mature trees and ravines are some of what attract people to move to the North Shore and specifically Winnetka. I'd urge you to consider what will be lost if the systematic demolition of these structures continues. You might contact the Urban Land Institute or Landmarks Illinois for suggestions on repurposing these important houses where

appropriate and/or strengthening your preservation ordinance. There can be a balance between new development while maintaining the most important structures in Winnetka.

I'd like to have this letter read at Monday's meeting and entered into the public record.

Respectfully yours,

Lisa Temkin, M.S.

[REDACTED]
[REDACTED]

Landmarks Commission of Winnetka

29 January 2021

RE: Demolition of “Solid Rock,” William F. Tempel house, 82 Essex Road.
Preparation of a Historical Architectural Impact Study

Members of the Committee:

I am writing in strong support of challenging the destruction of “Solid Rock,” the house at 82 Essex Road, a work of international significance by one of America’s great architects and planners, and the need to prepare a Historical Architectural Impact Study for the building.

Designed late in 1910 and built the following year, Solid Rock was a turning point in the life of Walter Burley Griffin (1876-1937), the beginning of a period in his career that produced work as significant and original as that of his two revolutionary predecessors, Louis Sullivan and Frank Lloyd Wright. It was designed at a time when Griffin was beginning his personal and professional partnership with Marion Lucy Mahony (1871-1961), one of America’s most significant female architects, whose incredible presentation drawing of Solid Rock is among the iconic images of America’s earliest modern architectural movement, the Prairie School. Griffin established an independent practice in Chicago in 1906, following five years in which, as a licensed architect with a professional degree from the University of Illinois, he had assisted Frank Lloyd Wright as a junior partner in all but name.

One of Griffin’s principal clients was William F. Tempel (1864-1937), a developer of family property in Winnetka. Tempel built Griffin houses at 38 and 42 Abbottsford, 62 Warwick, 358 Winnetka, and 82 Essex in Winnetka and at 645 Abbottsford in Kenilworth. He was a partner with the Griffins in Trier Center Neighborhood, a planned community north of Winnetka avenue that was to include 35 Griffin houses. This work was not carried out as proposed because of Walter and Marion’s move to Australia following their winning the international competition to design Canberra, the capital city for the recently federated Australia. Tempel himself pronounced this event to be “perhaps the greatest international competition in the history of the world for city planning and architecture.”

Solid Rock was commissioned late in 1910 to be built on a lot owned by the Tempel family. When its original client, Frank Pallma, withdrew in summer 1911, Tempel decided to go ahead with construction on speculation, renting it to another real-estate developer, Edward Springer. Griffin formed a corporation, the Solid Rock Construction Company, to build the house, which he hoped would be the first of many like it. The precocious building, made of poured-in-place reinforced concrete, was covered with a flat roof providing usable outdoor space. These two facts—the material and its form—were to become hallmark features of the International Style a dozen years later, as pronounced by its proponent, Le Corbusier. Solid Rock’s open plan of living- and dining rooms surrounding a central fireplace is derived from a plan-type developed by Griffin at the outset of his career and often used by Wright beginning in 1907. The plan’s bedroom wing, separated from the more public spaces by a circulation corridor, was the model for the “two-zoned” house employed by Griffin as a planning tool for the rest of his career. In

short, Solid Rock is the prototype for many of the most important creative architectural solutions invented by Griffin. Mahony worked hand-in-hand with Griffin on the detailing and execution of this important building, including the window decorations, which are her work. When Tempel eventually gave up the idea of building a separate Griffin house for his family, he asked Barry Byrne to enlarge Solid Rock and moved into it. It has remained relatively unchanged during the century that has followed.

The Byrne connection argues for another strong reason to preserve the building. F. Barry Byrne (1883-1968) served as the Griffins' American partner between 1914 and 1917, overseeing their work, including Tempel's development of Trier Center Neighborhood. This was the era in Byrne's career that produced the Kenna apartments in Chicago, the Franke house in Fairfield, Iowa, the Melson tomb in Mason City, Iowa, and the chemistry building at the University of New Mexico in Albuquerque, a series of masterpieces done in association with the important sculptor and interior designer, Alfonso Iannelli. It was logical and fitting that Tempel would turn to Byrne and Iannelli to enlarge Solid Rock.

Winnetka once hosted a great number of nationally significant Prairie School houses, many of which have been removed over the years. In 1991, one of Robert C. Spencer Jr.'s most important houses, the lakeside mansion of the brewer A. C. Magnus, whose estate at 655 Sheridan Road was landscaped by Jens Jensen, was demolished. The last Griffin building to be destroyed anywhere, torn down in 2001, was the James Marsh house at 358 Winnetka Road, whose backyard shared a lot line with Solid Rock. Barry Byrne's speculative house for William Tempel at 127 Bertling Lane in Trier Center was removed a few years later. At the present moment John Van Bergen's wonderful Rummler house—a building as stunning as any in Winnetka—is being slated for demolition.

The on-line photographs provided by the real-estate firm that sold Solid Rock reveal it to be in excellent condition, with the Byrne-Iannelli remodeling largely intact. Why would anyone want to destroy it? That it is also a work of international significance raises its destruction to the level of cultural vandalism. I hope something can be done to remedy this.

Sincerely yours,

Paul Kruty, Ph.D.
Professor Emeritus of Architectural History
University of Illinois at Urbana-Champaign

Author of Walter Burley Griffin in America, Frank Lloyd Wright and Midway Gardens, and Marion Mahony and Millikin Place.

From: [Christopher Enck](#)
To: [Christopher Marx](#)
Subject: Fwd: Solid Rock House
Date: Sunday, January 31, 2021 9:49:32 PM

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

Hi Chris,

I received the email below and I'm not sure if you got it or if it was sent to the wrong Chris?

Thanks,
Chris

Begin forwarded message:

From: "Peter B. Griffin" [REDACTED]
Date: January 31, 2021 at 12:03:28 PM CST
To: "cjenck@gmail.com" [REDACTED]
Subject: Solid Rock House

Dear Chris:

For more than twenty years, the Walter Burley Griffin Society of America has sought to promote the work of Walter Burley Griffin and Marion Mahony Griffin through annual meetings, tours, publications, and a newsletter, and to preserve the legacy and buildings of the Griffins through grants, advice, and encouragement. The Griffin Society strongly supports the protection and conservation of all of the American works of the Griffins.

As one of the pivotal buildings in the Griffin canon, the William F. Tempel house, "Solid Rock," is an especially important case. The Society stands ready to do anything possible to save this important design from destruction. We urge you to prepare a detailed Historic Architectural Impact Study and to look into all possible options for avoiding the irreparable damage that will be done to the architectural inheritance of America by its loss.

Sincerely,

Peter Burley Griffin
President

Sent from [Mail](#) for Windows 10

From: [Peter Navaretti](#)
To: [Planning](#)
Subject: Solid Rock House is of World Architectural Heritage Significance.
Date: Saturday, January 30, 2021 10:00:52 PM

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

Dear Sir,

Solid Rock House, 82 Essex, Winnetka.

Solid Rock House was designed by one of America's important 20th Century Architects, Walter Burley Griffin.

Solid Rock House was an early design for a 'fire-proof domestic construction' inspired by Frank Lloyd Wright's design for a 'fire-proof' house, which was devised in response to the tragic Chicago Fire, which destroyed most of the city.

Solid Rock House, in its original single-storey, flat roof form, was constructed of reinforced concrete, eliminating the use of a timber frame and other flammable materials.

Solid Rock House is a hallmark design in the oeuvre of Walter Burley Griffin's architectural designs in Illinois and Iowa, and his later designs in the Australian States of Victoria, New South Wales, Queensland and South Australia, and also in India.

There must be some way that the property, and perhaps a neighbouring property, can be re-developed, without the demolition of Solid Rock House.

Solid Rock House must be saved from demolition. Its loss would be a great loss to Architectural Heritage world-wide.

I hope that Winnetka realises the significance of this house in the history of Domestic Design in America and world-wide.

Solid Rock House is of World Architectural Heritage Significance.

Regards,

Peter Y. Navaretti
Architectural Historian,
Melbourne, Victoria, Australia.



[40 years researcher of Walter Burley Griffin's Architecture in Australia]

From: [Anna Rubbo](#)
To: [Planning](#)
Subject: RE : House by WB Griffin at 82 Essex , Winnetka
Date: Tuesday, February 16, 2021 1:04:33 PM

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Christopher Enck
Landmarks Preservation of Winnetka
Illinois

It has come to my attention there has been an application to demolish the 1911 Solid Rock house by Walter Burley Griffin.

As a Griffin, and primarily a Marion Mahony Griffin scholar , I am shocked to learn that this 1911 seminal work by Griffin, to which Marion Mahony also contributed , could be demolished. The importance of this building, and its place in the history of innovative Chicago houses, should not be underestimated, as evidenced in the writing of many scholars including US scholars H. Allen Brooks, Mark Peisch, Paul Kruty , David Van Zanten and Australians including James Birrell, James Wierick, Anne Watson and myself.

As an Australian now living in the US, it would seem that the Griffins role as architectural pioneers are less appreciated by the American public than in Australia. This is unfortunate. While there is abundant scholarship, to my knowledge the 2016 'In her own right: MMG' exhibition which I wrote for Elmhurst Historical Museum - and shown also in Winnetka (see <https://patch.com/illinois/elmhurst/her-own-right-marion-mahony-griffin>) - was the first US Griffin exhibition.

While there have been struggles to maintain the integrity of Griffin houses in Australia, demolition has been avoided. This appreciation has no doubt been increased also by public education. For example, there was a major exhibition and accompanying publication in Sydney in 1998 (Beyond Architecture: MM and WBG : America, Australia, India). Currently there are many events marking MMG's 150th birthday (see <https://www.nca.gov.au/marion>), and the 100th anniversary of the Griffins' utopian suburb, Castlecrag. The film and exhibition Paradise on Earth at the Museum of Sydney (<https://sydneylivingmuseums.com.au/exhibitions/paradise-earth>) carefully documents the Griffin houses in Castlecrag, through interviews with owners.

If demolition of 82 Essex is to take place, then I would hope that documentation of the quality achieved in the film cited could be achieved.

Sincerely,

Anna Rubbo LFAIA
B.Arch (U-Melbourne) | D. Arch (U-Michigan)
Senior Scholar, Center for Sustainable Urban Development
The Earth Institute, Columbia University, New York, NY 10115.

From: [David Schoon](#)
To: [Christopher Marx](#)
Cc: [Ann Klaassen](#)
Subject: FW: Please preserve the "Solid Rock" house.
Date: Wednesday, February 3, 2021 1:46:16 PM

David Schoon, Director

Village of Winnetka Community Development
847-716-3526

From: Josie Clark <JClark@winnetka.org>
Sent: Wednesday, February 3, 2021 1:39 PM
To: David Schoon <DSchoon@winnetka.org>
Subject: FW: Please preserve the "Solid Rock" house.

Hi David,

FYI from the Communications inbox:

From: Robert Chatten [REDACTED]
Sent: Wednesday, February 3, 2021 12:09 PM
To: Communications <Communications@winnetka.org>
Subject: Please preserve the "Solid Rock" house.

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

Hello:

I just learned that a demolition permit has been applied for, for the "Solid Rock" house. I first learned about this house in a book about the Prairie school of architecture. I know that not everything can be saved, but I hope this one can be saved. Please do what you can, if you would, please. I think that there is growing and renewed interest in architecture.

I wish you luck in your endeavors.

Sincerely,

Robert Chatten

Hopewell, Mercer County, New Jersey

Winnetka Community Development Department
Attention: Mr. Christopher Marx, AICP
By Email: cmarx@winnetka.org
February 4, 2021

RE: Proposed Demolition of 82 Essex Road
aka "Solid Rock," or "William F. Tempel House"

Dear Mr. Marx:

My wife and I own Walter Burley Griffin's [REDACTED] House in [REDACTED]. We are also dedicated preservationists, having restored several historic properties, and serving as long-time Board members of the Frank Lloyd Wright Building Conservancy and the Walter Burley Griffin Society of America, respectively. We understand that the Landmark Preservation Committee ("LPC") met February 1, 2021 to review a demolition application relating the above-captioned home. We strongly support preparation of an Historical Architectural Impact Study, and the denial of any demolition permit or action pending completion and full evaluation of an HAIS.

The Winnetka Historical Society January 18, 2021 Property Research Report findings indicate the historical and architectural significance of "Solid Rock," as a work of international significance by Walter Burley Griffin, one of America's great architects and planners. It noted that Griffin worked for Frank Lloyd Wright at his studio in Oak Park prior to establishing an independent practice in Chicago with his spouse, Marion Mahony Griffin, one of the first female architects licensed in the U.S., who also worked in Wright's studio. They conducted a practice throughout the U.S., Australia and India, with perhaps their crowning achievement being selection as designer of Australia's capital city, Canberra, in 1912.

As you know, Solid Rock is one of several important Griffin works in Winnetka. It was commissioned by William F. Tempel, a developer who served as a partner with the Griffins in Trier Center Neighborhood, a planned community intended to include 35 Griffin houses, but not completed due to the Griffins' move to Australia.

Solid Rock's unique design features include use of poured-in-place reinforced concrete, and a flat roof providing usable outdoor space. It uses an open plan, with connected living and dining rooms surrounding a central fireplace, a format earlier developed by Griffin and later to serve as a template for countless houses throughout in the U.S. Mahony participated in the design and execution of the house, and notably the window decorations. Barry Byrne, another important Chicago-based architect, and Griffin's partner between 1914 and 1917, was engaged to enlarge Solid Rock, with renowned sculptor and interior designer, Alfonso Iannelli.

An HAIS will undoubtedly provide substantially greater details and highlights illustrating the importance of Solid Rock and the need to protect it from loss through demolition. We urge LPC to take any and all action to preserve this significant Winnetka property.

[REDACTED]
Ronald P. Duplack

[REDACTED]
Tannys L. Langdon

From: [Tim Samuelson](#)
To: [Christopher Marx](#); [Planning](#)
Cc: [Lisa DiChiera](#); [Krutv, Paul S](#)
Subject: Solid Rock House - 82 Essex Road
Date: Saturday, January 30, 2021 4:30:29 AM

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

January 27, 2021

Dear Mr. Marx and Winnetka Planners:

After over fifty years experience in architectural history and historic preservation, I've learned to choose my interventions in demolition issues very carefully. But when a property of premier importance is threatened, I feel strongly compelled to speak up.

Such is the case with the William F. Tempel House at 82 Essex Road – often familiarly known as the “Solid Rock House”. At this late point-in-time, I should let the building’s many mentions in respected books and periodicals on architectural history speak for its importance, rather than attempting to describe the complexities of its significance in this brief e-mail advocating careful review of its proposed demolition.

In many ways, the house could be considered to be two landmarks in one. The first floor is one of the most important works by internationally respected architect Walter Burley Griffin – a 1911 flat-roofed composition of startling modernism boldly rendered in cast concrete . The second floor is a 1919 alteration by Griffin’s former associate Francis Barry Byrne – himself a highly respected creative architect. Byrne respectfully left the Griffin design largely alone, making the top addition a distinctive entity within a high roof that led Byrne to refer to it as his “Haystack House”.

The Griffin and Byrne portions work seamlessly together, while at the same time keep their own distinctive identities. Griffin’s solid-looking flat-roofed design becomes the base for Byrne’s high-pitched “haystack”. As a whole, it represents the liberation of Griffin and Byrne from strong influences remaining from their former employment with Frank Lloyd Wright, and their entering new career chapters in the realms of international modernism.

I have taken many architects and architectural historians to see the house for decades. Sited so beautifully, I never imagined the day when someone would propose demolish it. I’m aware that preventing demolitions for new construction in Winnetka has been challenging.

But this one is truly worth the efforts to find a way to preserve it.

Sincerely

Tim Samuelson

(Cultural Historian Emeritus for the City of Chicago; former Curator of Architecture and Design for the Chicago Historical Society; and longtime historian and preservation specialist for the Commission on Chicago Landmarks.)

From: [Joyce](#)
To: [Planning](#)
Cc: [Dr. M.J. Jiaras](#); [Dena Vasilatos](#)
Subject: 82 Essex Demolition
Date: Wednesday, January 27, 2021 12:36:24 PM

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

Hello,

We received the notice about the demolition of 82 Essex. I'm a close, adjacent backyard neighbor at 366 Winnetka Ave.

While I love historic, older homes (ours is circa 1922 which we have renovated multiple times), the home at 82 Essex has seen a better day. It has been an eyesore for years and poorly maintained. The garage looks like it is about to collapse.

I am supportive of the demolition and think a newer home would benefit the neighborhood.

Best,
Joyce

From: [Joyce](#)
To: [Christopher Marx](#)
Cc: [Planning](#); [Dr. M.J. Jiaras](#); Dena.vasilatos@gmail.com
Subject: Re: 82 Essex Demolition
Date: Wednesday, January 27, 2021 12:45:10 PM

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

Thanks Chris.

I also pushed "send" too quickly. I've walked through the house. The floors are sloping. Looks like there are foundation issues, and the floor plan would be tough and expensive to renovate for how people live today.

Best,
Joyce

> On Jan 27, 2021, at 12:40 PM, Christopher Marx <CMarx@winnetka.org> wrote:

>

> Joyce,

>

> Thank you for sharing your comments. This will be shared with the Commission as part of the Public Comments for this particular application, in advance of Monday's meeting.

>

> Feel free to contact me if you have any questions.

>

> -Chris

>

> Christopher Marx, AICP

> Associate Planner

> Village of Winnetka – Department of Community Development

> 510 Green Bay Road

> Winnetka, Illinois 60093

> (847) 716-3587

> cmarx@winnetka.org

>

> -----Original Message-----

> From: Joyce <[REDACTED]>
> Sent: Wednesday, January 27, 2021 12:36 PM

> To: Planning <Planning@winnetka.org>

> Cc: [REDACTED]

> Subject: 82 Essex Demolition

>

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

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> Hello,

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to collapse.

>

> I am supportive of the demolition and think a newer home would benefit the neighborhood.

>

> Best,

> Joyce

From: [Vincent Michael](#)
To: [Planning](#)
Cc: [Christopher Enck](#); [Rubano, Anthony](#); [Lisa DiChiera](#)
Subject: 82 Essex
Date: Thursday, January 28, 2021 4:24:16 PM

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

Dear Planning Commission:

I have heard with great distress of the plan to demolish the "Solid Rock" house at 82 Essex Road. This house was originally designed by the internationally famous architect Walter Burley Griffin, a former employee of Frank Lloyd Wright. Indeed, the house bears strong resemblance to Griffin's later work in Australia. In 1919 it had additions by two other former Wright associates, Barry Byrne and Alfonso Iannelli. This gave the house the "Prairie Style" feel it retains to this day. The house was featured in my 2013 book *The Architecture of Barry Byrne* (University of Illinois Press).

Demolition would visibly diminish the significance of Winnetka. While there are a couple surviving works by Byrne in the vicinity, the only nearby "Prairie Style" house by Griffin and Byrne was destroyed some 20 years ago, replaced by two homes of indifferent character. 82 Essex Road marks one of the first homes Byrne and Iannelli collaborated on after Byrne's World War I service. It bears the rich historical context of the Tempel family and connects to the rich legacy of the Griffins on the North Shore.

The transaction history of this property has not driven the price to a point where demolition appears inevitable or even desirable. I encourage you to do what you can to conserve this rare community treasure.

Sincerely,

Vincent L. Michael, PhD

[REDACTED]
San Antonio, TX [REDACTED]