VILLAGE·OF·WINNETKA

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WINNETKA LANDMARK PRESERVATION COMMISSION
NOTICE OF MEETING
January 7, 2019
7:00 p.m.

On Monday, January 7, 2019 the Landmark Preservation Commission will convene a regular meeting at 7:00 p.m. in the Council Chamber at the Winnetka Village Hall, 510 Green Bay Road, Winnetka, Illinois.

AGENDA

1. Call to order.

2. Approval of December 3, 2018 meeting minutes.

3. Review of the Historical Architectural Impact Study (HAIS) for the single family residence at 1170 Westmoor Road. Case No. 18-15.

4. Old Business.

5. New Business.

6. Adjournment.

Note: Public comment is permitted on all agenda items.

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
DECEMBER 3, 2018 MEETING MINUTES

Members Present:	Louise Holland, Chairperson
	Laura Good
	Beth Ann Papoutsis
	Paul Weaver
Non-Voting Member Present:	Bob Dearborn
Members Absent:	Katie Comstock
	Chris Enck
Village Staff:	Christopher Marx, Associate Planner

Call to Order:
Chairperson Holland called the meeting to order at 7:09 p.m.

Public Comment
Chairperson Holland asked if there was any public comment. No comment was made at this time.

Approval of November 5, 2018 Meeting Minutes
Chairperson Holland asked for a motion to adopt the November 5, 2018 meeting minutes. She then asked if there were any comments or corrections. No comments were made. A motion was made by Mr. Weaver and seconded by Ms. Goodman. The motion passed by unanimous voice vote.

TEARDOWNS - Preliminary Review of the Application for Demolition of the Single Family Residence at 1170 Westmoor Road. Case No. 18-15.
Gary Frank introduced himself to the Commission as the architect along with John and Gwen Amboian, the property owners. Mr. Amboian confirmed the property is owned through an LLC and he and his wife are co-managers.

Mr. Frank stated the home was purchased with the intent to tear it down and build a new home. He stated they talked with Dan Creeney for grading and drainage and are putting the team together with preliminary thoughts for the property. Mr. Frank stated they would like to dismantle the property as much as possible for re-use by others of flooring, windows, doors, etc. He stated the windows are uninsulated iron windows and there is no insulation in the home.

Chairperson Holland stated the Historical Society stated there is no historic attachment to the home although the original architect is Ralph Stoetzel who is very well known in the area. She asked for the Commission Members comments. Mr. Amboian agreed it is a beautiful home and

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informed the Commission they lived in Winnetka for 23 years and decided to stay in the Village. He stated despite the home being older, they would look for something new or one for which they can undertake a similar restoration project like this home. Mr. Amboian stated there is a lot which is really old such as structural and mechanical issues along with the fact there was water damage by the prior owners. He then stated as opposed to rehab, they decided to work with a high quality architect to get it done right.

Mr. Dearborn stated the home had been on the market for a long period of time. Mr. Amboian stated they became aware of it more than a year before they made an offer on it. He stated in terms of trying to preserve the home, he performed research and thought they would find someone willing to take on the project. Mr. Amboian stated they decided after it had been on the market for a certain period of time and to try to get land value for the property which is what happened. He stated they kept looking for the right opportunity with the owner to consider whether a buyer would come along and when they made her aware the home might be demolished, she told them she was prepared for that.

Mr. Frank stated with regard to exterior, the outside of the home remained as is and there was a porch addition on the west side and a four season porch was put on the south side which matched the home. He then stated no additional work had been done on the exterior for many years since inception. He then stated on the inside, there is old trim and the opening is small in scale, as well as 12x12 terra cotta tiles on the first floor. Mr. Frank stated the kitchen was redone a few years ago. He also stated there is paneling and a fireplace in the living room. Mr. Frank then stated there is a hand carved stairway and steps down into the living room and addition on the back. Mr. Frank described the second floor as having a basic floor plan with a basic trim package, bedrooms and bathrooms. Mr. Amboian referred to areas which they hoped to incorporate into new construction. Mr. Frank stated on the first floor, there is a large foyer with a stairway going up and which contained a large living room, dining room and kitchen.

Mr. Dearborn asked why they thought a large renovation would have been daunting. Mr. Frank responded they have done large renovations in the past and stated they would have to tear everything apart and would end up redoing the entire home. He also referred to the dollar cost. Mr. Frank noted there is only a two car garage. Ms. Papoutsis asked if it is attached and Mr. Frank confirmed that is correct. He also stated there is a low 7 foot basement and a concrete foundation. He described it as a typical 1926 home which does not have a typical 8 or 9 foot basement. Mr. Frank then stated someone would be able to repurpose the fireplace, trim and other materials from the home.

Ms. Goodman asked what is the square footage of the existing home. Mr. Amboian estimated it to be 7,600 square feet. Ms. Goodman asked what would be the square footage of the new home and Mr. Frank responded they do not know yet and in terms of GFA, they would be allowed to build 14,000 square feet with the lot measuring 56,000 square feet. He then stated they planned to put a pool and pool home on the property as well as a three car garage and four bedrooms.

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Chairperson Holland noted the property measured 1.3 acres and asked the applicant if they were aware of the letter which came from the 735 Ardsley neighbor. Mr. Frank responded he just saw it and had not shown it to Mr. Amboian. Chairperson Holland stated that neighbor is at the corner of Ardsley and Westmoor. She also stated the home at 1150 Westmoor was subdivided in the late 1970's to create 730 Ardsley.

Mr. Weaver commented he was surprised by the Historical Society report and the lack of ownership information. He also stated the home may not have been empty for that long and referred to prior owners listed. He stated the Commission's job is to think about older homes and once the home is gone, it is gone. Ms. Goodman added the architect is notable and questioned other homes done by this architect. Chairperson Holland stated the Historical Society did not list information and is undergoing a change of executive directors which may be the issue. She reiterated Ralph Stoetzel is a well-known architect.

Ms. Goodman referred to the applicant's discussion with regard to the interior of the home and the Commission Members did not know what the interior looked like. She also referred to the history. Ms. Goodman then stated she would like for an HAIS to be done on the property and described it as a beautiful home on a beautiful lot.

Chairperson Holland stated since the applicant is early on in terms of their planning, she asked if there was any comment with regard to requesting an HAIS. Mr. Weaver suggested the Commission go through the criteria.

Chairperson Holland read the first criteria: (1) the property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village code and stated it did not apply. She then read the remaining criteria: (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. Chairperson Holland noted these criteria do not apply. She then read the fourth criteria: (4) the property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to the issuance of a demolition permit. Chairperson Holland stated the home would have to meet any one of the four criteria. Mr. Weaver and Ms. Goodman stated the home met the fourth criteria.

Chairperson Holland then asked for a motion. Mr. Weaver moved to request an HAIS for 1170 Westmoor. Ms. Goodman seconded the motion. A vote was taken and the motion unanimously passed.

AYES: Good, Holland, Papoutsis, Weaver
NAYS: None
NON-VOTING: Dearborn

Old Business

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Chairperson Holland informed the Commission Members the preservation award tiles have arrived. She stated it would not be on the agenda for the December 2018 Village Council meeting and would have to wait until January. Chairperson Holland stated that would give the applicants more time to submit for certificates to be given. She noted two awards would be given and confirmed they would notify the awardees they would receive their awards on January 15, 2019.

Chairperson Holland also stated with regard to request to the Village for a better looking list of landmarks, they wanted them to be available for the March 10, 2019 meeting which would include a presentation by Jeffrey Baer at the Community House. She stated there is more information in the next issue of *The Winnetka Report* and noted there would be other events during the sesquicentennial year. Chairperson Holland stated it was determined not to be in the budget to do a more enhanced form of the booklet and they would push to have it done for the trolley tours to include the sesquicentennial information and to be distributed as well as at the closing event at the log house in October.

Chairperson Holland then stated Mr. Weaver brought in information relating to Winnetka architecture which was done by the Historical Society in 1990. Mr. Weaver stated there is a list of addresses at the front which contained addresses of homes which are no longer around. He stated the book talked about housing stock in Winnetka.

Chairperson Holland referred to 575 Elm which was a new home and built with red and yellow girders. She referred to the Bleaks' home dating to the 1950's as well as 767 Mt. Pleasant which could have been a Howard Van Doren Shaw home taken down and was in good condition from the standpoint that the home had not been touched and all of the original designs were there. Chairperson Holland then referred to 412 Walnut which was the home of John Hamilton of Perkins & Hamilton which became Perkins & Will which built Crow Island School. She noted the home there now had been sold twice. Chairperson Holland described the book as helpful.

Mr. Weaver stated Susan Benjamin was involved with it and Chairperson Holland confirmed Ms. Benjamin wrote the original listing before the landmark preservation ordinance was presented to the Village Council that it was appropriate to have an historian drive through Winnetka to see if they do have homes which could be landmarked. She stated Ms. Benjamin's list contained over 300 homes and people were upset if their homes were or were not on the list. Chairperson Holland stated it gave rise to the landmark and historic preservation battle which continued after the ordinance was passed and which she described as weak.

New Business

Ms. Papoutsis stated her matrix is preliminary. Chairperson Holland stated it was at the request of President Rintz who saw a chance to make tweaks to the ordinance although he did not want to overhaul it. Chairperson Holland stated she made it clear the focus of the Commission is education through the trolley tours, the awards and publicizing them. She then stated people are concerned with seeing structures come down as in the case of tonight's demolition request.

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Ms. Papoutsis stated the matrix is a collaboration of her conversations with people at different Community Development offices in different communities as well as reviewing all of the websites. She added as far as the delay for landmarked homes, there is not a delay per se and the response was the time it takes to go through the process as well as the appeal process considering how long a resident has to appeal and where it picks up after that whether there is a hearing or if there is another review process and all of that time is considered in these statements. Ms. Papoutsis stated Chairperson Holland suggested the inclusion of another column indicating the number of landmarks in each community. She stated she received responses from some and then looked at the websites again for that information although some websites did not contain updated information. Ms. Papoutsis asked the Commission Members to let her know if they had any other items to be included.

Ms. Papoutsis then stated the second page contained recommendations and welcomed the Commission Members' critiques and suggestions. She then stated Landmarks Illinois suggested it would be helpful to educate the residents on the tax freeze and benefits of landmarking a home which should be included in the matrix. Ms. Papoutsis noted she included fees in the matrix which were featured in Lake Bluff.

Mr. Dearborn asked how would the Village determine if a home would qualify. Ms. Papoutsis responded they would have to go through the application process. Mr. Dearborn asked who would determine if a home is significant enough to qualify as a landmark. Ms. Papoutsis responded that is the job of the Commission and whether it met the criteria. Chairperson Holland stated it is similar to an HAIS. Ms. Papoutsis added the Village Council would have to approve it. Mr. Dearborn questioned fees with regard to renovation. It was stated the fees vary. Mr. Dearborn suggested they quantify them and stated the Commission would review the homes which would qualify and increase the time delay for tearing down a home. Chairperson Holland stated there is a 60 day delay which is the only thing the Commission is allowed to do while Lake Forest has a two year delay and if the person seeking the demolition permit did not mind waiting or can change the future of the home. She added Wilmette has none, Glencoe had a 120 day delay and Highland Park and Kenilworth had one year delays, Downers Grove has 75 days, Hinsdale has 90 days and Oak Park has 60 days. Chairperson Holland noted a lot of these communities have architecture review committees and they have design review boards for homes. She also stated the suggestion of historic districts in the 1980's and 1990's was thought to be a no brainer especially for those living near the Village Green. Chairperson Holland then stated Evanston has a number of historic districts which did not preclude tearing down homes.

Chairperson Holland stated for a historic preservation plan, they would have to go to an architectural historian and say what would the advantage be for the Village and get an opinion before getting a plan. She stated these are the kinds of questions President Rintz wanted answered. Chairperson Holland then suggested the addition of another column indicating if a community had ever torn down a landmark or if a landmarked home applied for demolition. She referred to the Edwin Clark home on Pine Tree Lane where a developer planned to save the home, subdivide the property and build two more homes. Chairperson Holland stated windows

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were left open, etc. and for the safety of the homes around it, it had to be torn down and the three lots are still available.

Mr. Dearborn asked if the column relating to design review is for residential design review and Ms. Papoutsis confirmed that is correct. Mr. Dearborn stated they do not have one and it should be taken out. He asked Chairperson Holland if there was great resistance for residential design review at the time the ordinance was drafted and Chairperson Holland confirmed that is correct.

Mr. Weaver stated developers come into the community and are building so many homes which are becoming the face of Winnetka. He stated they have to distinguish between people like tonight's applicant who would build a beautiful home from others just building to try to sell. Mr. Weaver stated if they look at the data, spec homes turn over quite a bit and some have already been torn down.

Mr. Dearborn stated there are certain kinds of homes which have negative reflections to them and agreed with Mr. Weaver's suggestion that it would be nice to have a review of that in some way without being heavy handed. He then stated the letters they receive should be kept and the Village is not alone in terms of their concern.

A gentleman noted letters written to the Community Development Department or the Commission are kept in a special file for communications received for or against a project. Mr. Weaver stated with regard to the letter the neighbor wrote, it sounded like they had experience trying to renovate their own home which was not great and wondered if the Village considered asking those who did major renovations to provide feedback in terms of what it was like working with the Village. He also suggested they do a better job to make it easier for people to rehab homes. It was stated there is not much of a process to distinguish for an older home getting an extensive renovation versus new construction. The gentleman stated the rigorousness of the review depends on the materials submitted by the applicant and whether it required them to submit a new plat of survey which is an important document for applications or whether certain amounts of architectural or building plans because of the depth of the project. He then stated their code is more specific than the other two communities he worked in and is not sure how much they can distinguish between someone building a new home versus rehabbing a 90 year old home.

Mr. Weaver stated the permit would identify whether the work is for a new home or rehab and asked what can they do to make it easier for people to fix up old homes. He stated while maybe nothing can be done through the inspection and permitting process, they can see if there is something they can do. Mr. Weaver added the Village served a vital function in that process and checking on construction, builders, etc. It was asked if that question should be directed to the Community Development Department staff. Chairperson Holland stated that is what President Rintz is asking the Commission to do and they can lower the cost of renovation while they have the largest demolition cost in the state as well as education and longer delays. She

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then stated while there are certain things they can recommend, it would be up to the Village Council to expand on those and see the virtue of keeping the ambiance of the community.

Mr. Dearborn referred to a home on Hill Road and Indian Hill Road which wanted to put in curb cuts on Hill Road and the request was approved which was not within zoning. He stated it was a 1928 home on a large lot and if the request was not allowed, someone would come and tear it down. Mr. Dearborn then referred to a forbearance in terms of renovation and zoning. He noted the home in tonight's application may have been too far gone. Mr. Weaver stated there are not many 1.3 acre lots available and referred to whether it had been the same home on a smaller property. He also stated they were asking for a lot of money and got a lot less. Mr. Dearborn stated people may have looked at the home from a renovation standpoint.

Mr. Dearborn then asked how they present it to the Village Council. Chairperson Holland stated it can be done at the January 15, 2019 meeting. Ms. Papoutsis stated she wanted to get the Commission Members' comments and she would email it to Ms. Klaassen for distribution. Chairperson Holland stated she would like to see these four items. The Commission Members commented Ms. Papoutsis' ideas were good. Ms. Papoutsis then stated although there is only design review for commercial buildings, she remembered having to comply with regulations during her renovation.

Mr. Dearborn asked if they could have a meeting with President Rintz. Chairperson Holland stated she would hesitate on the suggestion to develop a design review board for residential properties. She then referred to the home across the street from hers which was taken down and the new home has not sold in two years.

Mr. Dearborn stated they have the carrot and stick approach and described the stick as the two year delay and stated since other communities are doing that, he asked if they can find middle ground. Mr. Weaver suggested having a list of people in the community who have had work done as well as the contractors who did the work. He also stated the Historical Society can have a list of homes which have the potential of being torn down. Mr. Weaver then asked if there are specific things such as in Evanston where there are old homes still standing and asked how that is possible or if there are some rules in the guidelines that making it hard to tear a home down there. Chairperson Holland stated there was a question of there being a benefit to the mayor and his view of the lake and which represented a conflict of interest.

Ms. Papoutsis suggested they publish an online brochure with photos, architects and contractors who specialize. She then referred to her neighbor who did a beautiful William Otis home and who is passionate about historic preservation. Ms. Papoutsis then suggested the inclusion of permit cost on the matrix in comparison to other communities.

Chairperson Holland referred to a home on the National Register where they cannot get someone to redo a powder room because they want to redo everything. She then stated it would be wonderful to have a group of people involved in the trades such as the Commission or

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Landmark Illinois to talk about renovation and what is available. Chairperson Holland commented it is difficult to get small things done in old homes.

Mr. Dearborn stated this is great information and which helped identify the problem and possible solutions to the problem which do not offend property rights.

Ms. Papoutsis informed the Commission her neighbors asked to be involved and questioned whether it would be worthwhile to get their signatures at this point of those who want something to be done. Mr. Dearborn responded they should get President Rintz involved first and to get him to support the concept of where they are and present it and go from there. Chairperson Holland asked Mr. Dearborn to mention what the Commission is doing at the next Village Council meeting. Mr. Dearborn noted they are aware of the concern there and in January, they can discuss it at the Village Council meeting.

Ms. Goodman stated with regard to the column stating owner's consent being required to landmark a property, she referred to the question as to what Evanston is doing and stated their answer is no as in Lake Forest. She described it as one of the biggest questions when it comes to saving homes if they have the authority to landmark a home without the owner's consent, those are the communities which are saving beautiful homes. Ms. Goodman also stated if it was part of their ordinance, she referred to certain homes which come before the Commission that should not even be considered for demolition. Chairperson Holland stated the difference is those communities have design review boards that tell an applicant and noted Evanston has a design project review. She reiterated Lake Forest has a two year process and they have a building review board before anything is allowed to be built without approval.

Ms. Goodman informed the Commission when she want to Washington DC years ago to be trained on architectural styles and how to save historic homes, people from all over the country stated this is what they did for a whole week and the point they made was that there is very little protection on the federal or national level and protection for these properties comes solely from the local level. She then stated it would be in their hands if they want to do something about it.

Mr. Dearborn then questioned what they can do with a home which is on the market and identifying the cost to renovate the home according to current standards. Ms. Goodman stated it would depend on the contractor's perception as to whether the home can be renovated or not. Mr. Dearborn referred to a previous applicant who wanted to renovate the home but the cost got out of control and they subdivided the lot. Mr. Weaver noted that home was located on an unusual lot and the lot was subdivided and another home was built. He indicated it is the same situation as with tonight's applicant in that it is for a 1.3 acre lot which he described as a spectacular lot.

Mr. Dearborn stated while he understood Ms. Goodman's concern, some of these homes have are outlived and new homes are more formal. Mr. Weaver then stated while there are some homes they cannot save, they should try to encourage renovation and help people do it by

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making the process as easy as possible and make it hard for developers to tear down homes. He then stated they have to give the benefit of the doubt to the homeowner where a home being renovated will remain occupied by the owner.

Chairperson Holland stated it would be a big job to identify and bring in subcontractors who are into renovation and publicize it so that those with older homes can come. She commented if they can get three people to decide to renovate their homes, it would be a success.

Ms. Goodman stated they have the state tax freeze and asked what if there was a tax freeze for historic properties. Chairperson Holland stated the benefit of the state tax freeze is that it is between the homeowner and the state. Ms. Papoutsis stated people need to understand it better and there should be more publicity about it. Chairperson Holland referred to those in recent years who have taken advantage of the tax freeze and referred to the home at 735 Sheridan Road and the owner who could use that money to enhance the home. She also referred to 419 Sheridan Road which could have benefitted from the tax freeze. Chairperson Holland then referred to the Thorn home which is neighboring home which was given the right to be demolished and has not been torn down. She stated they have to keep pounding the information.

Ms. Goodman stated to qualify for the state's historic tax freeze program, the home has to either be in the historic district or has to be individually listed on the National Register. Chairperson Holland added it can be a local landmark. Ms. Goodman stated if they are going to talk about going in the direction of the state's tax freeze program, that can go hand in hand with having designated historic districts. Chairperson Holland stated the problem is getting 90% of the homeowners in the district to agree and referred to the attempt made on the Village Green. She then suggested as opposed to the tax freeze, the carrot for that program would be to become a local landmark which would be between them and the state. Chairperson Holland then referred to the home at Poplar and Oak which is well over 100 years old.

Ms. Papoutsis referred to a property owner which met with Mr. Birov. She stated the neighbors stated their needed to be an organization where there are architects and builders who are prepared to take a home off someone's hands to renovate it so that it does not go to a developer. Chairperson Holland referred to the attempt to get "For Sale" signs put on a property before it is torn down and put it on the MLS and the Village attorney told them it was not constitutional. She then referred to a home built in 1860 which was two days away from being torn down and it was put on Facebook which saved the home.

Ms. Papoutsis stated one more suggestion is that several neighbors who see another home come down with another mansion built, they have asked her if there is a way to restrict or make a quota of the number of homes by each developer. Ms. Goodman agreed with that suggestion but it was stated it cannot be done. Chairperson Holland agreed there could be a lawsuit if the Village tried to do that.

ADJOURNMENT:

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The meeting adjourned at 8:37 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

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MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: JANUARY 2, 2019

SUBJECT: CASE NO. 18-15: 1170 WESTMOOR ROAD

INTRODUCTION

On January 7, 2019, the Landmark Preservation Commission (LPC) is scheduled to consider the Historical Architectural Impact Study (HAIS) of the property at 1170 Westmoor Road (the "Subject Property") prepared by Jean L. Guarino, Ph.D. at the request of John Amboian, Jr., (the "Applicant"). The Applicant is the owner of the Subject Property and plans to construct a new home.

In accordance with Section 15.52 of the Village Code, a notice to conduct the historic and architectural impact review, including the date of the LPC meeting, has been mailed to property owners within 250 feet of the Subject Property. A notice of the LPC meeting was also published in the Winnetka Current newspaper on December 20, 2018. As of the date of this memo, staff has not received any written comments from the public regarding this application. Verbal comments received at the December 3, 2018, meeting are reflected in the draft minutes of the December 3 meeting, which are included in the January 7, 2019, agenda packet for the Commission's review.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 1.31 acres in size, is located on the south side of Westmoor Road, between Ardsley Road and Hibbard Road. It contains a single-family residence with a detached accessory structure. The property is zoned R-2 Single-Family Residential, and it is surrounded by R-2 Single-Family Residential.

COMMISSION REVIEW

At the December 3, 2018 meeting the LPC found there was sufficient architectural merit to warrant an HAIS based on the criteria that the house has sufficient architectural and historic merit to warrant a HAIS prior to issuance of a demolition permit.

It is the duty of the LPC to determine whether the HAIS is complete and if so whether the proposed demolition will result either in the loss of a building or structure that is of historic or architectural significance or in the significant alteration of the architectural character of the immediate neighborhood.

The Winnetka Historical Society (WHS) has reviewed and commented on the HAIS, the comments are included in this report as Attachment B.

In accordance with Section 15.52.060 of the Village Code, the Commission is to enter findings on the following issues:

a. whether the HAIS is complete;
b. whether the proposed demolition will have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood; and
c. whether demolition should be delayed in order to explore alternatives to total demolition.

In making its determination, the LPC shall consider the following:

a. the HAIS (Attachment A);
b. the preliminary property history study (Attachment D);
c. comments of the Winnetka Historical Society on the HAIS (Attachment B);
d. any other information, comment or evidence received by the LPC at the impact determination meeting or at the preliminary review meeting.

The determination of the LPC shall be supported by findings of fact based on the entire record.

If the LPC determines that the HAIS filed by the Applicant is incomplete or otherwise insufficient to enable the LPC to make a determination as to the impact of the proposed demolition, the LPC may direct the Applicant to complete, amend or supplement the report and may continue the impact determination meeting pending the Applicant's filing of a complete application.

A building or structure shall be considered to be historically or architecturally significant if the LPC determines that it meets one or more of the following standards:

a. the structure exhibits a high quality of architectural design without regard to the time built or historic associations;
b. the structure exhibits a high quality of architectural design that is not the result of a change or a series of changes in the original structure;
c. the structure exemplifies an architectural style, construction technique or building type once common in the Village;
d. the structure exhibits an unusual, distinctive or eccentric design or construction technique that contributes to the architectural interest of its environs as an accent or counterpart; or
e. that the property has been designated a landmark pursuant to Chapter 15.64 of the Village Code, has been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation, or has been listed on the National Register of Historic Places or the Illinois Register of Historic Places.

ATTACHMENTS

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

HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS):

THE F. THOMAS MORRIS HOUSE AT 1170 WESTMOOR ROAD
WINNETKA, ILLINOIS
Built 1926; architect Ralph E. Stoetzel

HAIS PREPARED BY:
Jean L. Guarino, Ph.D.
Architectural Historian
[redacted]

Submitted to the Village of Winnetka on December 7, 2018.

Synopsis of Findings of Significance

The F. Thomas Morris House at 1170 Westmoor Road in Winnetka possesses statewide historical significance as the former residence of Wally Phillips (1925-2008), an enormously popular and influential radio host at WGN-AM Radio who was inducted into the Broadcasting Hall of Fame in 1997. The house possesses statewide architectural significance as a design by Ralph E. Stoetzel, a Chicago-based architect who designed high quality houses and mansions throughout Chicago's north and northwestern suburbs in the 1920s and 1930s and became a prolific designer of industrial and office buildings for large corporations after World War II. Last, the Morris House is locally significant as a noteworthy example of the Tudor Revival style within the Village of Winnetka, possessing many hallmarks of the style.

Ownership history of the 1170 Westmoor Road parcel

The following chain of ownership information for the 1170 Westmoor Road parcel was obtained from Cook County Tract Book no. 246D, pp. 91-92 as well as digitized recorders on file at the Cook County Recorder of Deeds Office.

Property Owner Name	**Period of Ownership**
F. Thomas and Margaret Morris	July 21, 1926 to May 22, 1944
John P. and Ann C. Gorman	May 17, 1944 to March 28, 1969
James B. Prendergast	March 28, 1969 to August 19, 1970
LaSalle National Bank Trust Co. Trust #107746 (Walter and Barbara Phillips)	September 2, 1970 to June 3, 1986
American National Bank Trust #51515 (Dennis and Marcia Fields)	June 3, 1986 to August 31, 2018
Chicago Title and Trust Company Trust #8002378743 (Mr. and Mrs. John Amboian)	August 31, 2018 to present

F. Thomas and Margaret Morris

Frederick Thomas Morris (April 2, 1885-1955), whose name appears as F. Thomas Morris on the 1926 building permit for the house at 1170 Westmoor Road, was the oldest of seven children born to Frederick and Mary Morris. In 1910, the large Morris family lived in a house at 4327 N. Paulina Street in Chicago. F. Thomas was listed in the U.S. Census for that year as "salesman, real estate" He and his wife Margaret (1889-1960) were married in 1911 and had two children shortly thereafter. Their son Seymour was born in 1912 and Mary was born in 1915.

The U.S. Census for 1920 listed the Frederick T. Morris family as residing in a rental house as 1242 Asbury Street in Evanston. The occupation of the head of household was listed as "real estate" and Morris was the owner of his business at that time. By 1925, the family had moved to another large house in Evanston, located at 2331 Orrington Avenue, according to the City of Evanston Directory for that year. In 1926, F. Thomas and Margaret Morris purchased a large parcel at 1170 Westmoor Road and hired Chicago

architect Ralph E. Stoetzel to design an imposing Tudor Revival style residence with attached two-car garage for an estimated cost of $50,000. A review of historic permits show that the Morris residence was the earliest house to be erected on Westmoor Road, between Ardsley and Hibbard. It would be joined within three years by four additional houses: 740 Ardsley Road (1927); 1180 Westmoor (1927); 1190 Westmoor (1927) and 735 Ardsley Road (1929). The Tudor Revival style house at 740 Ardsley Road was also designed by Stoetzel. The U.S. Census for 1930 shows that Morris family of four shared their house with their chauffer, 30-year-old Ines Holst Anderson, a native of Denmark, and two servants: Josephine A. Henckel, age 27, from Ireland, and Helen Michaelson, age 30, from Norway.

Frederick Thomas Morris registered for the draft in 1942 at the age of 56. His draft card—which is attached to the end of this report—lists his home address as 1170 Westmoor Road. Morris identified his employer as "self – real estate" and his work address as 111 W. Washington Street in Chicago. Mr. and Mrs. Morris sold their property at 1170 Westmoor Road in 1944 and later moved to a large courtyard apartment building at 2505 Prairie Avenue in Evanston, where they lived at the time of their deaths.[1]

John P. and Ann C. Gorman

No information was found on this couple.

James B. Prendergast

No information was found on this owner.

Walter ("Wally") and Barbara Phillips

Walter "Wally" Phillips and his wife Barbara owned the house at 1170 Westmoor Road from 1970 to 1986. Their names do not appear on the chain of title as it was placed in a trust during this period. However, Phillips is listed as owner of 1170 Westmoor on a notice from the Department of Public Works, Village of Winnetka, dated July 10, 1984, and also on a permit to conduct electrical work at the house, dated March 16, 1981. Moreover, a 2017 article published in *Sheridan Road Magazine*, which interviewed then-owners Dennis and Marcia Field, identified Phillips as the owner who installed the ice cream parlor in the basement kitchenette.[2]

Wally Phillips (1925-2008) was a hugely popular radio host who took over the morning slot at WGN-AM Radio in 1965 and was tops in the ratings continuously after 1968, regularly talking to more than a million listeners a day. He ruled morning radio in Chicago for two decades with a ready wit and a cascade of news and information; with the station's powerful signal, Phillips also scored strong ratings in Milwaukee, Rockford and South Bend, Indiana. In the spring of 1986, as he was leaving the morning show, Phillips still commanded a 15.7 share of the audience during one ratings period, far ahead of the second place WBBM with its 8.7 share. He is considered one of the founding fathers of morning radio and a pioneer in territory later explored by hosts such as Steve Dahl, Jonathon Brandmeier and Howard Stern.[3]

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1 "F. Thomas Morris," *Chicago Tribune* (June 11, 1955); "Mrs. F. Thomas Morris," *Chicago Tribune* (July 7, 1960); Ancestry.com. U.S. Federal Census for the years 1910, 1920 and 1930. U.S. Draft Registration Card for Frederick Thomas Morris, 1942. City of Evanston Directory, 1925.

2 Roni Moore Neuman, "Winnetka Wonder," *Sheridan Road Magazine* (December 1, 2017).

3 Phil Rosenthal, "Phillips' new kind of show dominated Chicago radio," *Chicago Tribune* (March 28, 2008).

Wally Phillips was celebrated in his lifetime for developing a new kind of broadcasting that merged the telephone with the radio. Part-performer, part-newsman, part-moderator, he worked the phones to talk to his audience, solidifying a bond that made him one of the most successful local radio personalities in the country, generating many millions of dollars in both ad revenue for WGN and donations for his Neediest Kids Fund over the years. He peppered his show with prank calls and advertiser plugs, punctuated with an array of taped sound bites and sound effects. In doing so, this fixture of Chicago morning radio from 1965 to 1986, who was solidly No. 1 for the last 18 years of that run, established a template for the medium that's embraced to this day.

Phillips was born on July 7, 1925 in Portsmouth, Ohio. His father died when he was six and the family moved to Cincinnati, where he dropped out of high school to enter the Army Air Forces during World War II. He spent the war in Georgia in a two-target squadron. After the war, he attended drama school and landed a disc jockey job in Grand Rapids, Michigan. A year later, Phillips was back in Cincinnati and began to develop his trademark style by remixing prerecorded interviews for laughs. He started at WGN in 1956 along with Bob Bell, later known as Bozo the Clown.

After leaving the morning show in 1986, Phillips took over an afternoon slot on WGN. He was inducted into the Broadcasting Hall of Fame in 1997. He retired from the station in 1998 but continued to host a weekly two-hour program on WAIT-AM. He lived in the house at 1170 Westmoor Road in Winnetka with his wife Barbara during the 1970s and early1980s, which constituted most of the duration of his radio career. The couple had a son, Rodd, and two daughters: Holly and Jennifer. Wally Phillips died in 2008 at the age of 82 after battling Alzheimer's disease.[4]

Dennis and Marcia Fields

No information was found on these owners.

[4] Gary Dretzka, "Wally Phillips Joins Broadcasting Hall," *Chicago Tribune* (April 9, 1997); Allan Johnson, "Sentimental Audience hears talk-radio pioneer Wally Phillips Sign Off from WGN-AM," *Chicago Tribune* (January 26, 1998); Phil Rosenthal, "Phillips' new kind of show dominated Chicago radio," *Chicago Tribune* (March 28, 2008); Trevor Johnson, "Wally Phillips: 1925-2008," *Chicago Tribune* (March 28, 2008).

Narrative Description of the F. Thomas Morris House

P.I.N.: 05-17-312-008-0000

Legal Description for 1170 Westmoor Road: Lot 3, in F.B. Thomas's Subdivision of Lots 3 and 4 in Skokie View, a Subdivision of that part of the Southeast quarter of the Southwest quarter lying West of and adjoining the center line of Rosewood Avenue (formerly Oakridge Ave.) and East 15 acres of the Southwest quarter of Section 17, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Construction Date: 1926

Building permits for the F. Thomas Morris House are listed in the table below.

Permit Date	Owner	Action	Architect
10-20-1926	F. Thomas Morris	Build a 2 story frame and brick veneer residence, garage attached	Ralph E. Stoetzel
09-05-1935	F. Thomas Morris	Install oil burner	N/A
09-05-1935	F. Thomas Morris	Install tank for fuel oil	N/A
07-16-1969	James B. Prendergast	Enclose porch and remodel kitchen	Bernard Krauss
03-16-1981	Walter Phillips	Electrical work	N/A
05-17-1990	Dennis & Marcia Fields	Interior remodeling of existing first story kitchen, breakfast, mudroom and secondary stair	Konstant Architecture, Skokie
08-31-1990	Dennis & Marcia Fields	Electrical work – kitchen remodel	N/A
05-21-1996	Dennis & Marcia Fields	Build new family and sunroom addition to existing residence	Konstant Architecture, Skokie
01-08-1997	Dennis & Marcia Fields	Inground swimming pool	Mel Janczak

House Description:

The F. Thomas Morris House at 1170 Westmoor Road in Winnetka is situated near the northeast corner of a parcel that is approximately 1.3 acres in size. The property measures 193.8 feet across its north boundary; 169.1 feet across its south boundary; 316.70 feet along its east boundary; and 314.4 feet along its west boundary. The house is accessed from Westmoor Road via an asphalt semicircular driveway that leads to the front entrance. A patio and small wood playhouse are situated near the east side of the house. An in-ground pool and slate-covered sunning deck and patio are situated along the west side of the house. The rear portion of the property features an expansive grassy yard with a pond near the west boundary. The parcel is bordered by trees and shrubbery.

Original appearance of front façade of house during its ownership by the F. Thomas Morris family. Photo courtesy of the Winnetka Historical Society.

The three-story Tudor Revival style Morris House faces north and is set back about 80 feet from the public sidewalk. It has an irregular rectangular footprint with an attached two-car garage projecting from the east end of the front (north) façade. Gabled pavilions project from the front and rear facades of the house, three of which feature stucco and decorative half-timbering on their upper floors. The frame house is sheathed in variegated colored brick that are laid in a common bond pattern. Its steeply pitched hip roof is covered with gray-colored slate shingles. There are two exterior patterned brick chimneys with corbelled tops: one each along the west and south facades. Fenestration is comprised of multi-paned steel casements which are typically arranged in groups and some are topped by transoms. Window sills and lintels are comprised of one course of rowlock bricks. Copper gutters and downspouts are used throughout the house.

The front (north) facade has three full-height gabled pavilions. The east pavilion is brick and rises above the garage. The central entrance pavilion has a rounded stone-covered porch with recessed wood front door featuring vertical panels and an original brass handle and knocker. The attic stories of both the central and west pavilions are sheathed with stucco and half timbering. The first and second floors of the north façade each have a single casement and five groups of casements. One of the casement groups on the second floor is arranged in a three-sided projecting bay with scrolled wood brackets beneath. The panels of brickwork surrounding this window bay feature basket weave and other decorative patterns. The grouped casements that illuminate the living room have square transoms. The attic story has a single casement and a pair of casements in the east and west pavilions, respectively.

The east façade has a wood panel service door and a flight of concrete steps that descend to a wood panel basement door. Casement windows on the east façade are arranged alone, in pairs, or in groups of three.

The west façade has a multi-paned glass door at its south end that opens onto the family room. Directly above is a roof deck and a pair of French doors within a wall dormer that open onto the mezzanine-level study. The first floor of the west façade features a large, three-sided window bay to the south of the exterior chimney that is comprised of a strip of casements with square transoms. Brick panels on the second floor feature basket weave and other decorative patterns.

The rear (south) façade has two full-height gabled pavilions. The upper floors of the east pavilion are sheathed with stucco and half-timbering. The west pavilion is brick. A projecting one-story family room with hip roof stretches across the west side of the south façade. All casement windows on the south façade are arranged in groups and those that illuminate the dining room have square transoms. A pair of French doors are situated at the east end of the south façade and open onto the kitchen. The southwest corner of the house has an octagonal sun porch with conical roof that is surrounded by multi-paned casements with semicircular transoms.

Original appearance of rear (south) façade of house during its ownership by the F. Thomas Morris family. Photo courtesy of the Winnetka Historical Society.

The interior plan of the Morris House is arranged around a large, formal entrance hall featuring an oak reverse-flight staircase with turned balustrades and squared newel posts detailed with curvilinear carving. The first floor plan has five primary rooms: a large living room across the west side of the house; an octagonal sun room, family room, and dining room across the rear of the house; and a large kitchen across the east side of the house. A short hall connects the entrance hall to the dining room. In-between the entrance hall and kitchen are a powder room, closets, a butler's pantry, and a secondary wood staircase that extends from the basement to the second floor. A door at the rear of the entrance hall opens onto a stairway to the basement.

The front hall staircase has a mezzanine-level landing with French doors that open onto a study that has a vaulted, beamed ceiling; built-in bookshelves along its east wall; and French doors along its west wall that open onto a roof deck. The second floor plan has an east-west hallway, six bedrooms, and four full bathrooms. The second floor hallway has a door that opens onto a carpeted stairway that leads to the attic level, which consists of a single open space that is used as an entertainment area. The basement has a recreation room with fireplace and kitchenette; an exercise room; and an east-west hallway that opens onto a full bathroom, boiler room, laundry room and wine room.

The F. Thomas Morris House has plaster walls and ceilings. The front vestibule, entrance hall, and corridor to the dining room have original orange-colored clay tile flooring. The living room, dining room and study have wood flooring, as do the second floor hallway and bedrooms. The kitchen, pantry, family room, sun room, and mud room area have pale orange marble tile flooring as does the basement recreation room. Bathrooms have ceramic tile or marble tile flooring. The attic level is carpeted. The basement exercise room is carpeted. The laundry room, wine room and boiler room have concrete floors.

The primary first floor spaces are separated by large openings with Tudor arches. The entrance hall's openings to both the entrance vestibule and the family room have French doors, which are also used to separate the dining room and the family room. Six-panel wood doors with original hardware are featured throughout the house, which has uniform, unadorned baseboard and ceiling moldings and door casings. Wood moldings and door casing on the second floor are painted white. The living room has a fireplace with stone surrounding the Tudor arch firebox opening; a wood mantel; and wood paneling above the mantel that extends to the ceiling. Some of the curvilinear metal light sconces in the house appear to be original.

Garage

The attached two-car garage has brick walls and a steeply pitched hip roof covered with slate shingles that match the house. The overhanging eaves of the garage roof are detailed with scrolled wood brackets. The north façade of the garage has two overhead metal doors with decorative strap hinges. The east façade has a wood paneled service door and one group of casements windows. The west façade of the garage has a service door with vertical oak panels and strapwork hinges and two groups of casement windows.

Alterations

The F. Thomas Morris House has very good architectural integrity overall. The exterior features its original brick cladding, massing, roofline with slate shingles, chimneys with patterned masonry, fenestration, and doors. The configuration of the floor plans are largely intact and the house has retained original wood paneled interior doors; plaster finishes and wood flooring; entrance hall with carved staircase and clay tile flooring; and wood moldings and door casings.

The primary alteration consists of the construction of the family room along the south façade and the adjacent octagonal sun room in the 1990s. The kitchen and butler pantries were remodeled during this decade and contain no original historic fabric. The basement entertainment room and exercise room are non-original and bathrooms have been updated throughout the house.

Architect Ralph E. Stoetzel

The F. Thomas Morris House at 1170 Westmoor Road was among the distinctive residential designs of architect Ralph E. Stoetzel (1892-1970). Stoetzel was born in Chicago on April 20, 1892, the son of Edward and Minnie Stoetzel. He married Rose Spencer (b. 1893) and the couple eventually had three children: Ralph S., Margaret and Rose. The Stoetzel family resided in Glencoe and in 1930 their residence was at 245 Park Avenue. [5] Ralph was active in Glencoe civic affairs, serving at various times as President of the Glencoe Park Board; Trustee and Deacon of the Glencoe Union Church; and as Assistant Building Commissioner for the Village.

Ralph E. Stoetzel began his career in 1908 as an office boy in the firm of Holabird & Roche at about $5 a week. Later he attended Columbia University in New York. He worked as a draftsman for Howard Van Doren Shaw (1912) and the noted firm of Schmidt, Garden and Marten (1915) prior to establishing an independent practice in 1920.[6] Stoetzel began his career as a residential architect, designing houses in a variety of historical styles. Many of his residential designs are located in the north and northwestern suburbs of Chicago, including Glencoe, Wilmette, and Barrington. Stoetzel's clients included wealthy businessmen and industrialists, such as Elmer F. Wieboldt, who commissioned a Glencoe mansion in 1929 for the then-enormous sum of $200,000. The brick Tudor Revival style edifice, featuring steeply pitched gable roofs and decorative half timbering, was one of Stoetzel's most prominent residential designs.

The Elmer E. Wieboldt House in Glencoe (1929), designed by Ralph E. Stoetzel. Source: https://cathykozlarek.wordpress.com/2015/02/22/tudor-style-home-by-ralph-e-stoetzel/

Stoetzel also designed the houses at 740 Ardsley Road (1927) and at 804 Prospect Avenue (1925), both in Winnetka, in the Tudor Revival style. The former is located next door to the Morris House at 1170 Westmoor Road and is similar in appearance. Stoetzel continued to receive residential commissions during the depth of the Great Depression, some of which were highlighted in the *Chicago Tribune*, including:

- A massive Tudor Revival style house with brick walls painted white, half timbers painted black for attorney Edwin C. Austin on a site overlooking the Skokie Country Club (1934). It was designed with a roof of red, black and green tiles, steel frame casement windows, and a library paneled in chestnut.[7]
- A Colonial Revival style house with walls sheathed with wood siding and Wisconsin Lannon stone at the southwest corner of South Avenue and Valley Road in Glencoe. It was designed for Forest

5 Ancestry.com. U.S. Federal Census for the years 1920 and 1930.

6 "Questionnaire for Architects' Roster and/or Register of Architects Qualified for Federal Public Works," May 22, 1946.

7 "Attorney's Home Overlooking the Skokie Country Club," *Chicago Tribune* (Nov. 18, 1934).

D. Siefkin, attorney for International Harvester Company, and featured a library with chestnut paneled walls and an attached garage (1934).[8]

- A Colonial Revival style house with brick walls painted white and attached garage at 9th and Elmwood streets in Wilmette for Harold B. Myers of International Harvester (1937).[9]

Stoetzel also designed several Colonial Revival style houses in Wilmette's Indian Hills Subdivision, two of which were for partners in same law firm: Henry Drucker (1125 Mohawk Road, 1928) and Ernest Reichmann (1015 Romona Road, 1928). Also on Romola Road within this subdivision was a sprawling red brick house with two-story pedimented portico that Stoetzel designed for A.E. Beirnes, president of the Standard Rate and Data Company (1931).[10] Stoetzel later designed a residence at 667 Sheridan Road in Winnetak (1955; razed).

Stoetzel served as Chief Engineer for the War Production Board, Region 6, from 1943-44. After the war, he practiced in partnership with his son, Ralph S. Stoetzel. In 1946, the partnership completed a questionnaire to qualify for Federal Public Works projects that listed several large representative projects, including the Town of Wheelwright in Kentucky for the Inland Steel Company as client ($5 million).

Ralph E. Stoetzel, designer of the Morris House at 1170 Westmoor Rd. (left) with his son and partner, Ralph S. Stoetzel, ca. 1960.

Starting in the 1950s, Stoetzel became active in the design of industrial buildings and accompanying office buildings throughout Illinois and elsewhere, such as the Esquire-Coronet office building in Boulder, Colorado (1951). Most of these buildings were modernistic in style, with smooth wall planes and horizontal strips of windows, including those designed for the DuPont Company at Cicero and Tuohy avenues in Chicago (1954) and the Sanford Ink Company in suburban Bellwood (1948). Others had glassy walls, such as the office building designed for the Nabisco Company in Harvey, Illinois (1963). Stoetzel's high-profile commissions included offices for the Playboy Company on Chicago's North Michigan Avenue in Chicago (1957) and office/factory buildings for Inland Steel in East Chicago, Indiana (1954). (See Attachment G for photos of the buildings discussed in this paragraph.)

Stoetzel's design for the Charles Pfizer & Company Building at 6460 Cortland Street in Chicago was among the winners of honor awards presented in 1957 by the Chicago Association of Commerce and the Chicago Chapter of the American Institute of Architects. Other post-World War II works by Stoetzel included a three-story office building at 7515 Lincoln Avenue in Skokie that encompassed 100,000 square feet and was built at a cost of $1.5 million (1954; razed) and a $200,000 distribution center for the Filko

8 "Early American House for North Shore," *Chicago Tribune* (May 6, 1934).

9 "Built in Wilmette," *Chicago Tribune* (March 28, 1937).

10 Connie Casey, "A Guide to Historic Indian Hill Estates, Wilmette, Illinois (Wilmette Historical Museum, 2006); "Attorney to Build," *Chicago Tribune* (June 21, 1928); "On Indian Hill Estates," *Chicago Tribune* (June 28, 1931).

Ignition Division of F. & B. Manufacturing Company at Northwest Highway and Austin Avenue in Chicago (1963).[11]

Stoezel's office buildings for the Johnson & Johnson Company (1961) and the Personal Products Corporation (1962), both in Wilmington, Illinois, featured the Colonial Revival style. The latter received a *Factory* magazine award for one of the 10 best designed plants in the United States.[12] This stylistic choice was in keeping with remarks he made to a reporter in 1958, who stated: "Stoetzel made it clear he has no quarrel with any particular style and said each contributes something valuable to architecture. He believes the "all-window" look has reached the peak of its popularity and will be gradually replaced by more decorative design."[13]

Starting in the mid-1930s, Stoetzel hired the renowned architectural photography firm of Hedrich Blesssing to photograph many of his works. The Ralph E. Stoetzel Series of the Hedrich Blessing Photo Collection, on file the Chicago History Museum, includes dozens of images dating from 1936 through the 1960s, which mainly focus on his industrial and office building designs. However, some of the photos feature his residential works. No photos of the 1926 Morris House at 1170 Westmoor Road are included in this collection.

Esquire-Coronet Building in Boulder, Colorado, designed by Ralph E. Stoetzel (1951).

Stoetzel maintained offices at various addresses over the years, which included 431 South Dearborn Street (1920-26); 612 N. Michigan Avenue (1926-34); 185 N. Wabash Avenue (1946); and 100 W Monroe Street (1958). His work was well regarded among the architectural profession and was reviewed in architectural journals, such as *House and Garden*, *Architectural Forum*, and *Architectural Record*, and also regularly highlighted in the *Chicago Tribune* and suburban newspapers. Stoetzel's death in 1970 followed a successful career that spanned half a century.

[11] "Plant Building Ideas Foster Future Homes," *Chicago Tribune* (April 15, 1957); "Skokie Office Building Plans are Announced," *Chicago Tribune* (July 4, 1954); *Chicago Tribune* (July 19, 1963).

[12] James M. Gavin, "Brief Music Encounter Turns Son to Design," *Chicago Tribune* (July 13, 1962).

[13] Ernest Fuller, "Architect's Field Never So Varied—Stoetzel," *Chicago Tribune* (Sept. 21, 1958).

Neighborhood Character

The F. Thomas Morris House at 1170 Westmoor Road is located on the west side of Winnetka, within an area that features many large, high-style houses. The 1100 and 1200 blocks of Westmoor Road are contiguous and extend between Ardsley and Hibbard roads. This stretch of Westmoor Road developed in a haphazard manner and lacks any unifying elements that link the houses to one another. Parcels, which vary greatly in shape and setbacks, are at least one acre size and some are considerably larger and houses appear disconnected from adjacent properties. Exceptions are three of the four houses that face a private lane accessed from Westmoor Road (1245, 1255 and 1265 Westmoor) that date to the mid-1950s and 1960s. In addition, the Morris House at 1170 Westmoor and its neighbor to the east, 740 Ardsley, are stylistically similar to each other. The two Tudor Revival style houses were erected within a year of each other and both were designed by Ralph E. Stoetzel. However, they do not face each other and are physically separated by trees and tall shrubbery.

The character of the south side of Westmoor Road is different from that of the north side. On the south side, four of the houses built post-2000 (1194, 1212, 1228 and 1234 Westmoor) have similar setbacks and are easily seen from the public right-of-way. Four houses from the 1920s (740 Ardsley and 1170, 1180 and 1250 Westmoor) are set farther back—about 80 feet—and are largely obscured from view from Westmoor by trees and tall shrubbery. The house at 1192 is somewhat visible at the end of a long driveway. The two remaining houses on the south side of this stretch of Westmoor Road (1190 and 1230) are reached via long driveways and not visible at all from the public right-of-way. On the north side of the road, only one house—1215 Westmoor—is somewhat visible from the public right-of-way at the end of a long driveway. Four houses—1235, 1245, 1255 and 1265 Westmoor—are accessed via a cul-de-sac off of Westmoor, which they face. The house at 1200 Hamptondale—also on the north side of Westmoor—is set far back on its oversized parcel of land and not visible from the public right-of-way.

Architectural styles and dates of construction vary considerably among the 17 houses strung out along this stretch of Westmoor Road due to extensive residential demolition and new construction over the past twenty years. Built in 1926, the Morris House is the oldest of the group. There are four additional houses from the 1920s: 740 Ardsley and 1180, 1190, and 1250 Westmoor. Of this group of five 1920s houses, 1180 Westmoor was designed in the Colonial Revival style and the others feature the Tudor Revival style.

There are five houses from the 1950s—1192, 1215, 1230, and 1245 Westmoor—and 1265 Westmoor dates to 1964. Of this group, five were designed in a flat-roofed Modern style. The house at 1230 Westmoor is not visible and its style is unknown. The parcels at 1225 Westmoor and 1232 Westmoor once featured Ranch style houses from the 1950s, both of which were razed in recent years and their sites restored. The house at 1235 Westmoor was built in 1990 in a Neo-Craftsman style. The five remaining houses on this stretch of Westmoor Road were built post-2000 and feature different versions of historical revival styles, including Neo-Tudor (1194 Westmoor), Neo-Colonial Revival (1212 and 1228 Westmoor) and Neo-French Eclectic (1234 Westmoor). The house at 1200 Hamptondale, built in 2011 on an oversized parcel, is not visible from the roadway and its style is unknown.

In general, there is no uniform character in terms of setbacks, architectural style, period of construction, size, height, roofline, or materials among the houses along this stretch of Westmoor Road. They range from one to three stories in size and feature a combination of historic revival and modernistic styles. Roofs are flat, gabled and hipped. Wall materials include wood, brick and stone.

Landmark Status of the Property

The F. Thomas Morris House is not a locally designated landmark or in a locally designated historic district. It is not listed individually on the National Register of Historic Places or in a National Register Historic District.

Evaluation of Historic Significance

Original owner F. Thomas Morris and subsequent owners of this house were researched through a variety of sources, including the Chicago History Museum's online catalog, the *Chicago Tribune*'s online archive, and the Village of Winnetka's building files. It was determined that the house possesses statewide historic significance as the residence of Wally Phillips (1925-2008), an enormously popular and influential radio host at WGN-AM Radio. His morning show was solidly number one in ratings from 1968 to 1986, commanding more than one million listeners a day. Phillips—who was inducted into the Broadcasting Hall of Fame in 1997—is considered one of the founding fathers of morning radio and a pioneer for developing a new kind of broadcasting that merged telephone with the radio that is considered commonplace today.

Evaluation of Architectural Significance

The F. Thomas Morris House possesses statewide architectural significance as a design by Ralph Edward Stoetzel, a Chicago-based architect who enjoyed a successful career that spanned half a century. Stoetzel's early work during the 1920s and 1930s focused on residential design and many of his distinctive and high quality houses and mansions are located throughout the north and northwestern suburbs of Chicago. Starting in the 1950s, Stoetzel became active in the design of industrial and office buildings throughout Illinois, with some commissions and out of state. Clients included such high-profile corporations as Esquire-Coronet, DuPont, Nabisco, Inland Steel and Johnson & Johnson. Stoetzel's work was well regarded among the architectural profession and was reviewed in architectural journals, such as *Architectural Forum* and *Architectural Record* and also highlighted in popular magazines and newspapers, including *House and Garden* and the *Chicago Tribune*.

The F. Thomas Morris House also possesses local architectural significance within the Village of Winnetka as noteworthy example of an architectural style. The 1926 home stands as an excellent high-style example of the Tudor Revival style. Especially fashionable as a residential style throughout the nation in the early twentieth century, particularly the 1920s, the Tudor Revival reflected the prevailing trend toward historicism, as architects looked nostalgically to the past for inspiration. The Tudor Revival is an exceedingly common style in Winnetka, especially in areas developed in the 1910s and twenties. In fact, the booklet titled *Winnetka Architecture: Where Past is Present*, edited by Susan Benjamin, notes that the style is so pervasive in Winnetka – both for commercial and residential architecture – that it has earned the name "Winnetka Tudor."

Examples of high-style Tudor Revival homes in Winnetka include architect Edwin Clark's house at 909 Mount Pleasant Road (1926); the A.P. Thomas House at 800 Prospect Avenue (1928) by S.S. Beman; the ca. 1920 home at 777 Prospect Avenue; the Harold L. Ickes House (1916) at 900 Private Road by Perkins, Fellows and Hamilton; and the Felix Lowry House (1925) at 140 Sheridan Road by Mayo and Mayo. All of these homes display high quality materials as well as distinctive design features that characterize the

Tudor Revival style. These include asymmetrical massing and steeply pitched gabled roofs; the use of half-timbering and/or patterned brickwork; groups of windows, often casements, with multi-paned glazing; and brick chimneys with ornamental chimney pots.

The F. Thomas Morris House is a well-preserved example of a Tudor Revival house in Winnetka that is modeled after the more formal English manor houses of the Late Medieval period. The house displays many of the style's most characteristic features, such as asymmetrical massing; the combination of brick walls with gabled pavilions featuring stucco and half-timbering; steeply pitched roofline; patterned brick chimneys; narrow casement windows arranged in groups with multi-pane glazing; bay windows; patterned brickwork; heavy paneled front door; and a formal entrance hall with clay tile flooring, door openings with Tudor arches, and reverse-flight oak staircase featuring decorative carved newell posts. The house also displays high quality materials and craftsmanship, as seen in its slate roof; patterned brickwork; paneled doors, some with strapwork hinges; multi-paned steel casement windows; oak beamed ceiling (study); and living room fireplace with smooth stone surround topped by wood paneling.

Evaluation of Neighborhood Impact

The F. Thomas Morris House is set back 80 feet from Westmoor Road and not easily seen from the public right-of-way due to tall trees and shrubbery. The house also cannot be seen from neighboring properties to the east or west. The Morris House does not contribute to a cohesive grouping of houses, since in general the residences along the stretch of Westmoor Road between Ardsley and Hibbard roads were not conceived in relation to each other and most cannot be seen from the public right-of-way. They are situated on parcels that vary widely in size and there is no uniform character in terms of architectural styles, periods of construction, setbacks, size, height, roofline, or materials among the houses. This stretch of Westmoor Road has experienced extensive residential demolition and new construction over the past quarter century: six of its seventeen houses have been built since 1990. Two additional houses built in the 1950s have been razed since 2000 and their sites restored. It was determined that the demolition of the Morris House at 1170 Westmoor Road would not have a negative impact on the existing character of the neighborhood due to the lack of cohesion and a uniform appearance among nearby houses. Moreover, the Morris House is not a prominent *visual* landmark along Westmoor Road due to its setback and lack of visibility from the roadway.

Person Responsible for Performing the Study

Jean L. Guarino, Ph.D., has worked as an independent architectural historian since 1998, documenting hundreds of buildings through local and national landmark nominations, architectural survey work, and Historic American Buildings Survey (HABS) projects. All projects involve conducting site inspections and intensive research to develop physical descriptions of, and historical context essays for, historic buildings/sites. Clients include architectural firms, non-profit organizations, developers and municipalities, including the City of Chicago. Dr. Guarino currently teaches in The School of the Art Institute's Art History Department and previously taught for five years in the SAIC's Historic Preservation Program. She is the co-author of a book titled, *Benjamin H. Marshall, Chicago Architect* (Acanthus Press, 2016), and a contributor to the book *Art Deco Chicago* (Yale University Press, 2018).

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List of Attachments

Attachment A: Exterior views, October 2018

Attachment B: Floor Plans, 2018

Attachment C: Interior Views, October 2018

Attachment D: Neighborhood Character Table

Attachment E: Properties in the vicinity of 1170 Westmoor Road

Attachment F: Representative Tudor Revival style houses in Winnetka

Attachment G: Representative works of architect Ralph E. Stoetzel

Supplementary Materials

Exterior views, October 2018

Front façade looking southeast.

Front façade looking south.

Exterior views, October 2018

Front façade bay window and brickwork detail.

Front entrance.

Front door.

Exterior views, October 2018

Attached garage looking southeast.

Door to attached garage.

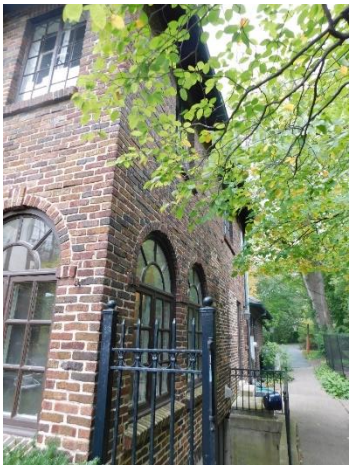
Garage interior.

Garage overhead door.

Front façade with attached garage looking southwest.

Exterior views, October 2018

East façade looking southwest.


East façade looking northwest.

Rear (south) façade looking northwest.

Rear (south) façade looking northwest.

Exterior views, October 2018

Rear (south) façade looking north.

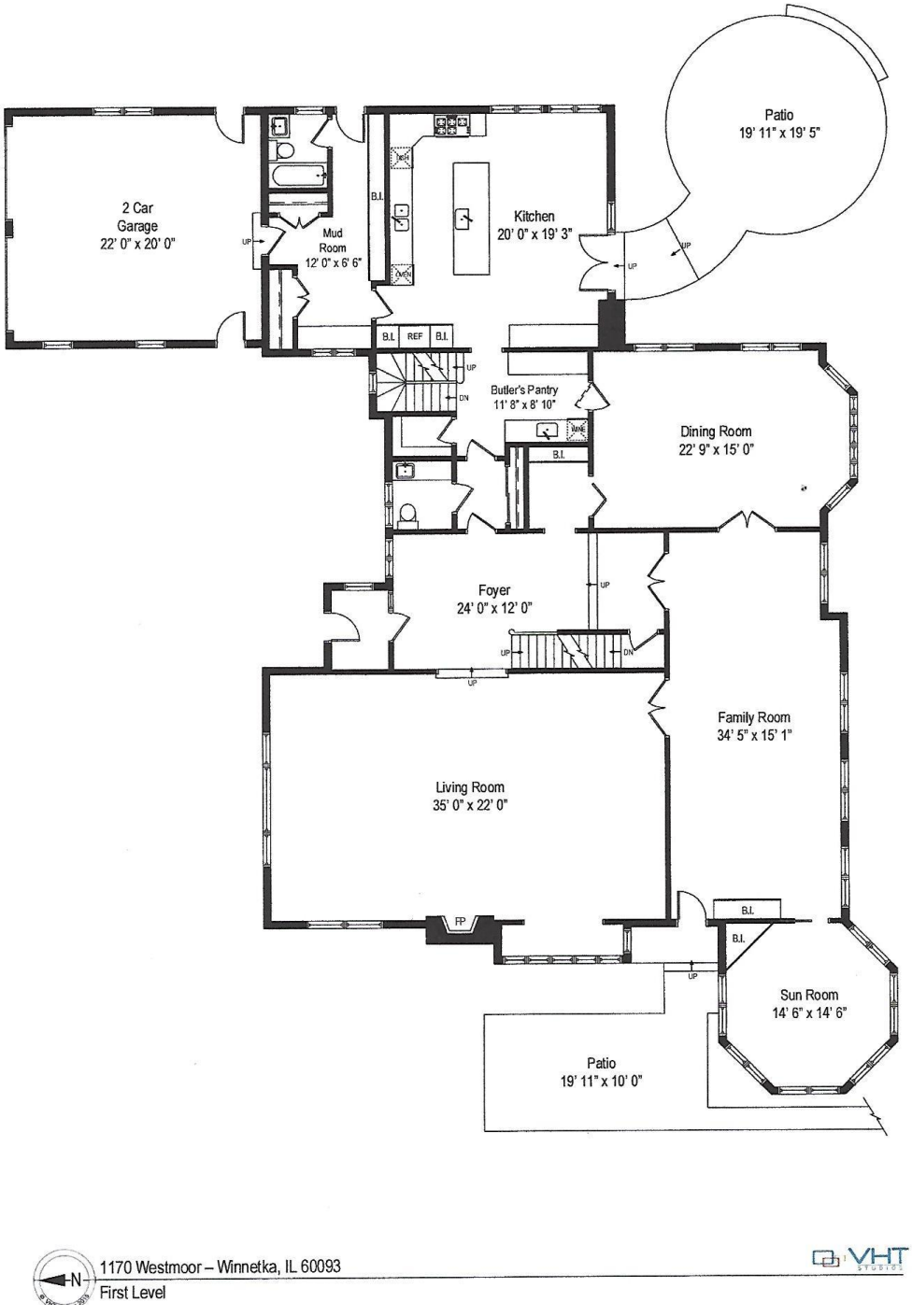
Rear (south) façade looking northeast with playhouse to the right.

Exterior views, October 2018

View of west (left) and south façades with octagonal sun room added in 1990.

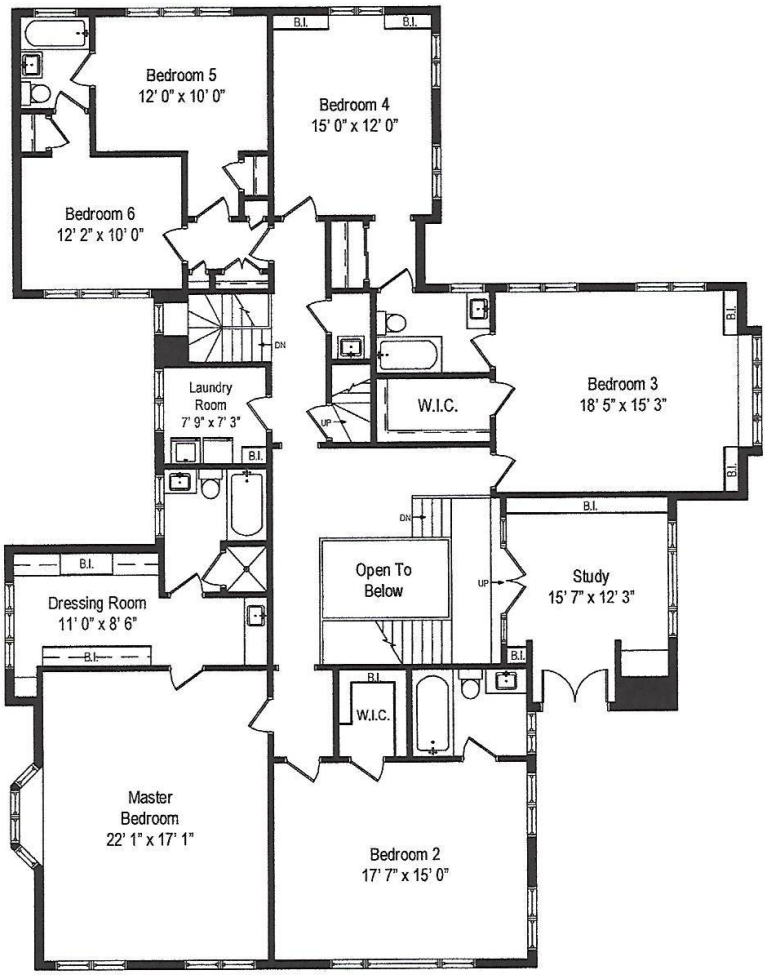
West façade looking east with pool in foreground.

Floor Plans, 2018



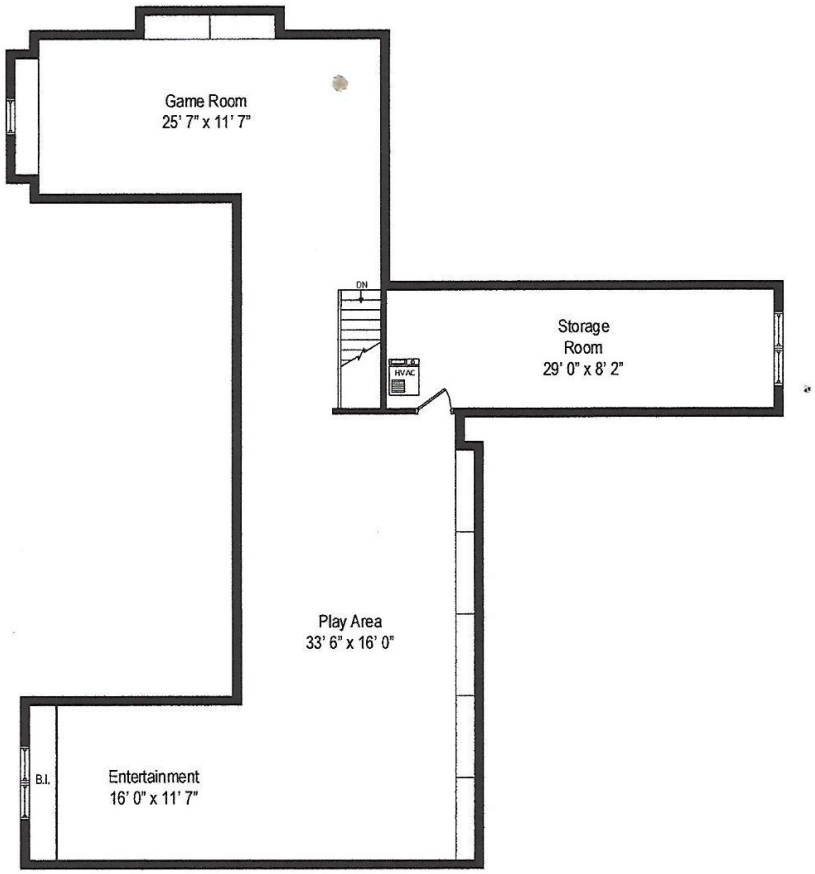
First Floor Plan

Floor Plans, 2018



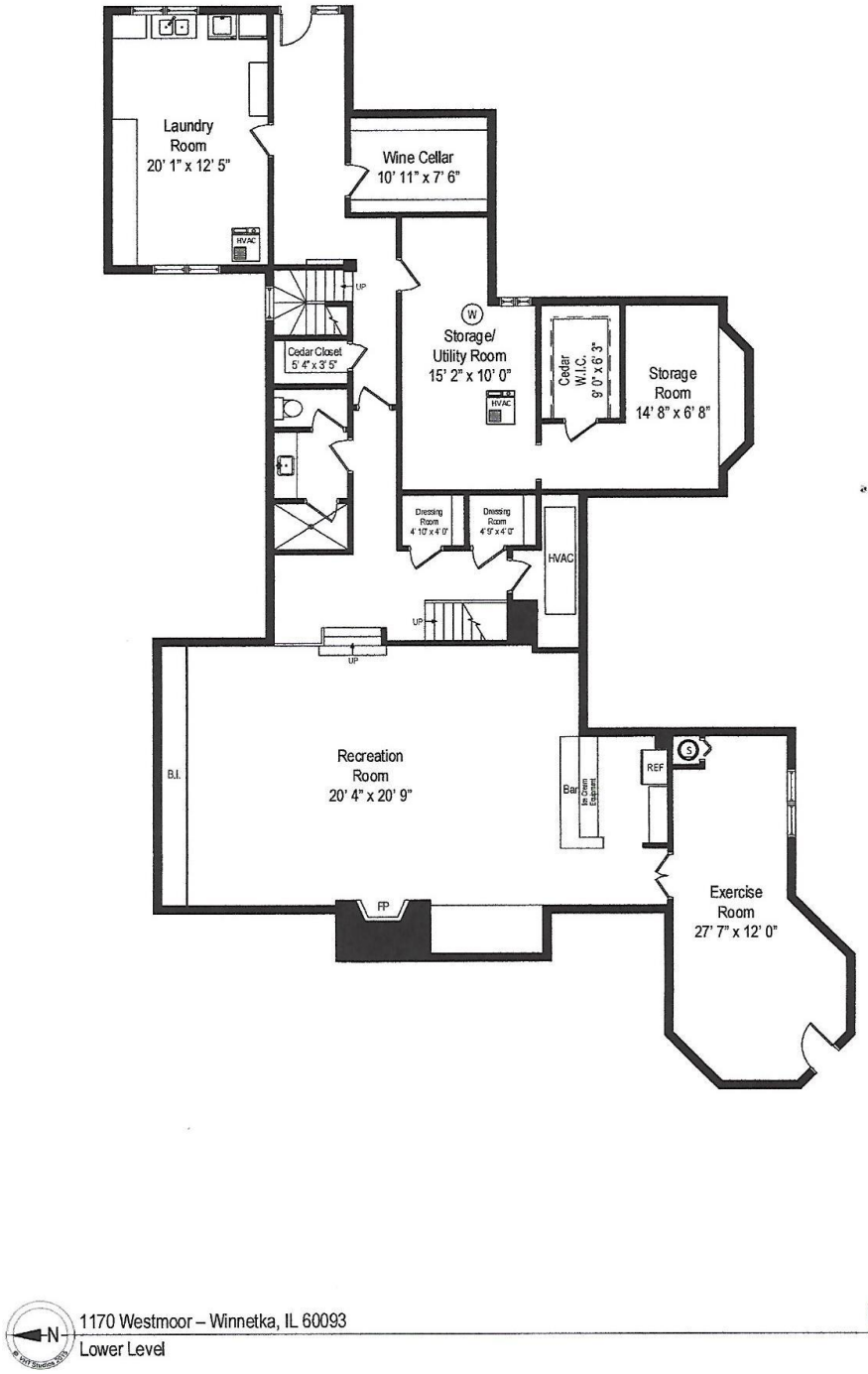
Second Floor Plan

Floor Plans, 2018



Third Floor Plan

Floor Plans, 2018



Basement Plan

Interior views, October 2018

Entrance foyer looking toward living room.

Entrance foyer looking south toward family room.

Wall sconce.

Carved newell post in foyer.

View into living room from foyer.

Living room looking northwest.

Interior views, October 2018

Living Room looking northwest toward foyer.

Corridor to Dining Room.

Dining Room looking southeast.

Family Room looking west.

Octagonal Sun Room.

Family Room looking northeast.

Interior views, October 2018

Dining Room looking north toward Kitchen.

Butler's Pantry.

Kitchen looking southeast.

Mud Room with door to Garage on far left.

First floor bathroom.

Alcove in Mud Room.

Interior views, October 2018

Front staircase.

Mezzanine level Study.

Wall sconce next to Study.

Second floor hallway looking southwest.

Second floor hallway looking southeast.

Interior views, October 2018

Master Bedroom looking northwest.

Master Bedroom looking southwest.

Dressing Room adjacent to Master Bedroom.

Master Bathroom.

Bedroom 2 looking southwest.

Bedroom 2 with bathroom looking northeast.

Interior views, October 2018

Bedroom 3 looking northwest.

Bathroom between Bedrooms 3 and 4.

Second floor laundry chute.

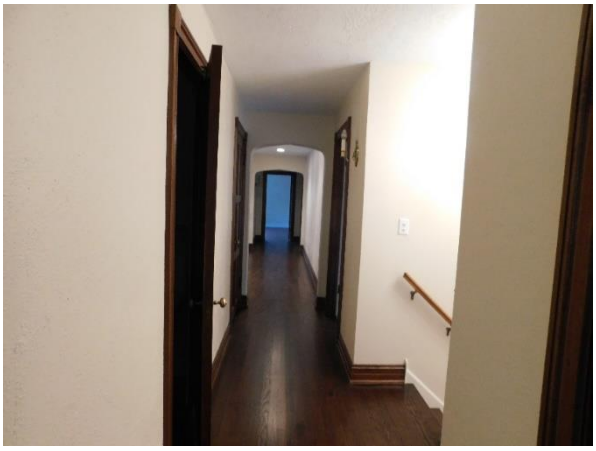
Bedroom 4 looking southeast.

Bedroom 5 looking northeast.

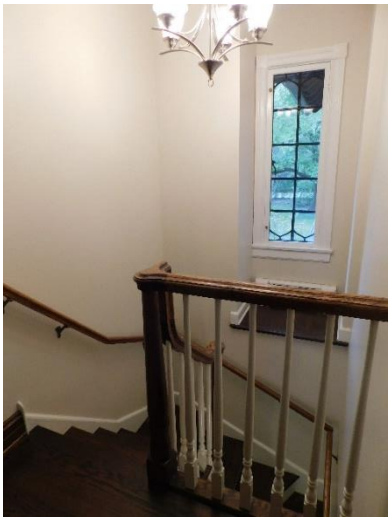
Bathroom between Bedrooms 5 and 6.

Interior views, October 2018

Bedroom 6 looking east.

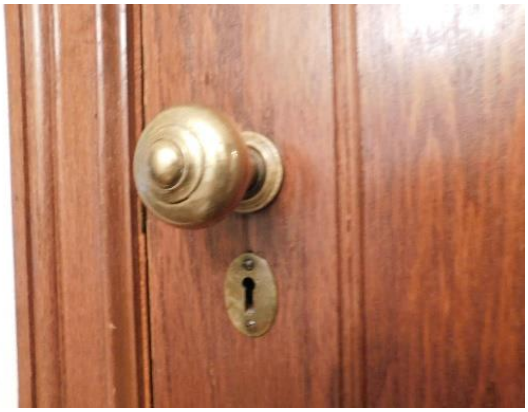


Second floor hallway looking west.



Secondary staircase.

Typical door.



Typical brass door knob.

Staircase to third story.

Interior views, October 2018

Third story looking west.

Third story looking north.

Third story looking northeast.

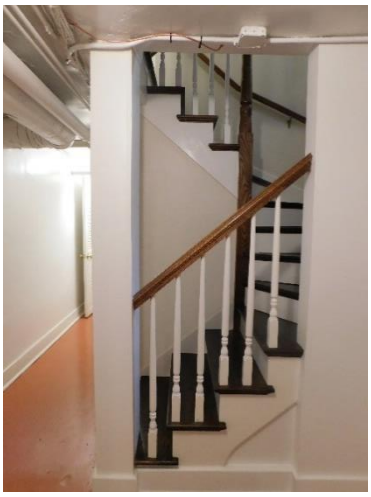
Basement staircase.

Basement Recreation Room looking southwest.

Basement Exercise Room.

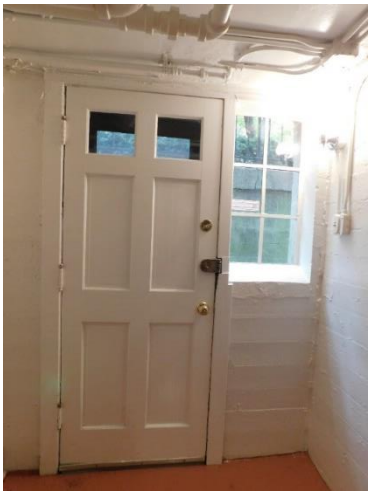
Interior views, October 2018

Basement hallway looking east.



Basement secondary staircase.

Basement Bathroom.



Basement exterior door.

Basement Laundry Room.

Basement Wine Cellar.

Neighborhood Character Table

Address	Year of Construction	Architect	Style
740 Ardsley Road	1927	Ralph E. Stoetzel	Tudor Revival
1170 Westmoor	1926	Ralph E. Stoetzel	Tudor Revival
1180 Westmoor	1927	Drake Brothers	Colonial Revival
1190 Westmoor (not visible from public right-of-way)	1927	Edwin H. Clark	Tudor Revival
1192 Westmoor	1954	Cone and Dornbusch	Modern
1194 Westmoor	2001	SGE Associates	Neo-Tudor
1212 Westmoor	2015	Unknown	Neo-Colonial Revival
1215 Westmoor	1950	Mittelbusher and Tourtelet	Modern
1225 Westmoor (vacant parcel)	1953 Ranch house on this parcel was razed		
1228 Westmoor	2016	Unknown	Neo-Colonial Revival
1230 Westmoor (not visible from public right-of-way)	1951	Mittelbusher and Tourtelet	Unknown
1232 Westmoor (vacant parcel; site restored)	The 1951 Ranch house on this parcel was razed		
1234 Westmoor	2004	Charles Page	Neo-French Eclectic
1200 Hamptondale (not visible from public right-of-way)	2011	Booth Hansen	Unknown
1235 Westmoor	1990	Ullman and Fill	Neo-Craftsman
1245 Westmoor (not visible from public right-of-way)	1956	Rosen and Horowitz	Modern
1250 Westmoor	1929	Unknown	Tudor Revival
1255 Westmoor	1954	Loebl, Schlossman and Bennett	Ranch
1265 Westmoor (not visible from public right-of-way)	1964	Donald Erickson	Modern

** Information in this table obtained from building files/permits at Village Hall and/or the 1938 Sanborn Fire Insurance Map that has been updated by Village officials with new construction dates. .

Properties in the vicinity of 1170 Westmoor Road

740 Ardsley Road

1180 Westmoor

1190 Westmoor

1192 Westmoor

1194 Westmoor

Properties in the vicinity of 1170 Westmoor Road

1200 Hamptondale

1212 Westmoor

1215 Westmoor

1228 Westmoor

1234 Westmoor

1235 Westmoor (view from private road)

Properties in the vicinity of 1170 Westmoor Road

Address markers for 1235, 1245, 1255 and 1265 Westmoor Road, none of which are visible from the public right-of-way.

1250 Westmoor

Representative Tudor Revival style houses in Winnetka

471 Sunset Road

1045 Pine Street

630 Blackthorn

700 Blackthorn

777 Prospect Avenue

391 Linden Avenue

Representative works by architect Ralph E. Stoetzel, photographed by Hedrich Blessing

Cunningham House in Winnetka

Johnson & Johnson office and industrial building, Wilmington, IL (1961)

Office designs for Playboy Building, Chicago (1957)

DuPont Building, Cicero & Tuohy, Chicago (1954)

Inland Steel Office Building and Factory
East Chicago, Indiana (1954)

Lyman Drake House in Glencoe (1945)

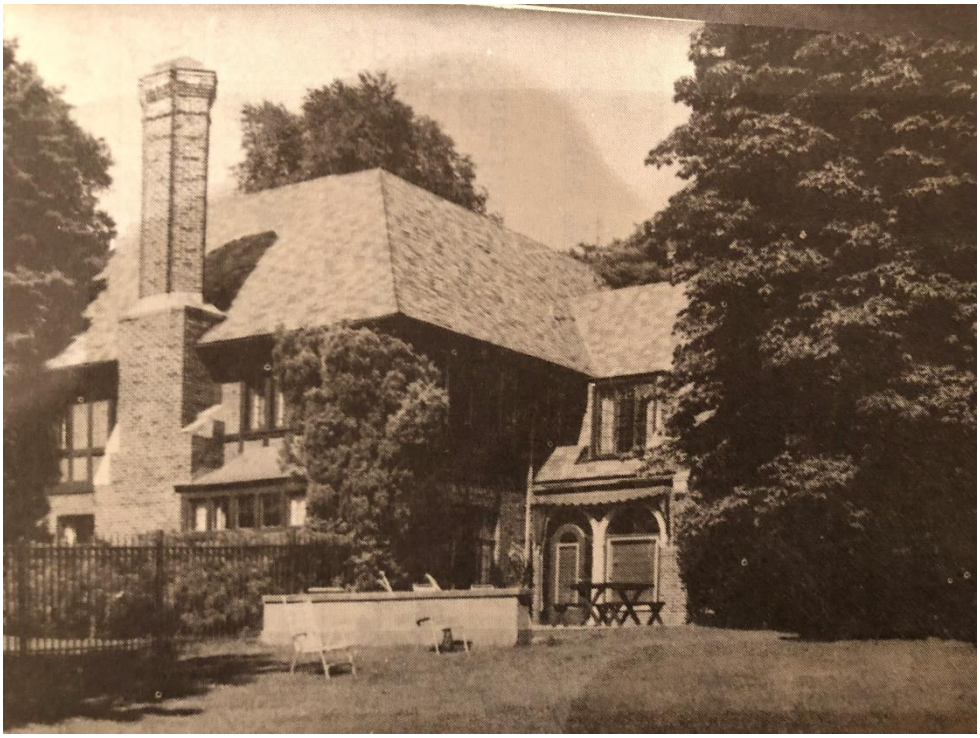
Representative works of architect Ralph E. Stoetzel, photographed by Hedrich Blessing

National Biscuit Company Building in Harvey, IL (1963)

Sanford Ink Company Building, Bellwood, IL (1948)

SUPPLEMENTAL MATERIAL

Front façade of 1170 Westmoor Rd., 1960s. Photo courtesy of Winnetka Historical Society.



West (side) façade of 1170 Westmoor Rd., 1960s. Photo courtesy of Winnetka Historical Society.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 10-20 1926.

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 2 Story and Basement frame + brick veneer residence, garage attached

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

PROPERTY DESCRIPTION — Lot 3, Block

Subdivision J B Thomas Sub of lots 3 + 4 Hobbie Bros

STREET and NUMBER 1170 Fig Lf. (Westmoor Rd.)

DIMENSIONS of BUILDING — Front 73'-0" feet. Depth 55'-0" feet. Height 26'-0" feet

NUMBER of ROOMS 12 + Garage.

KIND of MATERIAL frame + brick.

OWNER F. Thomas Morris Address Orrington Hotel Evanston.

TOTAL COST $50,000.00

ARCHITECT Ralph C Stevens Address Chicago.

BUILDER A. L. Atherton Address 6934 Glenwood Chicago

CARPENTER " " Address " " "

MASON " " Address " " "

SEWER BUILDER Jacob G Becker Address

PLUMBER " " " Address

ELECTRICIAN

REMARKS

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

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

Permit Issued 11-3 1926.

Permit Number 2951 ✓

Fee 125.00

SIGNED A. L. Atherton

ADDRESS 6934 Glenwood av.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, July 16, 1969

THE SUPT. OF PUBLIC WORKS:

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

PROPERTY DESCRIPTION— _____

REAL ESTATE INDEX NUMBER			
05	17	312	008
Vol.		ITEM	

STREET and NUMBER 1170 Westmore Rd.

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

NUMBER of ROOMS _____

				PHONE NO.
EST. CONST. COST	$4,000.	KIND of MATERIAL		
OWNER	Mr./Mrs. James B. Prendergast	Address	1170 Westmore Rd.	
ARCHITECT	Bernard Krauss	Address	300 W. Washington	An8-4744
BUILDER	North Shore Builders	Address	1083 Gage, Winnetka	446-0830
CARPENTER	same	Address		
MASON	F. Gunderson	Address	Skokie	
SEWER BUILDER		Address		
PLUMBER	F. J. Kerrigan	Address	545 Ridge Ave.	Al 1-2695
ELECTRICIAN	A. C. Kutz	Address	1633 Harding	446-3678

REMARKS _____

Date Job Completed _____

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

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

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

Permit Issued July 16,1969 by PC

Building Permit Number 8672

Occupancy Permit Number _____

C. B. No. 26648

SIGNED Mr/Mrs. James B. Prendergast By [illegible]

ADDRESS 1170 Westmore Rd.

Winnetka, Ill.

PHONE NO. _____

DEPARTMENT OF PUBLIC WORKS
VILLAGE OF WINNETKA, ILLINOIS 60093
TELEPHONE 446-2500

Preliminary Notice

Date July 10, 19 74

To Mr. & Mrs. Walter Phillips

1170 Westmoor Rd., Winnetka

Preliminary inspection indicates that a condition exists in conjunction with your property located at:

1170 Westmoor Rd., Winnetka

which may be in violation of The Winnetka Village Code, 1959 to-wit:

Sections 4-55 (a), (c), and (d).

See enclosed excerpt of the Village Code.

Work complete
10/18/74 RL

You are invited to contact this office for further information and consultation prior to our final determination.

Signed: BH

Title: Inspector

Village of Winnetka
Department of Public Works

VILLAGE OF WINNETKA

WATER & ELECTRIC DEPT.

APPLICATION FOR PERMIT TO DO ELECTRICAL WORK

Date 3/16/81

Electrical Contractor Air-Wize Inc

Address 750 Lee St. Ste 2 Des Plaines Village, 600 60016 Phone No.

Registered in City of NILES Reg. No. #102

Work to be Done on Premises Known as 1170 WESTMOOR RD
Address

Name Wally Phillips

Work to be Started 3/13/81 Ready for Inspection Week of 3/16/81
Date Date

WIRING INSTALLATIONS	10¢	Totals
Base Charge	~~$5.00~~	1-4 ton 1-3 ton
Plus Total of ____ Outlets @ 10¢ Each		

Note: Outlets for Motors of Less than 1/2 H.P. or Heating Devices of Less than 600 Watts to be Included.

FIXTURE INSTALLATIONS

Base Charge

Plus Total of ____ Fixtures @ 10¢ Each

MOTOR INSTALLATIONS

Base Charge

Plus Total of 7 H.P. @ 10¢ per H.P. 7.70

Note: Motors of 1/2 H.P. and Larger Only.

HEATING INSTALLATIONS

Base Charge

Plus Total of ____ K.W. @ 10¢ per K.W.

Note: Heating Units of 600 Watts and Larger Only.

MAR 16 9 16 AM '81 VILLAGE OF WINNETKA

PAID

COMPLETED

Total Fees Due 10.70

Meter Fitting

Tax

Total 10.70

Remarks

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 83772

Signature of Applicant

initiated 7/13/90

THE VILLAGE OF WINNETKA

Department of Public Works

B.P. = 297

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance CB# 12225 $35.00

Winnetka, Illinois, 5/17/90

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Interior Remodeling (work to be performed) of existing first story kitchen, breakfast, mudroom + secondry stair (Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION— Fields Residence

REAL ESTATE INDEX NUMBER			
05	17	312	008
Vol.		ITEM	

STREET and NUMBER 1170 WESTMOOR ROAD

DIMENSIONS of BUILDING—Front 20'-10" feet. Depth 30'-5" feet. Height 10'-6" feet.

NUMBER of ROOMS 14 ROOMS within existing house

EST. CONST. COST 35,000.00 KIND of MATERIAL

			PHONE NO.
OWNER	Dennis + Marcia Fields	Address 1170 Westmoor Road	441-8543
ARCHITECT	Konstant Architecture	Address 5300 Golf Road	967-6115
BUILDER	Canada & Klein, Ltd.	Address 1028 Cherry, Winnetka	501-4884
CARPENTER	Canada & Klein, Ltd.	Address	
MASON		Address	
SEWER BUILDER		Address	
PLUMBER	Central Plumbing (459-4782)	Address 6099 W. Dempster, Prairie View, IL	459-4782
ELECTRICIAN	Gibert Electric	Address Po Box 8884, Waukegan, IL	360-9875

REMARKS

Date Job Completed

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

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

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

Permit Issued 7/19/90 by [illegible] SIGNED [signature]

Building Permit Number 12439 ADDRESS

Occupancy Permit Number 17025

5,700 cu ft.

THE VILLAGE OF WINNETKA

Department of Public Works

B.P. = #860

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

RECEIVED MAY 21 1998 By

Winnetka, Illinois, _____

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to BUILD NEW FAMILY + SUNROOM ADDITION (work to be performed)

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

PROPERTY DESCRIPTION— SEE PLAT OF SURVEY

REAL ESTATE INDEX NUMBER

Vol. ITEM

STREET and NUMBER 1170 WESTMOOR ROAD

DIMENSIONS of BUILDING—Front APPROX. 50'-8" feet. Depth APPROX. 21'-4" feet. Height APPROX. 18'-4" feet.

NUMBER of ROOMS THREE

EST. CONST. COST $ 300,000 KIND of MATERIAL BRICK VENEER + FRAMING

			PHONE NO.
OWNER	MARSHA + DENNIS FIELDS	Address 1170 WESTMOOR RD.	441-8543
ARCHITECT	KONSTANT ARCH. + PLANNING	Address 5300 GOLF RD., SKOKIE	967-6115
BUILDER	TBD	Address	
CARPENTER		Address	
MASON		Address	
SEWER BUILDER		Address	
PLUMBER		Address	
ELECTRICIAN	Cook	Address	

REMARKS PROJECT IS CURRENTLY BEING BID. BALANCE OF CONTRACTOR INFO. TO BE PROVIDED UPON SELECTION

Date Job Completed _____

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

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

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

Permit Issued _____ by _____

Building Permit Number 7960

Occupancy Permit Number _____

C. B. No. _____

SIGNED Tom Lyk Tom Lyk

ADDRESS KONSTANT/ARCHITECTURE
5300 GOLF RD.
SKOKIE, ILLINOIS 60077

PHONE NO. 967-6115

FENCE: $25.00
Bldg 150.0
175.00

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 1-8-97

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to inground swimming pool
(work to be performed)

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	17	312	005-000
Vol.		ITEM	

STREET and NUMBER 1170 Westmoor Rd.

DIMENSIONS of BUILDING—~~Front~~ Pool 20' feet. ~~Depth~~ × 60' feet. ~~Height~~ Depth 3'6" x 6'0" feet.

NUMBER of ROOMS

EST. CONST. COST 50,000 KIND of MATERIAL gunite/Concrete

			PHONE NO.
OWNER	Dennis & Marsha Fields	Address 1170 Westmoor Rd.	441-8544
ARCHITECT	Mel Janczak	Address 31 Pleasant Schaumburg	490-0072
BUILDER	Pool Craft, Inc.	Address 1509 W. Dundee Palatine	776-5278
CARPENTER		Address	
MASON		Address	
SEWER BUILDER		Address	
PLUMBER	Marvin Breitlow	Address 98 King Arthur Ct./Elgin	697-2700
ELECTRICIAN	Manley Electric	Address 148 Cecelia /Grayslake,	548-6470

REMARKS John Mitmoen Plmbg

Date Job Completed

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

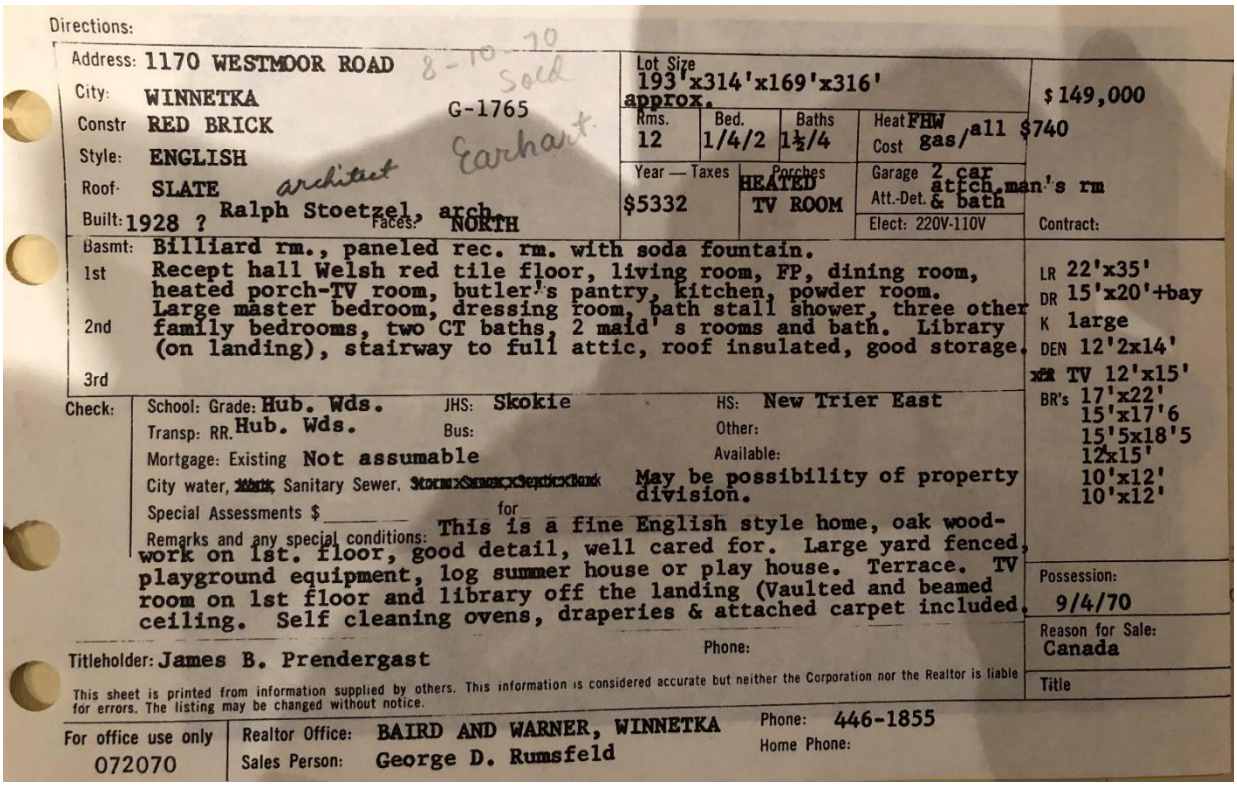
(I or We) hereby certify that (I am or We are) the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

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

Permit Issued by SIGNED X Mrs Field

Building Permit Number ADDRESS X 170 Westmoor

Occupancy Permit Number A96-3970



Directions:

Address: 1170 WESTMOOR ROAD 8-10-70 Sold
City: WINNETKA G-1765
Constr: RED BRICK
Style: ENGLISH
Roof: SLATE architect Earhart
Built: 1928 ? Ralph Stoetzel, arch. Faces: NORTH

Lot Size: 193'x314'x169'x316' approx.
Rms. 12 | Bed. 1/4/2 | Baths 1½/4 | Heat FHW Cost gas/all $740
Year — Taxes: $5332 | Porches: HEATED TV ROOM | Garage 2 car attch. Att.-Det. & bath | Elect: 220V-110V

$149,000

Contract:

Basmt: Billiard rm., paneled rec. rm. with soda fountain.
1st: Recept hall Welsh red tile floor, living room, FP, dining room, heated porch-TV room, butler's pantry, kitchen, powder room.
2nd: Large master bedroom, dressing room, bath stall shower, three other family bedrooms, two CT baths, 2 maid's rooms and bath. Library (on landing), stairway to full attic, roof insulated, good storage.
3rd

LR 22'x35'
DR 15'x20'+bay
K large
DEN 12'2x14'
TV 12'x15'
BR's 17'x22'
15'x17'6
15'5x18'5
12x15'
10'x12'
10'x12'

Check:
School: Grade: Hub. Wds. JHS: Skokie HS: New Trier East
Transp: RR. Hub. Wds. Bus: Other:
Mortgage: Existing Not assumable Available:
City water, Sanitary Sewer, May be possibility of property division.
Special Assessments $_____ for
Remarks and any special conditions: This is a fine English style home, oak woodwork on 1st. floor, good detail, well cared for. Large yard fenced, playground equipment, log summer house or play house. Terrace. TV room on 1st floor and library off the landing (Vaulted and beamed ceiling. Self cleaning ovens, draperies & attached carpet included.

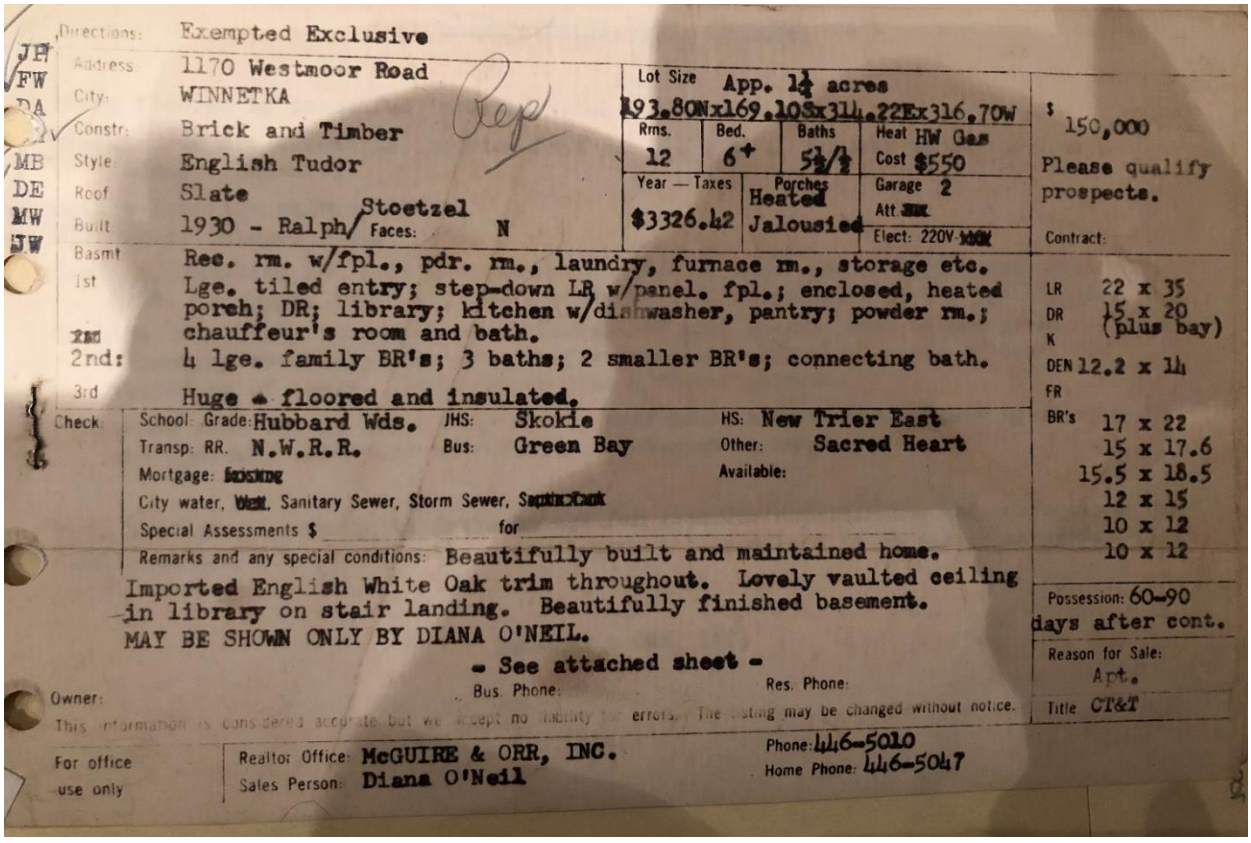
Possession: 9/4/70
Reason for Sale: Canada

Titleholder: James B. Prendergast Phone:

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

Title

For office use only 072070
Realtor Office: BAIRD AND WARNER, WINNETKA Phone: 446-1855
Sales Person: George D. Rumsfeld Home Phone:



Directions: Exempted Exclusive
JP FW DA MB DE MW JW
Address: 1170 Westmoor Road
City: WINNETKA
Constr: Brick and Timber
Style: English Tudor
Roof: Slate
Built: 1930 - Ralph Stoetzel Faces: N

Lot Size: App. 1½ acres
193.80Nx169.10Sx314.22Ex316.70W
Rms. 12 | Bed. 6+ | Baths 5½/½ | Heat HW Gas Cost $550
Year — Taxes: $3326.42 | Porches: Heated Jalousied | Garage 2 Att. | Elect: 220V

$ 150,000
Please qualify prospects.

Contract:

Basmt: Rec. rm. w/fpl., pdr. rm., laundry, furnace rm., storage etc.
1st: Lge. tiled entry; step-down LR w/panel. fpl.; enclosed, heated porch; DR; library; kitchen w/dishwasher, pantry; powder rm.; chauffeur's room and bath.
2nd: 4 lge. family BR's; 3 baths; 2 smaller BR's; connecting bath.
3rd: Huge floored and insulated.

LR 22 x 35
DR 15 x 20 (plus bay)
K
DEN 12.2 x 14
FR
BR's 17 x 22
15 x 17.6
15.5 x 18.5
12 x 15
10 x 12
10 x 12

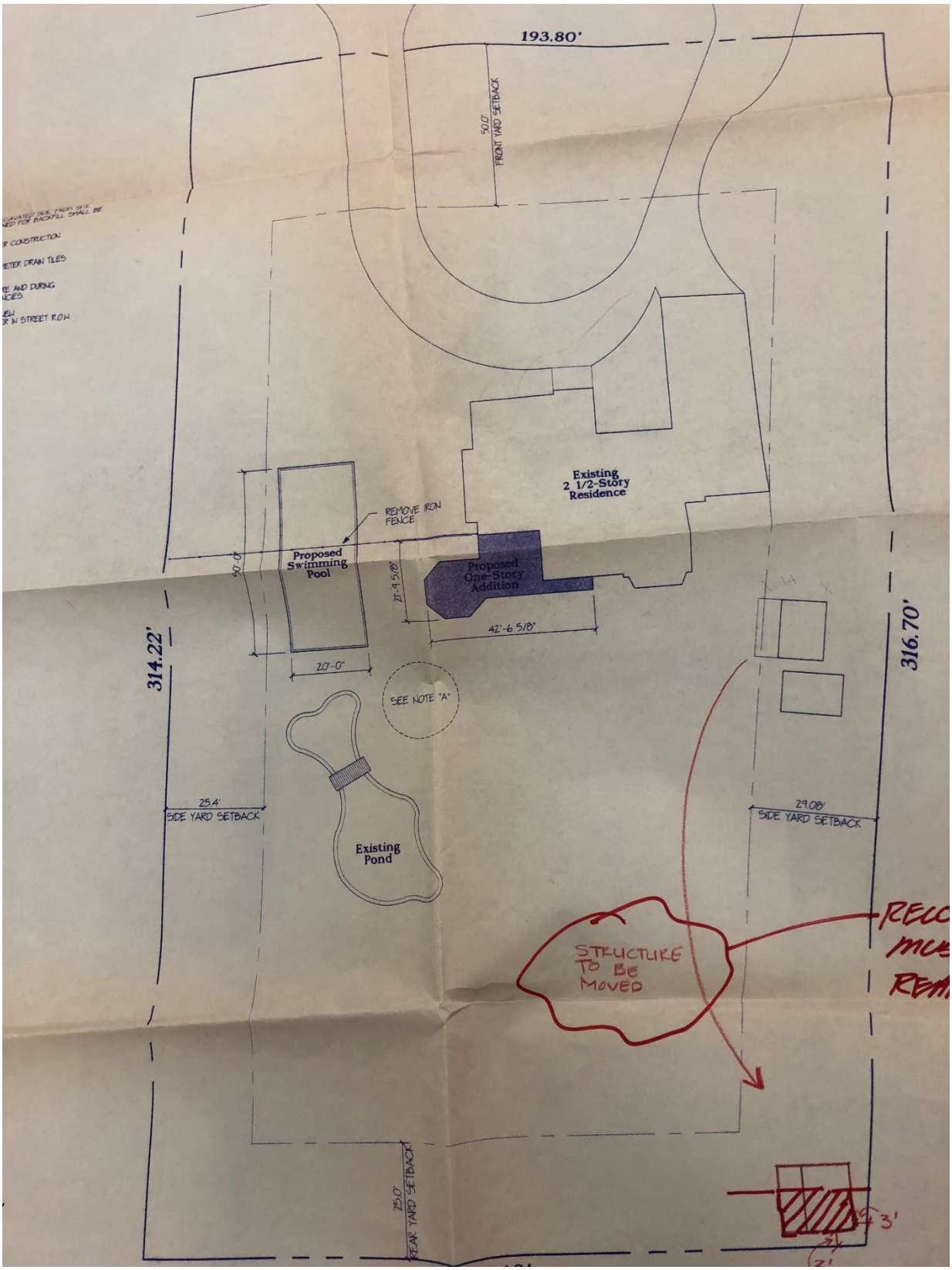
Check:
School: Grade: Hubbard Wds. JHS: Skokie HS: New Trier East
Transp: RR. N.W.R.R. Bus: Green Bay Other: Sacred Heart
Mortgage: Available:
City water, Sanitary Sewer, Storm Sewer,
Special Assessments $_____ for
Remarks and any special conditions: Beautifully built and maintained home. Imported English White Oak trim throughout. Lovely vaulted ceiling in library on stair landing. Beautifully finished basement. MAY BE SHOWN ONLY BY DIANA O'NEIL.
- See attached sheet -

Possession: 60-90 days after cont.
Reason for Sale: Apt.

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

Title CT&T

For office use only
Realtor Office: McGUIRE & ORR, INC. Phone: 446-5010
Sales Person: Diana O'Neil Home Phone: 446-5047


193.80'
50.0'
FRONT YARD SETBACK
Existing
2 1/2-Story
Residence
REMOVE IRON
FENCE
Proposed
Swimming
Pool
50'-0"
Proposed
One-Story
Addition
21'-9 5/8"
42'-6 5/8"
20'-0"
SEE NOTE "A"
314.22'
316.70'
25.4'
SIDE YARD SETBACK
29.08'
SIDE YARD SETBACK
Existing
Pond
STRUCTURE
TO BE
MOVED
25.0'
REAR YARD SETBACK
3'

U 2070 Frederick Thomas Morris
Illinois ... Morgenstern, Merlin ... Morris, Harry Sheldon ... Mooney, William D ... Osowski, Edmund
(First) (Middle) (Last)

2 PLACE OF RESIDENCE (Print)
1170 Westmoor Road Winnetka Cook Illinois
(Number and street) (Town, township, village, or city) (County) (State)
[THE PLACE OF RESIDENCE GIVEN ON THE LINE ABOVE WILL DETERMINE LOCAL BOARD JURISDICTION; LINE 2 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL]

3. MAILING ADDRESS
Same
(Mailing address if other than place indicated on line 2. If same insert word same)

4. TELEPHONE
Winnetka 2983
(Exchange) (Number)

5. AGE IN YEARS
56
DATE OF BIRTH
April 2 1885
(Mo.) (Day) (Yr.)

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

7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS
Wife - 1170 Westmoor Road, Winnetka, Illinois

8. EMPLOYER'S NAME AND ADDRESS
Self Real Estate

9. PLACE OF EMPLOYMENT OR BUSINESS
111 W. Washington St Chicago Cook Illinois
(Number and street or R.F.D. number) (Town) (County) (State)

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.
Frederick Thomas Morris

D. S. S. Form 1 16—21530-2

Frederick Thomas Morris's U.S. Draft Registration Card, 1942.

F. Thomas Morris

F. Thomas Morris, 69, of 2505 Prairie av., Evanston, died yesterday near his home. He was a real estate man with offices at 134 N. La Salle st. for many years. Surviving are his widow, Margaret; a son, Seymour, and a daughter, Mrs. Mary Steiner. Services will be held at 10:30 a. m. Monday in Christ church chapel in Winnetka.

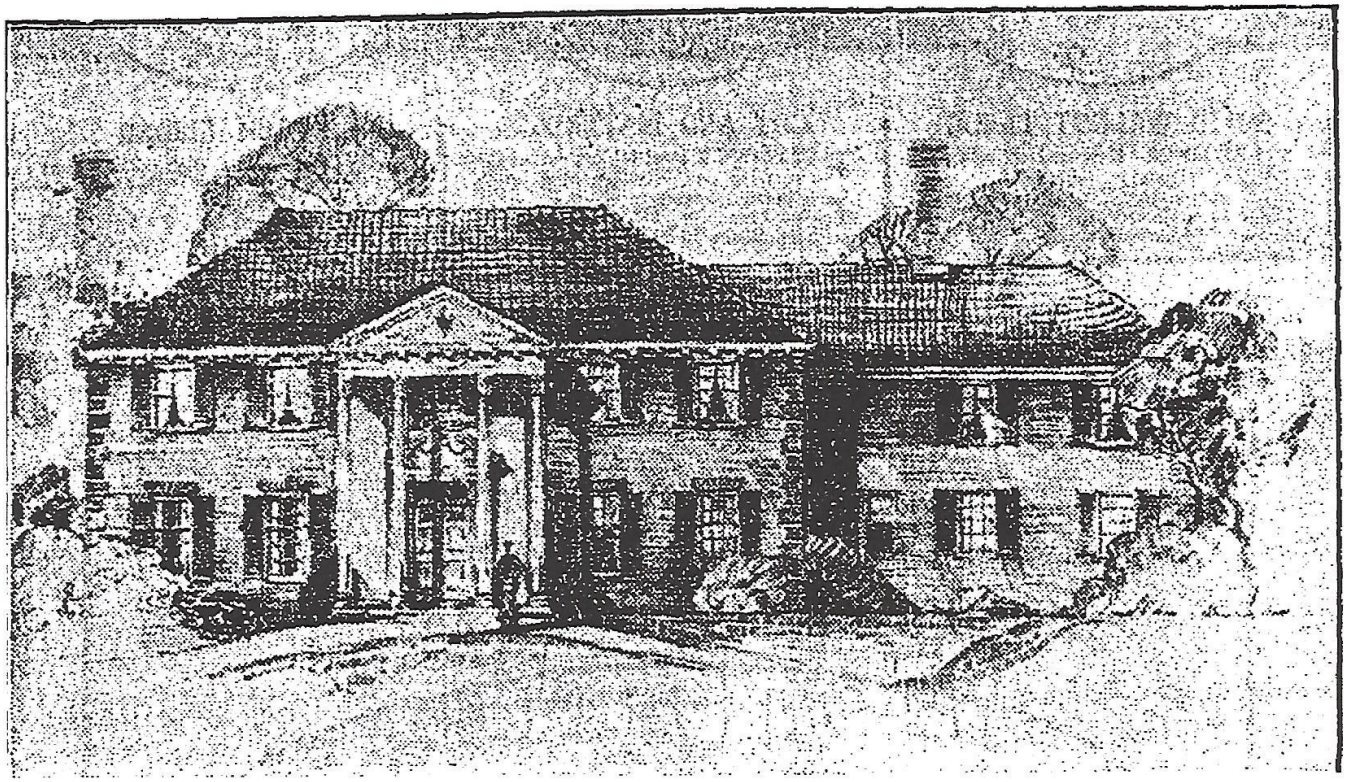
Chicago Tribune obituary, June 11, 1955

Mrs. F. Thomas Morris

Services for Mrs. Margaret S. Morris, 71, of 2505 Prairie av., Evanston, will be held at 10:30 a. m. Monday in Christ church, 784 Sheridan rd., Winnetka. Mrs. Morris died Friday in Presbyterian-St. Luke's hospital. Her husband, F. Thomas Morris, an industrial real estate broker, died in 1955. Mrs. Morris, a former Winnetka resident, leaves a son, Seymour; a daughter, Mrs. Mary Steiner, and a sister.

Chicago Tribune obituary, July 7, 1960.

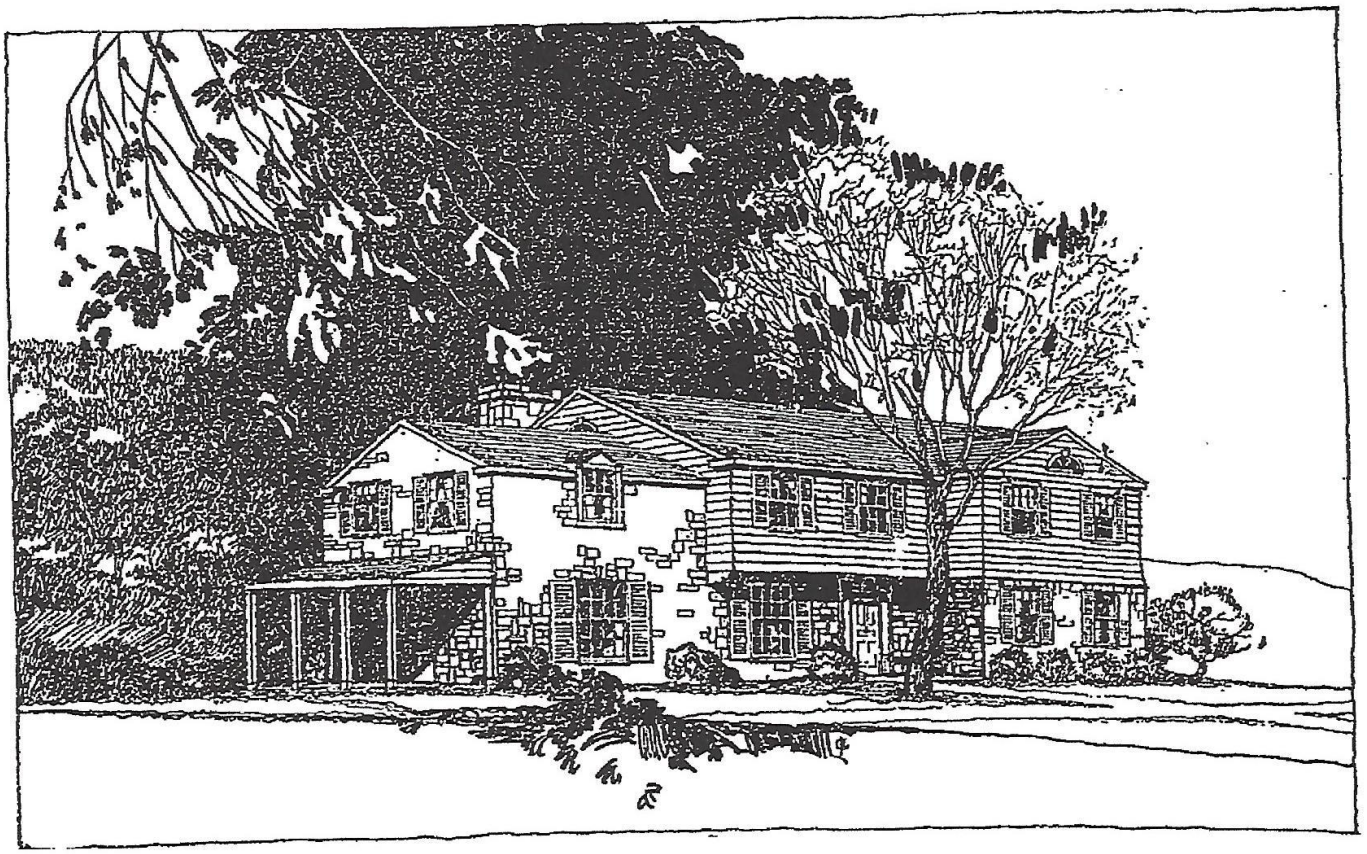
ON INDIAN HILL ESTATES



Ralph E. Stoetzel is architect of the above English Georgian residence which A. L. Beirnes, president of the Standard Rate and Data company, is erecting on Romola road, Indian Hill estates, Wilmette. It will be fireproof, with plate glass throughout, slate roof, and insulated walls. The house will have four master bedrooms and four baths. There'll be a billiard room, lounge, and playroom in the basement. The exterior walls will be of red brick.

Chicago Tribune, June 28, 1931.

EARLY AMERICAN HOUSE FOR NORTH SHORE



Ralph E. Stoetzel, 612 North Michigan avenue, is architect of the above early American style residence now being erected by Forest D. Siefkin, attorney for the International Harvester company, at the southwest corner of South avenue and Valley road, Glencoe. The exterior walls will be of Wisconsin Lannon stone and wood, with green shutters and green shingle roof. Steel joists will be used. The library on the first floor will have chestnut paneled walls, a fireplace and a separate entrance to the garden. The second floor will have four main bedrooms and a large sleeping porch. There will be a recreation room in the basement 30 feet long. A two car garage is attached to the house. Completion is set for about Sept. 1. Mr. Stoetzel made this sketch.

Chicago Tribune, May 6, 1934.

ATTORNEY'S HOME OVERLOOKING THE SKOKIE COUNTRY CLUB

Above is the Glencoe residence of Edwin C. Austin, a member of the law firm of Cutting, Moore & Sidley, being erected on a site overlooking the Skokie Country club, which adjoins on two sides. Ralph E. Stoetzel is architect. The building is of English design, recalling homes in Herefordshire. The walls are of common brick, painted white, with black half timbers. The roof is of red, black and green tiles. The windows are all of steel frame and plate glass. The living room has oak trim. The library is paneled in chestnut. The woodwork in the dining room is painted. Linoleum is used on the walls and floors in the kitchen and pantry. Benjamin E. Gage was landscape architect and John H. Davies was the general contractor.

Chicago Tribune, November 18, 1934.

ATTACHMENT B: Winnetka Historical Society HAIS Comments

From: [redacted]
To: Christopher Marx
Subject: Re: 1170 Westmoor HAIS Report
Date: Wednesday, December 26, 2018 2:32:09 PM

Dear Christopher,

Hope this response to your request for comments finds you well and that you are enjoying this holiday season.

Regarding the HAIS evaluation of 1170 Westmoor by Jean Guarino, we believe that despite her negative conclusion, she makes a good case for the architectural significance of this Tudor Revival by well-respected architect Ralph Edward Stoetzel, which appears to be part of a grouping of nearby Tudor Revival houses.

We suspect that if this house had been nominated for local landmark status it might have been considered favorably based upon its architectural significance and integrity, as well as its historical significance as the 16 year residence of Wally Phillips, a pioneering radio personality.

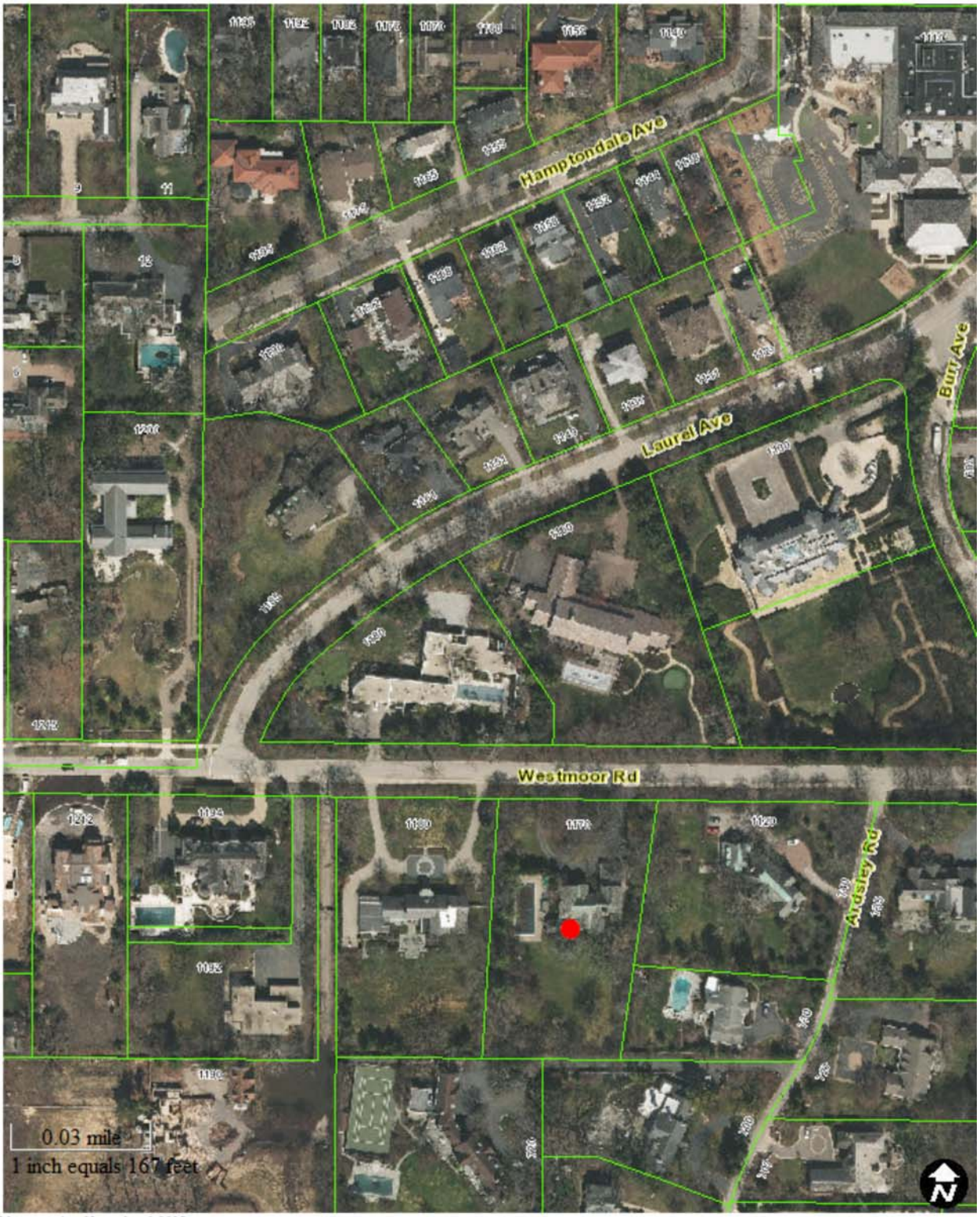
Best regards,

Joan Conlisk
Interim Executive Director
Winnetka Historical Society
[redacted]

On Wed, Dec 12, 2018 at 11:30 AM Christopher Marx <CMarx@winnetka.org> wrote:

> Attached is a copy of the HAIS for 1170 Westmoor Road. At their December 3, 2018 meeting, the Winnetka LPC voted to require an HAIS for the demolition application for the property. Also attached is a request for comments by December 28, 2018.
>
> Please feel free to call me if you have any questions.
>
> -Chris
>
> Christopher Marx, AICP
> Associate Planner
>
> Village of Winnetka – Department of Community Development
>
> 510 Green Bay Road

ATTACHMENT C: GIS Aerial Map



Map created on **November 6, 2018**.

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.
Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently cont 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

TO: WINNETKA HISTORICAL SOCIETY

FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER

DATE: NOVEMBER 6, 2018

SUBJECT: CASE NO. 18-15: 1170 WESTMOOR ROAD

INTRODUCTION

On December 3, 2018, the Landmark Preservation Commission will consider a request to demolish the residence and attached garage located at 1170 Westmoor Road. Please return any available information regarding the architectural and historical significance of the structure to my attention on or before Tuesday, November 20, 2018. 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 Issued

Date	Type	Owner	Architect
10-20-1926	Frame residence, garage attached	F. Thomas Morris	Ralph E. Stoetzel
7-16-1969	Enclose porch, kitchen remodel	James B. Prendergast	Bernard Krauss
5-17-1990	Remodel first floor, secondary stair	Dennis and Marcia Fields	Konstant Architecture
5-21-1996	Family room/sunroom addition	Dennis and Marcia Fields	Konstant Architecture
1-8-1997	In-ground swimming pool	Dennis and Marcia Fields	Mel Janczak

ATTACHMENTS

Attachment A: 2018 Plat of Survey
Attachment B: 1938 Sanborn Map
Attachment C: GIS Aerial Map
Attachment D: Current Photos

WINNETKA HISTORICAL SOCIETY RESPONSE

Our research does not indicate that 1170 Westmoor Rd. has historic or architectural significance.

WINNETKA HISTORICAL SOCIETY HOUSE RESEARCH WORKSHEET

ADDRESS: 1170 Westmoor Road

CONSTRUCTION DETAILS

ORGINAL CONSTRUCTION DATE: 1926
CONSTRUCTION TYPE: wood and brick
STYLE: Tudor Revival

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
F. Thomas Morris	1926-1944	Obit., historic phone records	
James Prendergast	1969	unable to confirm residency.	
Dennis & Marcia Fields	1986-2018	Historic phone records	

SIGNIFICANT EVENTS ON PROPERTY:

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Ralph E. Stoetzel	Home construction 1926	AIA affiliation, Obit., Tribune articles
Bernard Krauss	Remodel 1969	Obit., Tribune articles
Konstant Architecture	Remodel/addition 1990/1996	
Mel Janczak	Pool 1997	

RESEARCH SOURCES USED: WHS house files, Proquest database, Winnetka Talks, historic phone records

Date of Research: November 2018

Notes:

Ralph E. Stoetzel (1892-1970) was a local resident of Glencoe and a popular local architect, building many homes predominantly in the north shore and northwestern communities. He also designed commercial and industrial buildings. His son, Ralph S. Stoetzel, joined his father's firm in 1939. Other

homes in Winnetka, designed by Stoetzel include homes at 740 Ardsley and 667 Sheridan Rd. The E.F. Wieboldt estate in Glencoe is one of the better known local properties designed by Stoetzel.

R. E. STOETZEL, AN ARCHITECT, DIES AT AGE 78
Chicago Tribune (1963-Current file); Sep 17, 1970; ProQuest Historical Newspapers: Chicago Tribune
pg. W8

R. E. STOETZEL, AN ARCHITECT, DIES AT AGE 78

Ralph E. Stoetzel, 78, an industrial architect, died yesterday in Highland Park Hospital.

Mr. Stoetzel, who lived at 246 Dennis Lane, Glencoe, was the founder in 1916 of Ralph Stoetzel, Inc., an architect-engineering firm in which he was later joined by his son, Ralph S. He was president of the Glencoe Park District from 1946 to 1950.

Also surviving are his widow, Rose; two daughters, Mrs. Rose Weiss and Mrs. Margaret Landon; 14 grandchildren; and a great-grandchild. A memorial service will be held at 4 p. m. tomorrow in Glencoe Union Church, Park Avenue and Green Bay Road, Glencoe.

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Hearthstone Restaurant Is in Two Towns
Chicago Daily Tribune (1923-1963); Oct 27, 1940; ProQuest Historical Newspapers: Chicago Tribune
pg. B6

Tea Room Straddles Boundary Line

(Story elsewhere on this page.)

The two story section of the Hearthstone House restaurant is in Winnetka and the rest of the building is in Glencoe. It is at the northwest corner of Linden and Scott avenues. Completion is expected by Thanksgiving, according to Ralph E. Stoetzel, architect.

Hearthstone Restaurant Is in Two Towns

The North Shore's newest restau-

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rant, Hearthstone house, now being built at the northwest corner of Linden and Scott avenues, straddles the boundary line between Winnetka and Glencoe. The main entrance and part of the dining space is in Winnetka. The kitchens and other dining rooms are in Glencoe. The building is in the Hubbard Woods district of the two suburbs.

It is reported that the new building will cost over $100,000. Ralph E. Stoetzel, architect, has used colonial design thruout. The entire building will be air conditioned and several of the dining rooms will have fireplaces. The new building will have double the capacity of the present Hearthstone Tea room, at 920 Linden avenue, Winnetka.

Helen Robertson. Donald G. Robertson.

Mr. and Mrs. Donald G. Robertson, owners of the Hearthstone, have operated it since 1935. It was started in 1923 by Miss Margaret Fessler, who retired from business five years ago. Robertson, a graduate of Northwestern university, was active in his undergraduate days with college music and drama. He wrote the words and music for college plays for three years. He is the author of "Rise Northwestern," and Northwestern's "Wildcat Song" and publishes a Northwestern University song book.

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Built in Wilmette
Chicago Daily Tribune (1923-1963); Mar 28, 1937; ProQuest Historical Newspapers: Chicago Tribune
pg. 18

Built in Wilmette

Ralph E. Stoetzel is architect of the above regency style residence, built by Harold B. Myers of the International Harvester company at 9th and Elmwood, Wilmette. Of common brick, painted white, it has five bedrooms. three baths. a two car attached garage, paneled library, dining room, kitchen, living room, and basement recreation room.

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ATTORNEY'S HOME OVERLOOKING THE SKOKIE COUNTRY CLUB

Chicago Daily Tribune (1923-1963); Nov 18, 1934; ProQuest Historical Newspapers: Chicago Tribune
pg. A10

ATTORNEY'S HOME OVERLOOKING THE SKOKIE COUNTRY CLUB

Above is the Glencoe residence of Edwin C. Austin, a member of the law firm of Cutting, Moore & Sidley, being erected on a site overlooking the Skokie Country club, which adjoins on two sides. Ralph E. Stoelzel is architect. The building is of English design, recalling homes in Herefordshire. The walls are of common brick, painted white, with black half timbers. The roof is of red, black and green tiles. The windows are all of steel frame and plate glass. The living room has oak trim. The library is paneled in chestnut. The woodwork in the dining room is painted. Linoleum is used on the walls and floors in the kitchen and pantry. Benjamin E. Gage was landscape architect and John H. Davies was the general contractor.

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SKOKIE OFFICE BUILDING PLANS ARE ANNOUNCED
Chicago Daily Tribune (1923-1963); Jul 4, 1954; ProQuest Historical Newspapers: Chicago Tribune
pg. A7

SKOKIE OFFICE BUILDING PLANS ARE ANNOUNCED

Plans for a 1½ million dollar air conditioned office building in Skokie were announced yesterday by Alfred B. Perlman & Co., real estate firm at 39 S. La Salle st. It will be built at 7515 Lincoln av. on an irregular shaped site fronting 200 feet from plans by Ralph E. Stoetzel, Chicago architect.

It will be three stories high with 100,000 square feet of floor space and will be named for its principal tenant. James P. McMahon of the Perlman company and William F. Hyland were brokers in the purchase of the site from Cosmopolitan National bank, trustee, for an undisclosed price.

Henry Shanedling Sons corporation, Minneapolis, will be the builder.

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Architect's Field Never So Varied--Stoetzel: Many an Avenue Opened Up
Fuller, Ernest
Chicago Daily Tribune (1923-1963); Sep 21, 1958; ProQuest Historical Newspapers: Chicago Tribune
pg. A9

Architect's Field Never So Varied—Stoetzel

Many an Avenue Opened Up

BY ERNEST FULLER

Career opportunities for young architects have never been so numerous and varied as they are today, in the opinion of Ralph E. Stoetzel of Chicago, who is rounding out a half century in the profession

Ralph E. Stoetzel (left) with his son and partner, Ralph S.

Designing of buildings is no longer the only main avenue of activity open to the graduate architect, said Stoetzel in an interview at his firm's offices at 100 W. Monroe st.

New Fields Opened

"The tremendous growth of the construction industry in the last few decades has created entirely new opportunities," he said. "The services of the architect are in increasing demand in the building material and component industry, for example. City planning and urban renewal are other fields where he is assuming vital responsibilities."

There's been a growing public awareness of the architect's role since World War II and the result is showing up in some new construction, including industrial, commercial, and residential, said Stoetzel. But "cheap speculation" still is around and is creating new eyesores, he said.

The veteran architect advises the beginner to get with a good firm — whether it's large or small is not too important. Working for an inferior firm can provide only bad experience and hinder a career, he said.

Create "Shadows"

Stoetzel believes too many architectural schools are emphasizing individual styles at the expense of a thoro grounding in the elements of good design. Graduates often are merely "shadows" of one great architect, he said. When required to design in a different mode they're at a loss.

Stoetzel made it clear he has no quarrel with any particular style and said each contributes something valuable to architecture. He believes the "all - window" look has reached the peak of its popularity and will be gradually replaced by more decorative design.

Stoetzel started his career in 1908 as an office boy for the firm of Holabird & Roche at about $5 a week. Later he attended Columbia university and in 1916 became a licensed architect, opening his own firm two years later. Since World War II he has had his son, Ralph S., as a partner.

Individualists Gone

One of the biggest changes in the profession in the last 50 years has been the disappearance of the "rugged individualist" and the emergence of the "team man," said Stoetzel.

"The architect used to work out each problem by himself," he said. "He wanted no help and was expected to look for none. He argued heatedly for his own way with the client and often with his own partners. He knew the form from the ground up and was as much at home on the job site as at the drawing board."

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Brief Music Encounter Turns Son to Design
Gavin, James M
Chicago Daily Tribune (1923-1963); Jul 13, 1962; ProQuest Historical Newspapers: Chicago Tribune
pg. C6

REAL ESTATE NEWS

Brief Music Encounter Turns Son to Design

BY JAMES M. GAVIN

ONE DAY'S enrollment in the music school at the University of Illinois convinced Ralph S. Stoetzel that following in his dad's footsteps as an architect would be more to his liking.

He still likes music, but he reasoned that day he was cut

The Stoetzels—Ralph E., the father, (left) and Ralph S., the son—discuss design for a new industrial plant. Father-son architect team was cited recently for producing one of 10 factories listed in a magazine's selection as best designed in the United States.

out to be an architect. The creative challenge and being his own boss were the deciding factors, he maintains.

Last May, the father-son team won a Factory magazine award for one of the 10 best designed plants in the United States.

The award was given for the plant of Personal Products corporation, a Georgian Colonial style structure of 220,000 square feet in Wilmington, Ill.

Actually, the plant might be called an example of the son showing the father the way. When Ralph E. Stoetzel opened his firm in 1920, he confined most of his designing to homes, many of which are in the north and northwestern suburbs of Chicago.

His son became associated with the firm in 1939 and after service in World War II concentrated on industrial plant design.

When the two were cited for the award this year it was said that "the Stoetzels succeed by design."

—•—

The Mortgage Guaranty Insurance corporation, Milwaukee, said its records show Chicago has one of the lowest home mortgage default rates in the midwest. Less than one mortgage of every thousand insured is in default.

—•—

ident, and Phillip Karlin. It will be opened early next year and have 100 beds. The site has 62 acres near Reckinger road on Farnsworth avenue adjacent to the East-West Illinois tollway.

—•—

Dedes Realtors has opened new offices at 6213 Belmont av. The firm is headed by Peter J. Dedes and Alexander J. Dedes. . . . A $250,000 renovation program is being completed on three buildings on North La Salle street. They are at 441, 445-47, and 733 N. La Salle st. The three companies participating in the work are Associated Architects of America, Inc., Mid-American Mortgage corporation, and Mid-American Construction company.

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W. R. Barkers Reveal Troth of Daughter
Cass, Judith
Chicago Daily Tribune (1923-1963); Jun 21, 1940; ProQuest Historical Newspapers: Chicago Tribune
pg. 21

W. R. Barkers Reveal Troth of Daughter

BY JUDITH CASS.

INTERESTING romantic news is contained in the announcement that Mr. and Mrs. Walter R. Barker of 11600 Longwood drive, Beverly Hills, are making of the engagement of their daughter, Margaret, to Richard Drummond Bokum II. Mr. Bokum is a son of the late Mr. and Mrs. Norris Harkness Bokum and a nephew of Richard D. Bokum. Young Mr. Bokum has two sisters, Mrs. Robert E. Kenyon Jr., and Sally, and two brothers, Norris and John.

Miss Barker, who has two sisters, Natalie and Consuelo, and one brother, Gregson Barker, is a graduate of Miss Walker's school at Simsbury, Conn., and of Finch Junior college in New York. Her fiancé was graduated earlier this month from Princeton, where he was a member of the varsity football team and of Tiger Inn. He also won his P in intercollegiate wrestling and the Mills trophy for punting. He prepared for Princeton at the Hun school. No date for the wedding has been set.

Miss Carol Schipfer's Engagement Announced.

Further romantic news comes from Dr. and Mrs. Lloyd A. Schipfer of Winnetka, who are announcing the engagement of their daughter, Carol, to Ralph S. Stoetzel, son of Mr. and Mrs. Ralph E. Stoetzel of Glencoe. Miss Schipfer is the second of Dr. and Mrs. Schipfer's four daughters. She and Mr. Stoetzel attended the University of Illinois. The wedding will take place in the fall.

Many telegrams of congratulation went east yesterday to Miss Judith Drew Miller and Arthur Willis Jr. of Brookline, Mass., who were married at 4 o'clock in Boston's Emmanuel church. The bride is a daughter of John Stocker Miller of Chicago and of Mrs. Stephen B. Ames of Milton, Mass., at whose home a reception was given following the ceremony. Three Chicagoans were among the bride's attendants, Mrs. W. Hamilton Noyes Jr., Miss Dorothy Gerhard, and Miss Marilyn Martin. Miss Portia Miller was her sister's maid of honor.

James D. Lightbodys in East for Son's Wedding.

The James D. Lightbodys and their daughter, Miss Katherine Jane Lightbody, went east for the graduation yesterday at Harvard of James Jr. and for the wedding today of young Mr. Lightbody and Miss Patricia Calkins. The ceremony will take place at 4 o'clock in Grace church, Newton, Mass., with a reception following at the Newton home of the bride's parents, Mr. and Mrs. Grosvenor Calkins.

The bride's uncle, the Rev. Raymond Calkins of Cambridge, Mass., and the Rev. H. Robert Smith, rector of the church, will officiate. Miss Anne Calkins will be her sister's maid of honor. The bridesmaids, in addition to Miss Lightbody, include Miss Edith Farwell of Lake Forest and several Vassar classmates of the

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REAL ESTATE NEWS: New Techniques Ease Task of Architects
Gavin, James M
Chicago Tribune (1963-Current file): Aug 2, 1963; ProQuest Historical Newspapers: Chicago Tribune
pg. C9

REAL ESTATE NEWS

New Techniques Ease Task of Architects

BY JAMES M. GAVIN

SINCE EARLY Egyptian times, architects have been held accountable for the progress of a structure. Included were such projects as the design of the sphinx or the building of the pyramids.

The architect was responsible for the project from the day the idea was conceived to the day of completion. In those days the architect probably did his forecasting of the completion date by the stars because such projects as pyramids took many years to build.

Stoetzel

Today, the architect has the same responsibilities. But he has the added advantage of the computer to aid him in his forecasting of the completion time of each phase of construction.

"Two of an architect's biggest problems are keeping track of the progress on a job and pinpointing who is responsible for each phase of the work," said Ralph Stoetzel, who heads the architectural firm of Ralph Stoetzel, Inc.

Provides Day-to-Day Report of Progress

One of the newest ways to solve these problems is the Critical Path Method of construction, he said. This system provides an architect with an over-all picture of the project's construction on a day-to-day basis.

If such unforeseen events as a strike of bricklayers or plasterers takes place, the architect can resubmit all the data into a computer and come up with alternative ways of proceeding with a job, he said.

This system which is being developed to bring additional improvements is probably the biggest innovation in building to come along in recent years, said Stoetzel.

J. M. Boberski, executive vice president of Avondale Savings and Loan association, finds that women are increasingly keen in negotiating new mortgages.

"The trend in the promotion of business deals in the borrowing of money seems to be shifting from men to women," he said. "They are aware of special mortgage features. They understand rates and costs and they are definitely good bargainers."

Robert F. Schroeder has been appointed manager of the application department of the real estate loan division of Bell Savings and Loan association. . . . A two-week graduate savings and loan school will be held at Indiana university beginning Aug. 11 under the sponsorship of the university and the American arrangements for a 2 million dollar refinancing first mortgage on the St. Charles apartments, St. Charles road and West avenue, in Elmhurst.

The White House order banning racial bias in federally aided housing has not hurt housing activity if government figures are accurate. Reports from Washington are that home building is up strongly, even in the south, despite builder's predictions that the order would have a dampening effect.

Residential construction is running 6 per cent above last year, housing and census bureau officials said, and the number of new private houses and apartments started in June was 10 per cent above June of 1962.

The official estimate of 1,400,000 new home starts this year, made in January by the housing agencies and the department of commerce, has been discarded. The new estimate is 1½ million, a near record.

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The AIA Historical Directory of American Architects

Wiki Pages› ahd1043307

ahd1043307

Ralph E. Stoetzel (1892-1970)

Name
Stoetzel, Ralph E. (Ralph Edward)
Personal Information
Birth/Death: b. 04/20/1892 – d. September 1970
Occupation: American architect
Location: Chicago, IL
AIA Affiliation
Member of The American Institute of Architects (AIA) 1924-decease
Biographical Sources
American Architects Directories:
Biographical listing in 1956 American Architects Directory
Biographical listing in 1962 American Architects Directory
Biographical listing in 1970 American Architects Directory
Related Records
Ralph Stoetzel, Architect (firm)
Father of Ralph S. Stoetzel
Archival Holdings
The American Institute of Architects Archives
Membership file contains membership application, correspondence regarding emeritus (retired) status.
Publications

N.Y, Ohio, Pa, Tenn, Wis; NCARB Cert. Prin. Wks; Veterans Mem. Bldg, Detroit Civic Ctr, 50; City-Co. Bldg, Detroit, 53; Detroit Bank & Trust Bldg, 62; Detroit Inst. Arts, 66; Henry Ford Centennial Libr, Dearborn, Mich, 69. Pub. Serv: Mem. & chmn, Archit. Civic Design Cmt, Detroit, 50-62; mem. & chmn, Wayne Co. Planning Cmt, 66-; mem, Mayors Adv. Cmt, Grosse Pointe Farms, Mich, 67-; mem, Bd. Dirs, Detroit Cent. Bus. Dist, 67- AIA Activ: Detroit Chap, treas, secy. & dir, 37-55; Mich. Soc. Archit, treas, secy. & dir.

STOCK, PHILLIP JOSEPH. AIA 55. Connecticut Society of Architects
† Phillip Stock, 1224 Farmington Ave, West Hartford, Conn. 06107.
Home Add: 162 Selden Hill Dr, West Hartford, Conn. 06107.
b. Simsbury, Conn, June 2, 12. Educ: Rensselaer Polytech. Inst, 30-31; European study, 34; B.F.A, sch. arch, Yale, 35. Pres. Firm: Phillip Stock, org. 39. Reg: Conn, Mass. Prin. Wks: Hartford Times Addn, 62; PPG Indust, Inc. Regional Off. & Warehouse, 62; med. bldg, 60 Gilette St, Hartford, Conn, 64; Constitution Bank, West Hartford, 67; Highway Dept. Bldg, East Haven, Conn, 69. Govt. Serv: U.S.N, Lt. Comdr, 42-45, Res, 45-65.

STOCKBARGER, RICHARD HENRY. AIA 65. Central Illinois Chapter
Cooley-Tobermann-Stockbarger, 1324 S. MacArthur Blvd, Springfield, Ill. 62704.
Home Add: 1525 Williams Blvd, Springfield, Ill. 62704.
b. Cuba, Ill, Jan. 22, 26. Educ: Arch, Univ. Ill, 50. Pres. Firm: Partner, Cooley-Tobermann-Stockbarger, org. 66, joined firm, 66. Reg: Ill. Prin. Wks: Chester-E. Lincoln Sch. Addn, Ill, 68; Illiopolis High Sch. Addn, Ill, 69; Ill. Presby. Home, Springfield, 69; First Nat. Bank of Arcola, Ill, 69; Capitol Airport Addn, Springfield, 70. Pub. Serv: Pres. bd. dirs, Lincoln Libr, Springfield, 62-69; secy. bd. dirs, Ill. Libr. Assn, Springfield, 65-69; mem, Ill. Mental Health Bd, Springfield, 65-70; mem. libr. cmt, Ill. Bd. Higher Educ, 68-69. Govt. Serv: U.S.A.A.F, Sgt, 44-46.

STOCKDALE, R. A.* AIA 43. Southern California Chapter
3260 Hillock Dr, Los Angeles, Calif. 90028.

STOCKDALE, R. F.* AIA 27, E. Cincinnati Chapter
3536 Stettinius Ave, 4, Cincinnati, Ohio 45208.

STOCKEMER, JOHN JOSEPH. AIA 59. Southern California Chapter
Home Add: 8836 Paso Robles Ave, Northridge, Calif. 91324.
b. Dyersville, Iowa, July 29, 14. Prev. Firm: Prin, John J. Stockemer, 60-66. Pres. Occup: Archit, R.M. Parsons Co, 66- Reg: Calif. AIA Activ: S.C. Chap, treas, San Fernando Valley Sect, 62 & 63, v.pres, 64, pres, 65.

STOCKLY, A. H.* AIA 64. Maine Chapter
10 Congress Sq, Portland, Maine 04105.

STOCKLY & LEAHY ASSOCS, INC.
† 10 Congress Sq, Portland, Maine 04101. Prins: A(yres) Holmes Stockly, Raymond S(tuart) Leahy.

STOCKTON, CHRISTOPHER ANTHONY. AIA 68. Southern California Chapter
Dave Gardner Cross Assocs, 1000 Chester Ave, Bakersfield, Calif. 93301.
Home Add: 519 A St, Bakersfield, Calif. 93304.
b. Bakersfield, Calif, Oct. 24, 38. Educ: B.Arch, Cornell Univ, 61. Prev. Firms: Ernest C. McCoy, 64-68; Leonard J. Schroeder & Assoc, 68-69. Pres. Firm: V.pres, Dave Gardner Cross Assocs, org. 69, joined firm, 69. Reg: Calif. Educ: Instr, Bakersfield Col, 69-70. Govt. Serv: U.S.A, 62-64.

STOCKTON, WALTER THAW. AIA 24, E. Chicago Chapter
Home Add: 1010 Forest Ave, Evanston, Ill. 60202.
b. Chicago, 1895. Educ: Litt.B, Princeton, 17. Prev. Firm: Partner, Degolyer & Stockton, 24-44. Retired, 69. Reg: Ill. Prin. Wks: Ambassador E. Hotel, Chicago, 26; Chicago State Tuberculosis Sanitarium, 50, assoc. archit. w. Philip B. Maher. Pub. Serv: Art Cmn, Evanston & Evanston Hist. Soc.

STOCKWELL, RUSSEL LORING. AIA 68. San Diego Chapter
Home Add: 581 Rim Rock Rd, El Cajon, Calif. 92020.
b. St. Louis, Mo, Jan. 25, 15. Educ: San Diego State Col; Univ. Calif. Exten. Pres. Occup: Arch. designer, San Diego Co. Pub. Works Dept, 50- Reg: Calif.

STOCKWELL, SHERWOOD. AIA 58. Northern California Chapter
Bull, Field, Volkmann & Stockwell, 350 Pacific Ave, San Francisco, Calif. 94111.
Home Add: 21 Presidio Ave, San Francisco, Calif. 94115.
b. Winchester, Mass, Nov. 15, 26. Educ: B.Arch, Mass. Inst. Technol, 49. Prev. Firm: Partner, Volkmann & Stockwell, 61-68. Pres. Firm: Partner, Bull, Field, Volkmann & Stockwell. Reg: Calif, Mass. Prin. Wks: Webster Res, Woodside, Calif, 65; Wells Fargo Bank Crescent City Off, 66; Ford Motor Co. Parts Depot Complex, Richmond, Calif, 67; Alpine Place Condominiums, Alpine Meadows, Calif, 68; Clubhouse & Recreation Facil, Hidden Valley Lake, Middletown, 69. Hon. Awards: Spec. awards for Cameron House, 59 & Hunter House, 66, AIA-Sunset; award of merit for Cameron House, AIA & House & Homes Mag, 60; citation for Beach Res, North. Calif. Chap. AIA, 63; award of excel. for Parts Depot, Am. Inst. Steel Construct, 67. Pub. Serv: Dir, Calif. Planning & Conserv. League, 66; cmnr, San Francisco Planning Cmn, 67-68; dir, San Francisco Planning & Urban Renewal Assn, 68; mem, San Francisco Adv. Cmt. on Urban Design Study, 69; mem, Calif. Adv. Cmt. Freeway Location & Design, 69. Govt. Serv: U.S.N.R, 44-46. AIA Activ: Mem. chap. by-laws revisions cmt, AIA, 63-64, mem. & chmn. exhib. cmt, 66-67.

STOCKWELL, WILLIAM FRANCIS. AIA 66. Southern California Chapter
† Stanton & Stockwell, 3625 W. Sixth St, Los Angeles, Calif. 90005.
Home Add: 520 S. Norton Ave, Los Angeles, Calif. 90005.

b. Genoa, Nebr, Dec. 5, 06. Educ: Ga. Inst. Technol. Prev. Firm: Partner, J.E. Stanton & William F. Stockwell, 46-52. Pres. Firm: Stanton & Stockwell, org. 52, joined firm, 46. Reg: Calif, N.Y, N.C. Prin. Wks: Los Angeles Co. Courthouse, Admin. Bldg. & Mall, 58, assoc. archit. w. Paul Williams, Adrian Wilson, Austin, Field & Fry and A.C. Martin; Stanford Res. Inst.(six bldgs), Menlo Park, Calif, 65; Univ. Calif, Los Angeles Eng. Sch. & Math. Sci. Bldg, 68; Univ. South. Calif. Dent. Sch. & Dorms, 69. Pub. Serv: Adv. planning cmt, Los Angeles Planning Dept, 68. Govt. Serv: U.S.N, Comdr, 43-46, Ret. Res. AIA Activ: Rep. on Wilshire corridor planning cmt, AIA, 68.

STODDARD, RICHARD DALY. AIA 56. Southern California Chapter
† Richard D. Stoddard, Inc, 13701 Riverside Dr, Sherman Oaks, Calif. 91403.
Home Add: 4400 Natoma Ave, Woodland Hills, Calif. 91364.
b. Lincoln, Nebr, May 12, 21. Educ: B.Arch, Univ. South. Calif, 51. Prev. Firm: Partner & prin, Bogart & Stoddard, 55-56. Pres. Firm: Pres, Richard D. Stoddard, Inc, org. 56. Reg: Calif. Prin. Wks: Jack Kramer Tennis Club, Rolling Hills, Calif, 61; Garden Plaza Shopping Ctr, Gardena, Calif, 64; Charley Brown's Restaurant, Marina Del Ray, Calif, 65; Lakeside Apts, Inc.(320 townhouses), Toluca Lake, Calif, 68; Flagstaff Land Co.(720 condominiums), Marina Del Ray, 69. Pub. Serv: Mem, Am. Arbit. Assn, 67- Govt. Serv: U.S.A, S/Sgt, 43-45. AIA Activ: Mem. code cmt, AIA, 58, mem. housing cmt, 60.

STODGHILL, THOMAS WHITFIELD, JR. AIA 63. Monroe Chapter
† T. W. Stodghill, Jr, 2209 Justice St, Monroe, La. 71201.
Home Add: 2116 Cottonwood Dr, Monroe, La. 71201.
b. Winnsboro, La, Aug. 5, 35. Educ: B.S.Arch.Eng, La. State Univ, 58; Tau Beta Pi, 57. Prev. Firm: Stodghill & Wombk, 61-64. Pres. Firm: T.W. Stodghill, Jr, Archit, org. 58. Reg: La.

STOECKER, A. G.* AIA 47. Chicago Chapter
10925 S. Drake Ave, Chicago, Ill. 60655.

STOELTJE, JOE. AIA 70. Austin Chapter
P.O. Box 5544, Austin, Tex. 78703.

STOERKEL, THOMAS KELLER. AIA 68. Columbus Chapter
Eberts & Stoerkel, 1391 Oakland Park Ave, Columbus, Ohio 43224.
Home Add: 209 E. Stafford Ave, Worthington, Ohio 43085.
b. Ravenna, Ohio, Dec. 9, 30. Educ: B.Arch, Kent State Univ, 55. Pres. Firm: Eberts & Stoerkel, org. 67, joined firm, 68. Reg: Ohio. Govt. Serv: U.S.A, 51-53.

STOERMER, NIELS. AIA 67. Los Angeles Chapter
Administration Inc, 533 Fremont Ave, Los Angeles, Calif. 90017.
Home Add: 11451 Chenault St, Los Angeles, Calif. 90049.
b. Bremen, Ger, Apr. 19, 21. Educ: Dipl, Hoch Bau Inst, Hamburg, Ger, 42. Prev. Firm: Prin, Stoermer & Assoc, 61-69. Pres. Firm: Dir. planning & design, Admin. Inc.(subsid. of C. Brewer Co. of Hawaii), org. 69, joined firm, 69. Reg: Calif. Prin. Wks: Tips Restaurant, San Fernando & Los Angeles, 55; Calif. Land Co. Off. Bldg, Saugus & L.A, 58; Conejo Prfnl. Off. Bldg, Thousand Oaks, Calif, 61; Cinch-Monadnock Indust. Bldg, Industry, Calif, 64. Hon. Awards: Honorable mention for Chicago Int. Competition, Carson, Pierie & Scott, 54; first prize for competition for city reconstruct, City of Krefeld, Ger, 50.

STOETZEL, RALPH EDWARD, SR. AIA 24. Chicago Chapter
Ralph Stoetzel Inc, 1 E. Wacker Dr, Chicago, Ill. 60601.
Home Add: 246 Dennis Lane, Glencoe, Ill. 60022.
b. Chicago, Apr 20, 92. Educ: Spec. arch, Columbia Univ, 17. Pres. Firm: Assoc, Ralph Stoetzel Inc, Archit. & Engrs, org. 16, joined firm, 16. Reg: Ill. Prin. Wks: Wheelwright, Ky, rebuilt & added whole town, hotel, gen. off, town hall, hosp, theater, stores, housing & golf club, for Inland Steel Co, 40; Trinity Methodist Church, 99th & Winchester, Chicago, 40; Elmer F. Wieboldt Res, Glencoe; Calumet Hecla, Inc. Factory, Warehouses & Off, Bartlett, Ill. Educ. Activ: Volunteer lectr, Winnetka Schs, Ill, 65. Pub. Serv: Mem, Glencoe Park Recreation Bd, 27-40, pres, 40-42. Govt. Serv: Chief Engr, War Prod. Bd, Sixth U.S. Army Region, 41-43.

STOETZEL, RALPH SPENCER. AIA 47. Chicago Chapter
† Ralph Stoetzel Inc, 1 E. Wacker Dr, Chicago, Ill. 60601.
Home Add: Rt. 2, Box 60, Ridge Rd, Barrington, Ill. 60010.
b. Chicago, May 11, 17. Educ: Univ. Ill, 39. Pres. Firm: Pres, Ralph Stoetzel Inc, org. 60, joined firm, 45. Reg: Ariz, Calif, Colo, Conn, Del, Ill, Ind, Iowa, Ky, La, Md, Mass, N.H, N.J, N.Y, R.I, Wis. Govt. Serv: U.S.A. Corps Eng, Maj, 42-46. AIA Activ: Chicago Chap, treas, 56-58; mem. arch. for commerce & indust. cmt, AIA, 66-70.

STOFFLE, MERTON WAYNE. AIA 48. New Orleans Chapter
† M. Wayne Stoffle & Assocs, 302 Board of Trade Pl, New Orleans, La. 70130.
Home Add: 214 W. Oakridge Park, Metairie, La. 70005.
b. Pleasanton, Kans, Nov. 5, 12. Educ: Univ. Colo, 31-33; B.Arch, Cornell Univ, 33-37; M.Arch, Mass. Inst. Technol, 40; Scimitar, 32; Gargoyle, 36; Tau Beta Pi, 37. Prev. Firms: Partner, Greene & Stoffle, 47-48; partner, Ricciuti, Stoffle & Assocs, 48-54; partner, Stoffle & Finger, 57-67. Pres. Firm: M.Wayne Stoffle & Assocs, org. 54. Reg: Colo, La, Miss, Okla, Tenn; NCARB Cert. Prin. Wks: Westside Prfnl. Bldg, 66; John F. Kennedy Sr. High Sch, 67; St. Bernard Boys' Sr. High Sch, Pydras, La, 67; Arabi Park Mid. Sch, 69; C. of C, New Orleans Area, 69. Educ. Activ: Lectr, Univ. Southwest. La, 67 & Tulane Univ, 68. Pub. Serv: Chmn, Citizen's Planning Cmt, of New Orleans, 52-54; mem, Mayor's Housing Cmt, New Orleans, 54-56. Govt. Serv: U.S.C.G.R, Rear Adm. AIA Activ: New Orleans Chap, treas, 56, secy, 57-58, v.pres, 59-61; La. Archit. Assn, v.pres. 60-61, pres, 61-62.

*No answer to questionnaire. †Denotes architectural firm.

The AIA Historical Directory of American Architects

Wiki Pages› ahd1043308

ahd1043308

Ralph S. Stoetzel (1917-1996)

Name
Stoetzel, Ralph S. (Ralph Spencer)
Personal Information
Birth/Death: b. 05/11/1917 – d. 05/17/1996 (source: Social Security Death Index Online)
Occupation: American architect
Location: Chicago, IL
AIA Affiliation
Member of The American Institute of Architects (AIA) 1952-1978
Biographical Sources
American Architects Directories:
Biographical listing in 1956 American Architects Directory
Biographical listing in 1962 American Architects Directory
Biographical listing in 1970 American Architects Directory
Related Records
Ralph Stoetzel, Architect (firm)
Son of Ralph E. Stoetzel
Archival Holdings
The American Institute of Architects Archives
Membership file contains membership application, correspondence re dues.
Publications

Tyra W. Ward

Chicago Tribune (1963-Current file); Nov 23, 1993; ProQuest Historical Newspapers: Chicago Tribune
pg. D_B8

Tyra W. Ward

Tyra W. Ward, 78, a former employee of Swift and Co., died Thursday at her Olympia Fields home. Survivors include a son, Edmund; a daughter, Elin Wiegers; two brothers; and three grandchildren. Services will be held at 11 a.m. Tuesday at Tews Funeral Home, 18230 S. Dixie Hwy., Homewood.

Bernard Krauss

Bernard Krauss, 81, a former architect and structural engineer, died Saturday in Christ Hospital and Medical Center, Oak Lawn. Until his retirement 10 years ago, Mr. Krauss, of Chicago, owned and operated an architectural and engineering firm, Bernard Krauss Architectural, at 300 W. Washington St. Mr. Krauss designed and supervised the building of auto dealerships, retail stores, lending institutions and residential buildings. Survivors include his wife, Sylvia; three daughters, Michele Bresler, Renarda Wolf and Carla Schneider; and eight grandchildren. Services will be held at noon Tuesday at Piser Weinstein Chapel, 5206 N. Broadway.

Helen J. Falk

Helen J. Falk, 84, formerly of Chicago and most recently of Nashville, died Thursday at Vanderbilt Hospital in Nashville. She is survived by a daughter, Joycelyn Knapp; a son, Robert; two sisters; a brother; and four grandchildren. Services will be held at 11:30 a.m. Tuesday at Blake-Lamb Funeral Home, 4727 W. 103rd St., Oak Lawn.

Keith J. Fanshier

Keith J. Fanshier, 94, founding publisher of Oil Daily, died Nov. 14 in Westmoreland Nursing Home, Lake Forest. Mr. Fanshier, a resident of Wilmette and formerly of Lake Bluff, began his career as a reporter for the Wichita Beacon. He served as editor of Petroleum Age as well as the petroleum editor of the Chicago Journal of Commerce. In 1951, he founded Oil Daily in Chicago. It is now published in Washington, D.C. Mr. Fanshier continued to work with it until his late 80s. He is survived by three daughters, Jean Handberg, Shirley Wallace and Nancy Stroud; four grandchildren; and five great-grandchildren. Services will be private.

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BUILDING GROUPS BLAST PLAN FOR PERMANENT NHA: Termed Illegal, Barrier to Vet Housi
Chicago Daily Tribune (1923-1963); Jun 16, 1946; ProQuest Historical Newspapers: Chicago Tribune
pg. NWC

BUILDING GROUPS BLAST PLAN FOR PERMANENT NHA

Termed Illegal, Barrier to Vet Housing

Home builders, realtors, manufacturers, and others identified with residential construction have united in a nation-wide protest against President Truman's proposal in his federal agencies reorganization plan to make the national housing agency a permanent body, Frank W. Cortright, executive vice president of the National Association of Home Builders, said yesterday. Others attacking the plan included the National Association of Real Estate Boards, the Producers council, the Structural Clay Products Institute, and the United States Savings and Loan league.

Frank W. Cortright

The Truman plan proposes placing complete control of the federal home loan bank administration, the federal housing administration, and the federal public housing authority in the hands of the NHA, which would be made a permanent bureau with almost complete control over the building industry.

Extension Termed Illegal

The protesting groups charged that making the temporary war emergency NHA into a permanent bureau would be illegal, would promote public housing at the expense of private residential construction, might destroy private initiative in the building industry, and would delay the veterans' housing program.

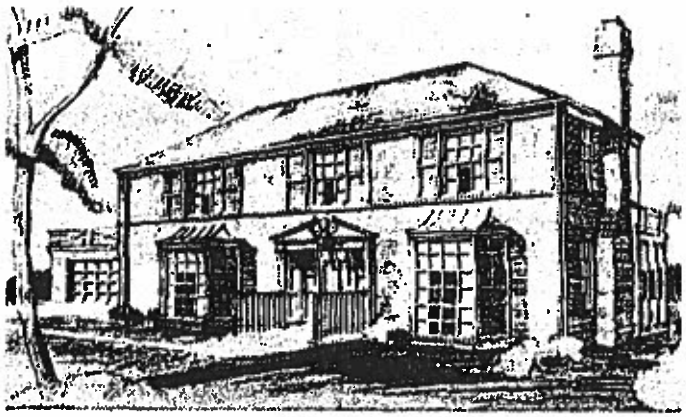
"There is no efficiency or economy in superimposing the NHA on the three existing agencies," said Cortright. "It is illegal under the reorganization act of 1945 to perpetuate a temporary war agency by this method.

"After four years' experience with the NHA, the building industry believes it is inefficient, has been dominated by a public housing ideology, and has impeded rather than assisted the FHA and the lending agencies. It has promoted and constructed public housing at the expense of private enterprise operations."

"Shotgun Wedding," Says Nelson

"President Truman ordered this shotgun wedding of public housing and private enterprise with a surprise executive order consolidating within the proposed permanent organization the once independent FHA, the FHLBA, and the FPHA," said Herbert U. Nelson, executive vice president of the National Association of Real Estate Boards, who recently introduced resolutions to reject the Truman plan, told the house committee on expenditures in the executive departments. "If congress approves this plan and sets up this permanent new agency [NHA], we will have taken another step along the road which leads to the complete socialization of our economy."

Glencoe GI's Home



This is one of the few Chicagoland veterans' homes to obtain priorities and get under way before the Wyatt restrictions went into effect. Bernard Krauss is architect. It is being built at 571 Woodlawn av., Glencoe. It will have rooms and 2½ baths, with two car attached garage. The GI owner is Armand J. Schoen, vice president of Four-Wheels, Inc., a national automobile leasing concern. The Greenebaum Investment company provided a $16,000 FHA mortgage, plus a $4,000 GI loan, or a total of $20,000.

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ciation of Real Estate Boards.

"The realty association feels this impairs the basic functions of the FHA and the FHLBA and is contesting this reorganization order vigorously."

"It is being sought primarily for the purpose of programming and building public housing projects which would compete for materials and man power with veterans' housing," said Douglas Whitlock, chairman of the advisory board of the Producers' council, a national organization of manufacturers of building materials and equipment.

Urges Fewer Controls

"The sponsors of the NHA also are committed to the perpetuation of restrictive controls which are preventing private enterprise from building a maximum number of homes. There must be fewer controls, not more, if the housing shortage is to be eliminated within a reasonable time."

No valid excuse exists for creating an over-all housing agency at this time, inasmuch as Housing Expediter Wyatt already has full authority to direct the affairs of existing federal housing agencies and to take other necessary steps to cope with the housing shortage, Whitlock asserted.

Howard Russell of Chicago, general counsel of the United States Savings and Loan league, termed the Truman reorganization plan "illegal as well as inadvisable."

Four Years "and Don't Like It"

"We have had more than four years of experience with the NHA and we don't like it," he said. "They have talked home ownership and built public housing. The administrator of NHA is given the greatest possible dictatorial power over the whole field of housing and home ownership and in a large measure, the whole field of real estate."

Rep. Pittenger [R., Minn.], who

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Meyer M K bank 791 Elm.....Winnetka-98
r 520 Ash.....Winnetka-2432
Meyer Stanton r 896 Tower rd.....Winnetka-3465
Meyers Edw F r 979 Elm.....Winnetka-2324
Meyers Erwin A r 744 Ash.....Winnetka-1474
Michel Anthony L r 1437 Scott av.....Winnetka-3633
Michels R D r 568 Elm.....Winnetka-3343
Michinard Frank r Harding rd.....Winnetka-3645
Middleton Owen W r 278 Ridge av.....Winnetka-633
Miller Alice Drake Mrs r 126 DeWindt rd.Winnetka-929
Miller Carl r 1045 Ash.....Winnetka-1212
Miller Harry E r 670 Walden rd.....Winnetka-1494
Miller John Walter r 259 Ridge av....Winnetka-1225
Miller Julia r 861 Oak.....Winnetka-2819
Miller Oscar H, DDS r 861 Foxdale av Winnetka-886
Miller Perrin C r 1240 Cherry.....Winnetka-161
Miller Richard H C r 304 Ridge av....Winnetka-122
Miller Wm S r 647 Spruce.....Winnetka-200
Millett Robt F r 1400 Tower rd.....Winnetka-988
Mills John r 437 Provident av.....Winnetka-1200
Mills Matthew r 607 Oak.....Winnetka-2607
Mills R Gordon r 1356 Scott av.....Winnetka-3280
Milsted T G Mrs r 377 Walnut.....Winnetka-2497
Milton Taliaferro r 530 Willow rd.....Winnetka-1122
Minnema Clarence, MD ofc 817 Elm....Winnetka-535
r 373 Hazel av.....Glencoe-1636
Minor Chas S r 952 Pine.....Winnetka-2451
Misantoni Alex r Mt Pleasant.....Winnetka-3613
Mitchell Arthur J r 220 Chestnut.....Winnetka-1463
Mitchell F R, DDS ofc 522 Center.....Winnetka-173
Mitchell Ralph B r 529 Willow rd.....Winnetka-2761
Modine F G r 917 Cherry.....Winnetka-1505
Moennig Frank C r 1005 Sheridan rd..Winnetka-2905
Moffat Wm C r 422 Ridge av.....Winnetka-1290
Mohr Louise M r 503 Chestnut.....Winnetka-3035
Monahan J J Mrs r 882 Oak.....Winnetka-2423
Monarch Furriers The 1043 Tower rd....Winnetka-288
Monk John r 1437 Edgewd lane.....Winnetka-1632
Monroe R R r 368 Elder lane.....Winnetka-2124
Moon Chas T r 338 Lincoln av.....Winnetka-1640
Moon Victor r 962 Pine.....Winnetka-987
Mooney C J r 563 Ash.....Winnetka-3290
Moore A Clark r 874 Hill rd.....Winnetka-3369
Moore Oscar L r 305 Ridge av.....Winnetka-2006
Moore Philip Wyatt r 1031 Fishers lane..Winnetka-733
pvt garage 1031 Fishers lane.....Winnetka-2026
Moore W D N r 996 Linden av.....Winnetka-3119
Moore Willfred G r 535 Sheridan rd....Winnetka-2251
Moorer Martha M Mrs r Happ rd.....Winnetka-3409
Mordock Chas T r 645 Maple av.....Winnetka-221
Morehouse Nye F r 399 Elder lane.....Winnetka-2035
Morgan Ruth S Mrs r 702 Ash.....Winnetka-3426
Morphett Archibald S r 964 Tower rd...Winnetka-1025
Morris F Thos r 1170 Westmoor rd....Winnetka-2983
Morris Geo C r 759 Burr av.....Winnetka-2369
Morris Pat G r 182 Fuller lane.....Winnetka-1663
Morris Seymour r 1170 Westmoor rd..Winnetka-2983
Morris Seymour Mrs r 801 Bryant av... Winnetka-309
Morris Studio photgr 634 Davis Evnstn University-5044
Morris Wm S r 921 Greenwd av.....Winnetka-2717
Morrison D K r 1271 Scott av.....Winnetka-250
Morrison H A r 1423 Tower rd.....Winnetka-3148
Morrison Helen r 941 Tower rd.....Winnetka-3646
Morse L R r 900 Greenwood av.....Winnetka-3838
Morse Wm M r 433 Provident av.....Winnetka-2679
Moser Henry S r 1013 Randolph.....Winnetka-3439
Moses Harold r 922 Cherry.....Winnetka-1583
Moss Edith Helen r 547 Hill tr.....Winnetka-3272
Moss J Edgar r 465 Sunset rd.....Winnetka-997
Mosser Stacy C r 352 Ridge av.....Winnetka-2440
Motive Parts Co of America Inc
1567 Maple av Evnstn Winnetka-3434
Motor Acceptance Co
1603 Orrington av Evanston Winnetka-3112
Moulton Wm Brooks r 1161 Pine.....Winnetka-1007
Mountain Valley Water Co
739 W Jackson bl Chicago.....Enterprise-4032
(Called Party Pays For Enterprise Calls)
Mowat Fred J r 896 Linden av.....Winnetka-3849
Mueller Frank florist 90 Linden Glencoe Winnetka-437
Muhlke Harry A garage 915 Linden av...Winnetka-949
Mullins Kenneth r 1215 Elm.....Winnetka-2534
Mundell R B, DDS ofc 545 Lincoln av....Winnetka-970
r 918 Linden av.....Winnetka-2256
Munns Geo F, MD ofc 723 Elm.....Winnetka-30
r 1351 Edgewd lane.....Winnetka-939
Munson E S r 556 Willow rd.....Winnetka-851
Munster Ernest H r 418 Cedar.....Winnetka-1033
Murbach Fred G r 775 Lincoln av.....Winnetka-1775
Murch Dorothy r 1228 Ash.....Winnetka-3876
Murdock Max r 1087 Oak.....Winnetka-2250
Murdow Arthur H, DDS ofc 680 Elm....Winnetka-238
Murphy Andrew T r 332 Elder lane.....Winnetka-233
Murphy Carroll Dean r 875 Hill rd.....Winnetka-187
Murphy Edw V r 190 Fuller lane.....Winnetka-3823
Murphy-Miles Oil Co The plant No 6
Willow rd Winnetka-855
Murphy Walter F r 905 Elm.....Winnetka-415
Murray Constr Co 874 Center.....Winnetka-830
Murray Donald B r 832 Bryant av.....Winnetka-600
Murray M J r 535 Oak.....Winnetka-2738
Murray Patk J r 800 Center.....Winnetka-2175
Murry Rue E r 909 Linden av.....Winnetka-3561
Musselman Geo H, MD ofc 545 Lincoln av.Winnetka-484
r 2710 Iroquois.....Wilmette-2832
If no answer call.....Wilmette-4220
Musson Mary E r 561 Hill tr.....Winnetka-3445
Myers D W r 780 Foxdale av.....Winnetka-2992
Myers Irwin r 1208 Oak.....Winnetka-2281

N

Nadler W H, MD r 602 Spruce.....Winnetka-266
Nakutin H furrier 1043 Tower rd.....Winnetka-288
Nash-LaFayette Winnetka Sales Co
724 Elm Winnetka-540
Natl Tea Co 802 Elm.....Winnetka-22
802 Elm.....Winnetka-578
547 Lincoln av.....Winnetka-2027
932 Linden av.....Winnetka-2643
Nau J Liston r 797 Willow rd.....Winnetka-890
Naylor R E r 1169 Cherry.....Winnetka-3805
Naylor Otto r 869 Pine.....Winnetka-3405
Nazarian B Carpet & Rug Clng Co
1734½ Sherman av Evnstn University-0727
Nazarian Bros rug clnrs
1724 Sherman av Evnstn Greenlf-6000
Nazarian John B rug clnr 747 Elm.....Winnetka-3360
Needham Leslie A r 325 Fairview av....Winnetka-598
Needler J H r 339 Sheridan rd.....Winnetka-510
Neilson Walter r 397 Sunset rd.....Winnetka-1772
Nelson Alfred r 993 Ash.....Winnetka-207
Nelson Arthur r 794 Elm.....Winnetka-3574
Nelson Arthur W decor 550 Center.....Winnetka-344
Nelson Bros Indry 566 Chestnut.....Winnetka-602
Nelson Byron A atty 1 Carlton ct....Winnetka-177
Nelson Eric r 923 Oak.....Winnetka-2573
Nelson Frank E r 849 Sheridan.....Winnetka-2633
Nelson Geo W r 277 Ridge av.....Winnetka-2277
Nelson Herbert U r 373 Sunset rd.....Winnetka-2845
Nelson Ivar N r 432 Sunset rd.....Winnetka-1925
Nelson J Franklin r 314 Walnut.....Winnetka-1190
Nelson J Ward r 1144 Tower rd.....Winnetka-1144
Nelson Laundry & Dry Clng System
1210 Central av Wilmette-1800
Nelson M E r 458 Winnetka av.....Winnetka-2576
Nelson Marie Mrs r 923 Cherry.....Winnetka-3818
Nelson Morgan H r 918 Linden av.....Winnetka-2159
Nelson Sidney C r 687 Hill rd.....Winnetka-2847
Nesselrod J Peerman, MD ofc 723 Elm....Winnetka-30

WM. H.
Telephone Winnet

Netterstrom O J r 855 Willow rd.
Neumann Chas A r 950 Westmoor
Neushul E S r 1503 Asbury av...
Nevins John C r 845 Elder lane..
Nevins M E r 545 Provident av.
Nevius G V r 368 Ridge av.....
Newell A J, DDS ofc 526 Center
Newhagen Olaf r 994 Spruce....
Newton Luella C r 1073 Gage..
Newton Robt B r 484 Provident..
New Trier Service Sta 84 Cente
New Trier Township High Schl
385 Winnetk
Nichol P A r 567 Hill tr.....
Nicholls Robt C r 595 Rosewd
Nickel G J r 140 Bertling lane
Nielsen Arthur C r 847 Ash..
Nielsen Wm R r 1112 Tower rd
Niles Fuel & Matri Co
1711 Church Evnstn....
(Called Party Pays Fo
Nilsson A Sidoff r 467 Chest
Ninabuck Wm L r 1092 Cherr
Nix Edw D r 849 Foxdale av
Nobis Anna M Mrs r 230 Sl
Noble David F r 240 Forest
Noble Printing Co 874 Cent
Noble Walter r 1108 Merrill.
Noble Wm H r 1010 Oak...
Nock Herbert S r 500 Che
Noe Virginia E r 989 Ash.
Nordburg Wm S r 489 Sun
Nordin H W Co elec refrgrs
Nordin Henry W r 310 W
Nordstrom O Wm r 341 W
Norshore Cycle Co 1062 G
North Shore Acceptance Co
North Shore Animal Hospit
882 Center .....
1817 Church, Evnstn
North Shore Auto Service
North Shore Buick Co Inc
1030 I
North Shore Chevrolet Sa
North Shore Co-Operativ
Decora
North Shore Country Da
princpl ofc 310 C
Leicester Hall 301
North Shore Day Camp
170
North Shore Easy Shop
North Shore Fruit &
North Shore Gas Co
721
North Shore Health R

NC
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Winnetka Talk June 16 1955

The Week's Obituaries

NK S. BARRETT

vices were held for Frank S. ett of Winnetka at Christ ch on June 13, with the Rev. les F. Schreiner officiating.

Barrett, who had lived in etka 13 years and who has ed on the North Shore for 50 , died suddenly of a heart k at his home at 653 Sheridan , on June 11.

was president of the Barrett sh Company in Cicero and sented the third generation of tts in the firm since the com- s founding in 1870.

vivors are Mrs. Leone Bar- his wife; Mrs. Mary Barrett ion, of Winnetka, his daugh- lis three granddaughters; and Mary VonPflugh of Wilmette, ster.

ce of interment was the Church churchyard.

H DILLON

. Edith Dillon, wife of the /illiam S. Dillon and formerly Prospect Avenue, Winnetka, at her daughter's home in and Park on June 14.

. Dillon had lived in Winnet- years before she moved to laughter's, Mrs. Benjamin n. She is survived by her daughters, Mrs. Ruth D. of Mount Dora, Fla.; Mrs. Pietsch of Birmingham, and Mrs. Benjamin Piersen hland Park.

ices will be held at Kelly ng's Funeral Home on June erment is private.

A G. DORMAN

Clara Gertrude Dorman of orth Greenview Avenue, Chi- lied on June 9 at the Swedish ant Hospital. She lived in tka at 1011 Ash Street for 11 until 1948, when she moved cago.

Dorman is survived by her id, Charles A. Dorman, a re- insurance man; her sister, Harry E. Eldridge of Chica- er brother, Dr. Eugene C. n of New York; and her Mrs. Thomas V. Johnson of tte, and Mrs. William M. ald. She was the daughter of

he moved to Evanston.

He was sales representative for Herman Hettler Lumber Company and a member of the Wilmette Masonic Lodge and the Evanston Elks Club.

Survivors are his wife, Mrs. Edna Kunzelman; his daughter, Mrs. Donald A. Ford; and his son, Robert C. Kunzelman.

Services were held on June 15 at the Wilmette Presbyterian Church. Interment was private.

F. THOMAS MORRIS

F. Thomas Morris, husband of Mrs. Margaret Morris and resident of 2505 Prairie Avenue, Evanston, died suddenly near his home on June 10.

Mr. Morris who had lived in Winnetka 17 years before he moved to Evanston, was a real estate man with offices at 134 North LaSalle Street, Chicago.

Surviving are his widow, Margaret; his son, Seymour; his daughter, Mrs. Mary Steiner; and his brothers, Richard, Roy, Robert, Edgar, and Charles.

Services were held at Christ Church chapel in Winnetka. Interment was in Graceland Cemetery in Chicago.

DAVID NELSON

Funeral services for David Nelson, pioneer Wilmette and Evanston business man, were held Monday afternoon at the Hebblethwaite Chapel, Evanston, with burial at Memorial Park Cemetery. Honorary pallbearers at the services were past presidents of the Wilmette Rotary Club.

Mr. Nelson, who was 86 years old, died at the Evanston Hospital early last Friday morning. Although in declining health, Mr. Nelson maintained an active interest in his business, making almost daily appearances at his Wilmette office.

Born in Sweden, he came to the United States as a youth, worked for sometime as a coachman for a wealthy North Shore family, and, in 1893, founded the Nelson Laundry Company in Evanston. About a dozen years later he established the laundry's plant in Wilmette.

Council.

He was a member of the Wilmette Masonic Lodge, of the Evanston Commandery of the Knights Templar, of the Consistory, and of the Shrine.

Mr. Nelson, who had made his home at 821 Elmwood Avenue, Wilmette, for the past 45 years, is survived by his widow, Esther; by a daughter, Mrs. C. E. McAlvey of Glencoe; by three sons, J. Walter of Northfield, Harold D. of Wilmette, and Earl A. of Evanston; by a sister, Miss Elin Nelson who still lives in Sweden; by seven grandchildren, and by four great-grandchildren.

The Rev. Carl G. Stromee of the Wilmette Baptist Church conducted the services.

TEMPLER A. H. ROGERS

Templer Augustus Henry Rogers of 566 Green Bay Road, Winnetka, died at the Evanston Hospital on June 7, at the age of 89 years.

Mr. Rogers, a retired clerk of the Royal Insurance Company of Liverpool, England, had lived in the United States only six years, for the past four in Winnetka. He was born in Ireland in 1866.

Husband of the late Jessie Rogers, he is survived by his son, George J. Rogers of 915 Elm Street, Winnetka.

Funeral services were held on June 10 at Christ Church chapel, conducted by the Rev. Charles F. Schreiner.

EULALIE E. RYE

Miss Eulalie E. Rye of 724 Maclean Avenue, Kenilworth, died June 9 at a sanitarium in Elgin. She was born at Fort Meyer, Va., 74 years ago, and was a private secretary for many years.

Miss Rye is survived by her brother, Fred A. Rye of Fort Wayne, Ind; her nephews, Fred S. Rye of Fort Wayne, and Robert P. Rye; and her niece, Mrs. Charles S. Nason of Kenilworth.

Funeral services were held June 13 at Hebblethwaite chapel with Reverend William R. Hodgson officiating. Interment was in Memorial Park Cemetery.

LILIAN SEUL

Mrs. Lilian Seul of Whitewater, Wis., formerly of Winnetka, passed away June 5, after a long illness, was St. Joseph's Cemetery in Fort Atkinson.

GEORGE WOOD

George S. Wood of Lake Geneva, Wis., formerly of Winnetka, died June 11 at Lakeland Hospital in Elkhorn, Wis.

He was 70 years old and was a building contractor in Winnetka several years before he moved to Lake Geneva.

Mr. Wood is survived by his wife, Mrs. Beatrice Rogers Wood; his two daughters Mrs. Dorothy Johnson of Hinsdale, and Mrs. Marjorie Whetsel of Cincinnati; and two granddaughters.

Masonic funeral services were held at Bruecks-Wilson Chapel June 13 under the auspices of the Winnetka Masonic Lodge. Place of interment was Lakeside Cemetery.

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Deaths Elsewhere

EVERETT HINCHLIFF

Mrs. Frederick Dickenson of 1228 Scott avenue, Winnetka, recently returned from Galesburg, Ill., where she attended the funeral of her brother-in-law, Edward Hinchliff. He is survived by his widow, Mrs. Hinchliff, the former Miss Nell Townsend, the sister of Mrs. Dickinson. Mrs. Dickinson's daughter, Mrs. Gerald White, came from her home in Grand Rapids, Mich., to accompany her mother to the funeral.

EDWARD C. KOHLER

A former Winnetka village president, Edward C. Kohler, Oak Park, died July 5 in Evanston Hospital. He was 84.

Born in Chicago, Mr. Kohler was a retired executive treasurer of the Lindberg Steel Treating Company. He served as village president of Winnetka from 1906 to 1907.

Surviving are his widow, Della; a daughter, Mrs. Leroy A. Lindberg, 1500 Tower road, Winnetka; a son, Clarence E. of New Canaan, Conn.; five grandchildren; and seven great grandchildren.

Private services were held July 8 with the Rev. Duncan MacBryde officiating. Interment was in Mt. Olive Cemetery. Scott Funeral Home was in charge of arrangements.

MARAGARET S. MORRIS

A former Winnetka resident, Mrs. Margaret S. Morris of Evanston, died last Friday at Presbyterian-St. Luke's Hospital. She was 71.

Wife of the late Thomas Morris, she is survived by a son, Seymour of Princeton, N.J.; a daughter, Mrs. Mary M. Steiner of New York City; a sister, Mrs. Arthur W. Reebie; 703 Elm street, Winnetka; and three grandchildren.

Services were held at Christ Church, Winnetka, with the Rev. Charles Schreiner officiating. Interment was in Graceland Cemetery. John L. Hebblethwaite, Inc., Evanston, was in charge of arrangements.

Township High School last Friday, David H. Robertson was taken to Evanston Hospital for treatment of a powder burn on the thumb of his left hand after he accidentally discharged a blank cartridge while cocking a starting revolver.

Villagers Entertain New Jersey Friends

Mr. and Mrs. John S. Thompson Jr. of 2929 Indian Wood road, Wilmette, are entertaining as their house guests for two weeks, Mr. and Mrs. Andrew T. Alt and their daughter, Peggy, of Glen Ridge, N.J. The Thompsons and their daughter, Elizabeth Spencer (Betsy), are former residents of Glen Ridge. Mr. Thompson is vice president of North American Company for life, health, and accident insurance in Chicago.

ACCEPTED AT UNIVERSITY

Michael Kent Fox, 1926 Elmwood avenue, Wilmette, has been accepted for admission by the University of California at Berkeley. A New Trier High School graduate this past June, he will enroll as a freshman in the university's college of letters and science in September.

versity, Lafayette, Ind., achieved the distinguished rating in her work for the second semester of the 1959-'60 academic year. Miss Herbenar, an engineering major, is the daughter of the Frank Herbenars of 2220 Thornwood avenue.

Grandmother is Host to Senior at Beloit

Miss Nancy Bartholomew of Harvard, Ill., is spending this summer with her grandmother, Mrs. George B. Knepper of 926 Illinois road, Wilmette. Miss Bartholomew, during her visit, is attending summer sessions at Northwestern University, Evanston, and will return to Beloit College, Beloit, Wis., in September for her senior year.

Awarded Scholarship to Interlochen Camp

Catherine Kahler of Wilmette, a student at New Trier High School, is spending eight weeks this summer at the National Music Camp, Interlochen, Mich. Catherine, the daughter of Mr. and Mrs. Edward W. Kahler of 1020 Linden avenue, the recipient of a scholarship award from the camp, is a Deacon student in art this summer.

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498-4567 FESS A 1844 Shermr Rd Northbrk 272-0095
328-5614 Arthur G 2429 Swainwd Dr Glenvw 724-7260
825-2115 Bruce E 1121 Talcott Rd Pk Rdg 823-4915
967-1897 Charles 1341 S Phoenix Dr Des Pl 635-6451
823-7116 D 650 Centrl Av Highld Pk 433-1969
823-9386 Fredk E 620 Ballantrae Northbrk 564-0839
998-5675 John N 1165 Linden Av Derfld 945-5095
328-6920 T D 641 Yale Ct Des Pl 296-5206
729-0749 FESSLER Raymond 820 Roslyn Pl Evnstn 475-0616
Richard G 1606 Talcott Rd Pk Rdg 692-3377
537-7049 Rochus 8437 Olcott Av Niles 965-5405
724-5126 FESTAG Gero 7455 Kilbourn Av Skokie 679-5952
541-7058 FESTAS E 8619 W Sumrdl Av Chicago 380-6494
251-3911 FESTEKJIAN Nazareth A
251-2411 1940 Shermn Av Evnstn 328-9686
272-7640 FESTEN M K 2520 Farnswrth Ln Northbrk 498-3961
765-8216 Michael S 2520 Farnswrth Ln Northbrk 498-3899
729-9140 Philip 9240 Gross Point Rd Skokie 679-6432
251-8811 FESTENSTEIN Bernard
276-1435 8847-C Washingtn Niles 966-3749
191-1432 Gerald 9401 Oak Av Des Pl 299-1303
M 9401 Oak Av Des Pl 297-6040
133-4750 FESTER Chester S 398 Monroe Cir S Des Pl 827-6075
446-1989 Thomas 532 S Bedfrd Ln Des Pl 635-7715
446-1914 FESTLE Katherine 6930 Touhy Av Niles 647-6774
766-6426 FESTOSO Philip V 307 Melrose Av Kenilwrth 256-3604
764-6488 FESTUS Robert E 1896 Manor Ln Pk Rdg 698-3331
446-3646 FETANASHOAR Sahba
998-2840 3807 Dempstr Skokie 982-0474
990-7085 FETHEROLF G L 133 W Blodgett Av Lk Bluf 295-2432
34-5046 FETMAN J A 1629 Little John Ct Highld Pk 831-2305
28-3527 Jay 3833 Fargo Av Skokie 679-4185
79-2657 Jay A atty 4711 Golf Rd Skokie 679-8321
45-1659 M H 7319 Kedvale Av Lincwd 677-1078
91-1240 Norman 3833 Fargo Av Skokie 679-4376
92-7265 Oscar 4820 Conrad Av Skokie 679-7977
FETRO Gregory & Janine
95-6214 1825 S Washingtn Av Pk Rdg 696-3116
90-7914 FETSCH Forrest J 1417 Crain Pk Rdg 823-0010
96-0456 FETT F J 3409 Fairlwn Dr Glenvw 729-2679
99-9551 FETTER David 202 Elder Ln Highld Pk 433-8853
64-5390 FETTERS Harold 10069 Higns Rd Rosemt 692-6783
17-7517 FETTES M A 5431 N East Rvr Rd Chicago 693-3895
35-5236 FETTING J 1582 S Pnsylvania Av Des Pl 299-3592
99-6530 FETTMAN Danl 6406 Kilbourn Av Lincwd 677-5790
64-1721 Child's Teleph 6406 Kilbourn Av Lincwd 677-5797
95-3217 FETTNER Norman 5406 Lincln Av Skokie 470-0173
75-0173 FETZER Albert C 1444 Wilmet Av Wilmet 251-3721
63-1126 Jakob & Elizabeth 7815 Kenton Av Skokie 677-0804
98-5565 John 6304 Kirschoff Av Rosemt 825-4991
94-8352 Peter O 2021 Clover Rd Northbrk 272-7322
2-7686 Wade Jr 84 Locust Rd Winetka 446-3207
7-9161 Wade III 600 Greenlf Av Glenco 835-2677
5-6511 FEUCHT Martina M 7000 Newark Av Niles 647-9673
7-8065 FEUCHTWANGER Richard J
3-0757 1380 Lincln Av S Highld Pk 432-5998
5-2768 S 1833 Crescent Ct Highld Pk 432-0704
4-6883 FEUER L 9341 Keystn Av Skokie 674-5030
2-5204 Milton A 1220 Park Av W Highld Pk 432-1466
7-5630 S 8747 Keeler Av Skokie 674-9593
9-0664 Stuart L 1578 Hazel Ln Winetka 446-5898
2-2232 FEUERRIEGEL Ola M 1900 Shermn Av Evnstn 328-9637
0-8895 FEUERSTEIN Maurice
2-2067 8844 La Crosse Av Skokie 674-7331
1-4435 S 7550 Kostnr Av Skokie 673-3606
5-0614 FEUERZEIG Rose 8809 Golf Rd Niles 298-5699
5-2403 FEURER V L 905 Center Des Pl 299-1781
5-0164 FEWELL Christina MA 2026 Noyes Evnstn 328-6536
1-7932 Kevin & Christina 2026 Noyes Evnstn 328-7947
1-2204 FEY R L 200 Lee Mt Prspct 296-7891
1-7703 Robt 200 Lee Mt Prspct 299-3510
1-8067 Stephan 8001 Courte Dr Niles 966-9446
1-2994 FEYER J 8642 Niles Ctr Rd Skokie 674-0466
1-4976 FEYMAN Mark 245 Vista Ct Wilmet 256-5605
1-8559 FIACCO C B 8210 Elmwd Skokie 677-1326
1-0191 Louis J 887 Timber Ln Lk Forest 295-1369
1-5773 FIALA Chester 6935 Milwaukee Av Niles 647-9803
1-0480 Dennis W 7301 Davis Mortn Grv 966-4540
Theo B 6636 Foster Mortn Grv 470-8639
1-1593 FIALKO Gregory 8835 Mango Av Mortn Grv 965-5494
1-4766 Yakov 833 Leamington Av Wilmet 256-2579
1-3371 FIALKOWSKI A L 2993 Curtis Des Pl 296-4138
1-2785 John E 1628 Longvalley Dr Northbrk 272-5909
1-8738 Wm 9477 Bay Colony Dr Des Pl 298-4869
1-5252 FIAN Jos 3825 Brummel Skokie 673-5180
1-0406 FIARITO Frank 2759 Scott Des Pl 298-4969
1-4531 Frank 2759 Scott Des Pl 299-8712
1-0089 FIARMAN Herman R 4321 Oakton Skokie 676-2755
1-8041 M 4321 Oakton Skokie 675-1253
1-5763 FICARELLA Joseph 9135 N Lincln Av Des Pl 296-6756
1-9790 FICARRA'S John 606 Devon Av Pk Rdg 823-6966
1-1539 FICEK Jos F 8942 Harms Rd Mortn Grv 966-2977
1-0379 Jos F 1053 Linden Av Wilmet 251-5929
FICHERA Gloria 212 Stanley Av Pk Rdg 692-5139
John 8620 Wkgn Rd Mortn Grv 967-0349

FICHO Thomas MD
64 Old Orchrd Shopng Ctr Skokie 679-6707
Wm 7362 East Prairie Rd Lincwd 673-6316
FICHTER Craig G 8706 East Prairie Rd Skokie 677-7075
Robt M 2638 Centrl Evnstn 864-6648
FICK Bernard 1432 Cynthia Av Pk Rdg 823-3016
Geo W 8401 Oriole Av Niles 966-9035
Oscar H 222 Brown Av Evnstn 475-0320
R M 569 Orchard Ct Des Pl 296-5642
Walter 8029 Nora Av Niles 966-3382
Wendell H 503 Cherry Ln Glenvw 724-3964
FICKE Mark 855 Hinman Av Evnstn 869-5741
FICKERT Brian L 5809 Main Mortn Grv 966-0982
D 7850 Niles Av Skokie 679-4386
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FIDANZE Henry 8553 W Raschr Av Chicago 693-7856
FIDDELKE R H 841 Madelyn Dr Des Pl 824-3413
FIDDLER Donald C 22 N Bway Av Pk Rdg 692-3267
Joel 3858 Harvard Ter Skokie 679-3819
FIDEL Kenneth 127 16th Wilmet 251-3607
FIDELL Daniel M 919 Marion Av Highld Pk 432-0354
J A 919 Marion Av Highld Pk 432-2842
FIDELUS L 8513 W Cathrn Av Chicago 693-7668
FIDLER Chas E 352 Rand Rd Des Pl 824-6270
James 705 Forestvw Av Pk Rdg 698-5466
FIDLOW Elliott 2408 Happy Hollow Rd Glenvw 272-5443
FIDUCCIA Josephine
8600 W Berwyn Av Chicago 693-8931
Nick 8622 W Berwyn Av Chicago 693-6976
FIEBERG Kleinie 1430 Lake Av Wilmet 251-2980
Larry 827 Elmwd Av Evnstn 328-8139
FIECH W J 916 S Greenwd Av Pk Rdg 823-4707
FIECHTNER Bruno A 5121 Fairvw Ln Skokie 679-4895
M 803 Broadvw Av Highld Pk 433-4237
FIEDLER Bruce 621 Sheridan Rd Evnstn 328-0955
C 2203 Ridge Av Evnstn 869-4896
Dottie 176 Oakmnt Dr Derfld 940-8204
Geo 789 Cherry Winetka 446-4391
Horst A 1509 Oneida Ln Mt Prspct 298-4670
Jarvis D 824 Wilknsn Pkwy Pk Rdg 825-1506
M A 2625 Techny Rd Northbrk 498-9797
M L 314 Harvey Av Des Pl 827-1312
Richard K 176 Oakmnt Dr Derfld 940-8203
Rolf 701 Mark Av Des Pl 296-5359
S 1406 Centrl Evnstn 475-4267
Wm F 816 Forest Av Evnstn 864-8382
FIEDOROWICZ Aline 2030 Pratt Ct Evnstn 328-0736
FIEG Francis G 924 Brookline Ln Pk Rdg 823-7171
FIEGEL Wm F 930 Courtlnd Av Pk Rdg 823-5666
FIEGEN Ann 606 Greenlf Av Wilmet 256-7176
Frank 2112 Schiltr Av Wilmet 251-5082
G L 1290 N Westrn Av Lk Forest 234-2550
J 10382 Michael Todd Ter Glenvw 824-6346
John N 606 Greenlf Av Wilmet 256-2943
John N 2112 Schiltr Av Wilmet 256-0834
Robt J 2144 Birchwd Av Wilmet 251-5974
FIEGENHOLTZ Leonard E
1823 Dobson Evnstn 866-6609
FIEGER Jos L 983 Harvard Ct Highld Pk 433-5255
FIEGURA Saml 2942 Peachgate Ct Glenvw 724-8181
FIELD Alex 8925 Kolmar Av Skokie 674-2460
B M 2525 Eastwd Av Evnstn 328-0571
Burton J 89 E Greenbriar Dr Derfld 945-4398
Carl Jofc 9150 Crawford Av Skokie 679-5243
Carl J & Holly 3059 Knollwood Ln Glenvw 724-6159
Danl P 749 Old Tr Rd Highld Pk 433-6564
David L 654 Mawman Av Lk Bluf 234-5786
Donald W 9012 Linder Av Mortn Grv 966-6218
E Ronald 80 Lakesd Pl Highld Pk 432-8881
Eli 1129 Hohlfldr Rd Glenco 835-0962
Eugene H 440 Briarhill Ln Glenvw 724-4381
G & S 89 W Greenbriar Dr Derfld 945-4396
Geo M 321 Park Av Wilmet 251-7557
Gerald 817 Crain Evnstn 475-1830
Gerson B 110 Carriage Wy Wilmet 256-4850
Gladys 712 Lombardy Ln Derfld 948-0446
Gordon R 633 S 5th Av Des Pl 299-5190
Harry 722 Carriage Hl Dr Glenvw 729-2426
Hugh K 1146 Raleigh Rd Glenvw 729-5089
J & J 4105 Rutgers Ln Northbrk 480-7937
J S 2430 Lawndl Av Evnstn 864-0062
J T 80 Lakesd Pl Highld Pk 432-8842
Joe 3147 Hemlock Ln Northbrk 498-5368
John M 1125 Lake Cook Rd Northbrk 564-0671
John R 881 Pleasnt Av Highld Pk 432-7789
John W 1126 Washingtn Glenvw 724-5525
L 4105 Rutgers Ln Northbrk 480-0435
L N 2005 Valencia Dr Northbrk 564-5513

FIELD Larry I 300 Moraine Rd Highld Pk 433-4833
Larry S 1002 Castilian Ct Cir Glenvw 729-2876
Laurie A Evanston Il 475-6574
Lenard 1045 Hohlfldr Rd Glenco 835-2942
Lenard 1045 Hohlfldr Rd Glenco 835-2943
M Harvey 2508 Burgundy Ln Northbrk 564-9291
Martin S 1764 Lake Av Highld Pk 432-3258
Child's Teleph 1764 Lake Av Highld Pk 432-3217
Marvin 4800 Greenwd Av Skokie 675-8548
Marvin & Sharon 1409 Sequoia Tr Glenvw 998-0090
Michael R 716 Glenshire Rd Glenvw 724-1513
Milton 1862 Shermn Av Evnstn 475-5084
Milton D 712 Lombardy Ln Derfld 945-2987
Richard 436 Sunset Rd Winetka 446-4993
Robt 1706 Mac Lean Ct Glenvw 724-6079
Robt 812 Downing Northbrk 564-4741
Robert D 1040 Ashind Av Evnstn 866-7173
Robt G 629 Carriage Hl Dr Glenvw 724-6608
Robt W 66 Warwick Rd Winetka 441-6378
Ronald 7511 Kolmar Av Skokie 679-3530
S 1500 Hemlock Knoll Ter Northbrk 272-2695
S 2120 Beechwd Av Wilmet 256-1183
S R 5019 Mulford Skokie 677-3073
Sam 1409 Sequoia Tr Glenvw 998-0091
Shirley PhD 636 Church Evnstn 864-1115
Sidney 3936 Chase Av Lincwd 676-9536
Steven D MD 1535 Lake Cook Rd Northbrk 564-3114
Thos 714 Glenshire Rd Glenvw 998-0352
Victor H 2000 Fir Glenvw 729-3147
Vincent A 828 N Merrill Av Pk Rdg 698-3224
Wm Jr 4200 West Lk Av Glenvw 729-1899
FIELDEN Richard G 200 Thames Pkwy Pk Rdg 823-4824
Terry 9950 Holly Ln Des Pl 298-4054
FIELDING Harlow W 1218 Walden Ln Derfld 945-2705
FIELDMAN B I 10043-F Frontg Rd Skokie 676-0918
10043-F Frontg Rd Skokie 676-0960
Gerald P 10081-A Frontg Rd Skokie 676-9012
Jim 1501 Oak Av Evnstn 869-7245
Leon & Mary Kbxle 580 Hillsd Dr Highld Pk 432-8348
FIELDS Albert 622 Sheridan Rd Highwd 433-4511
Bruce 2534 Green Bay Rd Highld Pk 433-3984
C J III 1305 W Deerpth Rd Lk Forest 234-5747
C Priske 5050 Mulford Skokie 676-9667
Chas E 1146 Greenbriar Ln Northbrk 498-5549
D R 1170 Westmr Rd Winetka 441-8758
D R 1170 Westmr Rd Winetka 441-8759
Deborah 4180-B Cove Ln Glenvw 298-6597
Dennis & Marcia
1170 Westmr Rd Winetka 441-8543
Dennis & Marcia
1170 Westmr Rd Winetka 441-8544
Dorann B 9238 Gross Point Rd Skokie 673-7502
Douglas A 570 Arbor Vitae Rd Winetka 446-7953
E H 904 N Green Bay Rd Lk Forest 295-8863
Earl 1500 Sheridan Rd Wilmet 251-3569
Eli 1129 Hohlfldr Rd Glenco 835-2679
Fred 634 Shermn Av Evnstn 864-1799
Harvey 1315 Sherwd Rd Glenvw 724-8942
Ira S 1616 Sheridan Rd Wilmet 251-8868
1616 Sheridan Rd Wilmet 251-8869
Jas E Jr 1412 Greenwd Av Derfld 945-9359
Jeremy Zola 821 Dodge Av Evnstn 475-4551
John R 717 Rockefelr Rd Lk Forest 295-5108
Joseph 4866 Crain Skokie 676-9887
Joseph J 1238 Glendenning Rd Wilmet 251-4472
Karen 4866 Crain Skokie 676-2487
Kim & Scott 4107 Chestr Dr
Glenvw Northbrk Tel No- 564-1122
L 279 Wentwrth Av Glenco 835-4135
L 2120-D St John's Av Highld Pk 432-3067
2120-D St Johns Av Highld Pk 432-3068
Larry 9135 Natl Av Mortn Grv 967-1253
Louis 5500 Lincln Av Mortn Grv 965-2790
M L 9113 Samoset Tr Skokie 677-3837
M M 4107 Chestr Dr Glenvw 564-1122
Matt M 9200 Kilpatrk Av Skokie 677-7030
Matt M 9200 Kilpatrk Av Skokie 677-7288
Mike & Natalie 1433 Laurel Av Derfld 945-4498
Milton 782 Marion Av Highld Pk 432-8354
Milton 8801 Golf Rd Niles 827-3797
Mitchell 285 Bunting Ct Derfld 520-5724
Morton A 8815 Golf Rd Niles 635-9229
P 3925 N Triumvera Dr Glenvw 635-9335
Paul D & Rebecca 1005 Hinman Av Evnstn 864-7426
R 8650 Ferris Av Mortn Grv 966-3448
Robt 1314 Monroe Evnstn 869-5847
Robt E 2100 Madisn Pl Evnstn 328-4696
Sam & Genevieve 8063 Foster Ln Niles 965-4864
Stephen 6400 Chestnt Mortn Grv 967-7787
Stephen F 621 Maple Av Wilmet 256-1822
Child's Teleph 621 Maple Av Wilmet 256-1828
Sylvania 926 Cedar Derfld 945-9687
Theodore 1141 Hohlfldr Rd Glenco 835-4433
Tony R 5457 Greenwd Av Skokie 966-5991
Venita 915 Hamlin Evnstn 864-6863

L 841

APPLICATION FOR DEMOLITION PERMIT

RECEIVED
OCT 19 2018
BY:

I. PROPERTY INFORMATION

ADDRESS: 1170 WESTMOOR ROAD, WINNETKA, IL 60093

REAL ESTATE INDEX NUMBER (P.I.N.): 05 - 17 - 31 2 - 0 0 8

DESCRIPTION OF ALL STRUCTURES TO BE DEMOLISHED: Single Family Residence

II. APPLICANT INFORMATION

APPLICANT NAME: JOHN P. AMBOIAN, JR. TITLE: CO-MANAGER
(If applicant is a corporation or partnership, provide name of registered agent or other responsible individual)

COMPANY NAME: 1170 WESTMOOR ROAD, LLC PHONE NUMBER: [redacted]

ADDRESS: [redacted] EMAIL: [redacted]

APPLICANT'S RELATIONSHIP TO OWNER OF RECORD: Co-Manager of LLC which owns beneficial interest of Land Trust which owns property
(If contract purchaser, attach copy of executed purchase agreement)

CLOSING/TRANSFER DATE: 08/31/2018

III. OWNER OF RECORD INFORMATION

OWNER: Chicago Title Land Trust No. 8002378743 PHONE NUMBER: 847/962-7566

ADDRESS: 10 S. LaSalle Street, Suite 2750, Chicago, IL 60603 FAX NUMBER: ----------

DATE OWNER PURCHASED PROPERTY: 08/31/2018

IV. CONTRACTOR INFORMATION (If known, otherwise indicate "not known")

DEMOLITION CONTRACTOR: Not Known PHONE NUMBER: Not Known

ADDRESS: Not Known FAX NUMBER: Not Known

OFFICE USE ONLY

COOK COUNTY DEMOLITION PERMIT NUMBER: D -

DISCONNECT VERIFICATIONS

- ☐ Water: Date_____
- ☐ Gas: Date_____
- ☐ Electric: Date_____

ALL UTILITIES CLEAR (ATTACH CONFIRMATIONS)

WINNETKA PERMIT NUMBER: D-2018-1101 DEPOSIT AND FILING FEE AMOUNT: $19,070.
DATE OF ISSUANCE: _____ BY: _____

Revised 11.16.2017

PROPERTY MAINTENANCE REQUIREMENTS

DURING PROCESSING OF DEMOLITION PERMIT, IT IS IMPORTANT THAT OWNER AND CONTRACTOR MAINTAIN PROPERTY IN ACCORDANCE WITH 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 DEMOLITION PERMIT HAS BEEN ISSUED. COMMENCEMENT OF DEMOLITION PRIOR TO ISSUANCE OF DEMOLITION PERMIT WILL RESULT IN A STOP WORK ORDER AND DOUBLE PERMIT FEES FOR ALL SUBSEQUENT PERMITS.
- APPROVED TREE FENCING PROTECTION MUST BE INSTALLED AS DIRECTED BY VILLAGE FORESTER PRIOR TO START OF DEMOLITION. LACK OF TREE FENCING WILL RESULT IN STOP WORK ORDER AND FINES.

I (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 of the Village of Winnetka, and I (I/We) hereby consent to inspection of the work during demolition and to the responsibility of maintaining the subject site and adjacent public and private properties in a good, safe and clean condition

APPLICANT SIGNATURE: [redacted] DATE: Oct 16, 2018

PRINTED NAME: JOHN P. AMBOIAN, JR.

OWNER SIGNATURE: [redacted] DATE: Oct 16, 2018

PRINTED NAME: JOHN P. AMBOIAN, JR., Co-Manager of LLC which owns beneficial interest of Land Trust which owns Property

ACKNOWLEDGEMENT OF OWNER AND APPLICANT

PROPERTY MAINTENANCE RESPONSIBILITIES

I HEREBY ACKNOWLEDGE THAT IN SUBMITTING THE ATTACHED APPLICATION FOR DEMOLITION PERMIT, 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 EXCEEDING 8 INCHES.
- GARBAGE, YARD WASTE, MISCELLANEOUS RUBBISH, AND DEBRIS HAVE BEEN REMOVED FROM THE PROPERTY AND WILL NOT BE ALLOWED TO ACCUMULATE.
- BUILDING(S) SHALL BE SECURED (DOORS AND WINDOWS IN WORKING ORDER, CLOSED AND LOCKED).

APPLICANT SIGNATURE: [redacted] DATE: Oct 16, 2018

PRINTED NAME: JOHN P. AMBOIAN, JR.

OWNER SIGNATURE: [redacted] DATE: Oct 16, 2018

PRINTED NAME: JOHN P. AMBOIAN, JR., Co-Manager of LLC which owns beneficial interest of Land Trust which owns Property

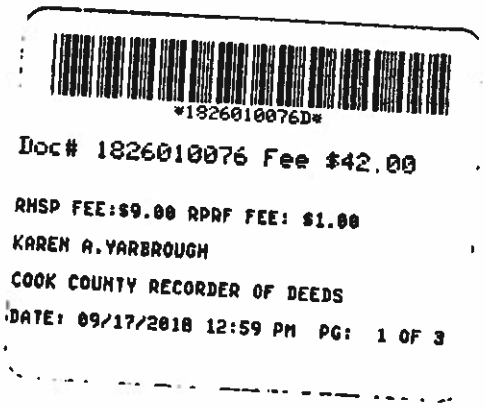
TRUSTEE'S DEED IN TRUST

CT

18GNW078007CBJ

Reserved for Recorder's Office

This Indenture made this 31st day of August, 2018 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a Trust Agreement dated the 24th day of December, 1980 and known as Trust Number 51515 party of the first part, and



CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED AUGUST 9, 2018 AND KNOWN AS TRUST NUMBER 8002378743
party of the second part

whose address is:
10 S. LaSalle Street, Suite 2750
Chicago, IL 60603

WITNESSETH, That said party of the first part in consideration of the sum of **TEN and no/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

S Y
P 3
S N
SC M
INT M

Property Address: 1170 WESTMOOR ROAD, WINNETKA, IL 60093.

Permanent Tax Number: 05-17-312-008-0000.
together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to each successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti or futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it

BOX 333 CT

Property of Cook County Insight
Property of Cook County Recorder

would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to those presents by its Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: _____
Susan L. Ghelerter–Trust Officer / Assistant Vice President

State of Illinois
County of Cook **SS.**

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 31st day of August, 2018.

"OFFICIAL SEAL"
CARLOS RESTREPO
Notary Public, State of Illinois
My Commission Expires 07/31/20

_____
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST CO.
10 S. LASALLE ST., STE. 2750
CHICAGO, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

CHICAGO TITLE LAND TRUST CO. #8002378743
10 S. LASALLE ST., STE. 2750
CHICAGO, IL 60603

REAL ESTATE TRANSFER TAX		31-Aug-2018
	COUNTY:	1,232.50
	ILLINOIS:	2,465.00
	TOTAL:	3,697.50

05-17-312-008-0000 | 20180801655422 | 0-264-577-184

Property Insight by Cook County Recorder of Deeds

LEGAL DESCRIPTION

LOT 3 IN F.B. THOMAS' SUBDIVISION OF LOTS 3 AND 4 IN SKOKIE VIEW OF SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF AND ADJOINING THE CENTER LINE OF ROSEWOOD AVENUE (FORMERLY OAK RIDGE AVENUE) AND EAST 15 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 05-17-312-008-0000

Licensed to Property Insight by Cook County Recorder of Deeds

1170 Westmoor Road
Preliminary Construction Schedule

		Months
Demolition	June 1, 2019	1
Excavation/Conc	July 1, 2019 - Aug 31, 2019	2
Framing MEP Drywall	Sept 1, 2019 - Jan 31, 2020	5
Finishes	Feb 1, 2020- June 30, 2020	5
Painting	July 1, 2020- Aug 31, 2020	2
Landscaping	Sept 1, 2020- Oct 31, 2020	2
Completion	Nov 1, 2020	
Total		17

Village of Winnetka 510 Green B
Telephone (847)716-3520 Facsimile (847)7

Date: 10/19/18

Permit number: DR2018-1101

Address: 1170 Westmoor Rd

Demolition Deposit $ 3000.-

D/C Recycling Deposit: $_____

Tree Deposit: $_____

Temporary C.O. Deposit: $_____

Field Change: $_____

Permit Renewal: $_____

Permit Revival (expired): $_____

Stop Work Order: $_____

Working Without Permit: $_____

Miscellaneous: $ 16,070.
demo permit fee

Village of Winnetka
Finance Department
510 Green Bay Road
Winnetka, IL 60093
(847)501-6000
Welcome

000057-0017 Leslie P. 10/19/2018 04:55PM

PERMIT
CHICAGO TITLE LAND TRUST 8002378743
DR
2018 Item: 2018-00001101 19,070.00

19,070.00

Subtotal 19,070.00
Total 19,070.00

CHECK 3,000.00
Check Number001560
CHECK 16,070.00
Check Number001559

Change due 0.00

Paid by: J&A AMBO LLC

Thank you for your payment

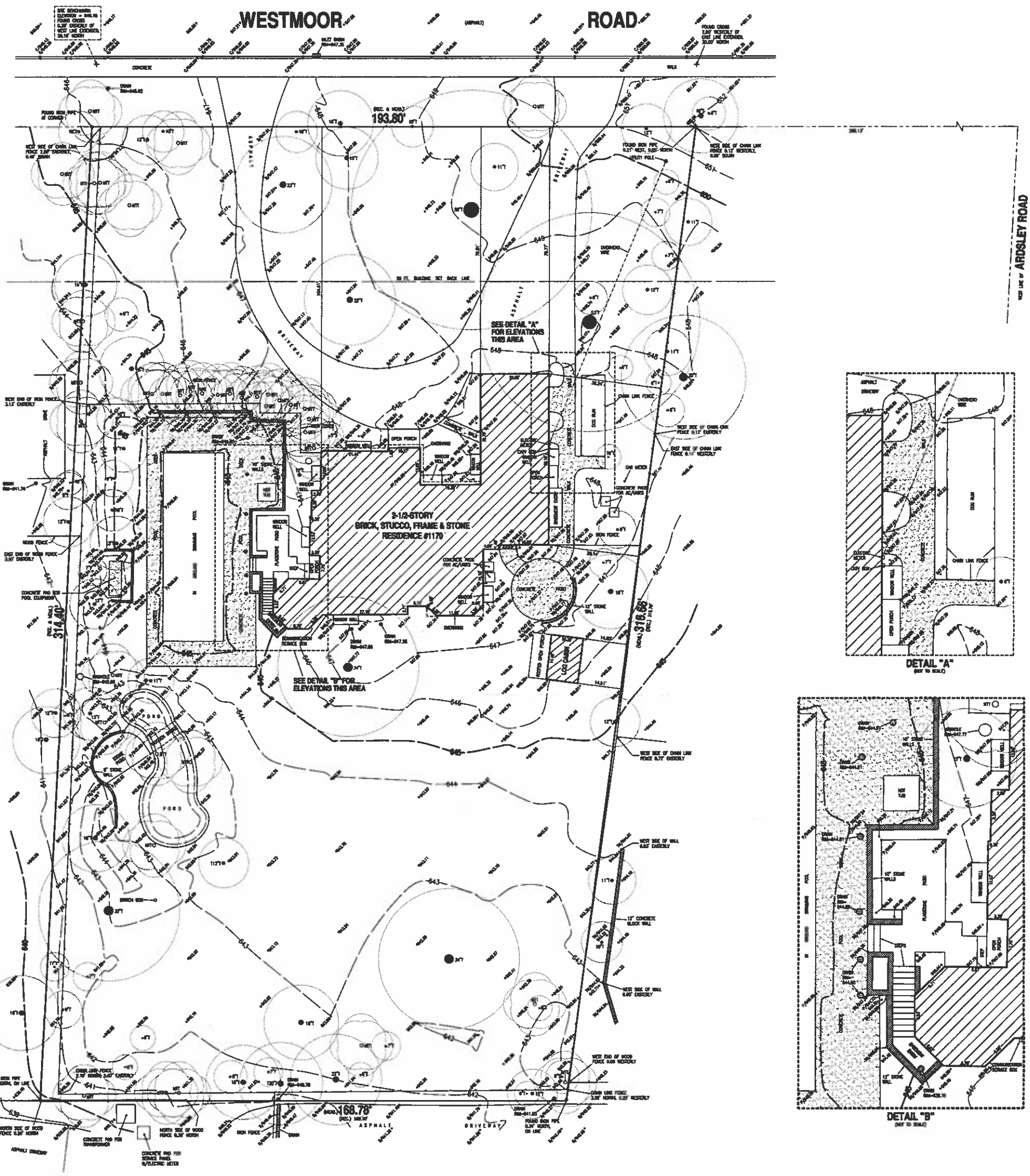
CUSTOMER COPY
DUPLICATE RECEIPT

Party submitting deposit: [redacted]

PLAT of SURVEY with TOPOGRAPHY

LEGAL DESCRIPTION:
LOT 3 IN F. B. THOMAS' SUBDIVISION OF LOTS 3 AND 4 IN SKOKIE VIEW, A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING WEST OF AND ADJOINING THE CENTER LINE OF ROSEWOOD AVENUE (FORMERLY OAKRIDGE AVENUE) AND THE EAST 15 ACRES OF THE SOUTH-WEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **1170 WESTMOOR ROAD, WINNETKA, ILLINOIS.**



SITE NOTES:
Area = 56,923 sq. ft.

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

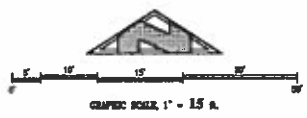
Prior to excavation call toll free
J.U.L.I.E. 1-800-892-0123 (for suburban)

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

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

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



GRAPHIC SCALE, 1" = 15 ft.

Reference Benchmark:
Per Monument Records on file with the Village of Winnetka for the South quarter corner of Section 17-42-13, concrete monument at the Southwest corner of Pine Street and Locust Street.

Elevation = 653.26 ft. (NAVD 88)

Site Benchmark:
Cross 20.16' North and 0.30' Easterly of Northwest corner of surveyed property.

Elevation = 646.18 ft. (NAVD 88)

Unless otherwise noted, elevations shown refer to the top of ground.

LEGEND	
C	MANHOLE
G	GUTTER
P	PATIO/DECK/PORCH
W	WALK
D	DRIVE
FF	FIRST FLOOR
TW	TOP OF WALL
WW	WINDOW WELL
●8"T	8"T = TREE/DIAMETER T0"T = TWIN TREE/DIAMETER
●MTT	MUTIPLE TRUNK TREE

B.H. SUHR & COMPANY, INC.

B. H. HANSEN
MEMBER:
I.P.L.S.A.
N.S.P.S.

SURVEYORS ESTABLISHED 1881
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062
TEL. (847) 564-5315 / FAX (847) 564-5361
E-MAIL: SURVEYOR@SUHRSURV.COM

Professional Design Firm
License No. 184-000571

LOCATION 1170 WESTMOOR ROAD SURVEY DATE OCTOBER 11, 20 18
ORDER No. 18-205 ORDERED BY JOHN AMBOIAN

2018 B. H. Suhr & Company, Inc. All rights reserved.

FIELD MEASUREMENTS COMPLETED OCTOBER 11, 20 18

STATE OF ILLINOIS }ss.
COUNTY OF COOK }

This is to certify that a survey of the above described property was performed under my supervision and that the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary and topographic survey.

By _____ Dated October 15 20 18

Raymond R. Hansen
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/19

RAYMOND R. HANSEN — 035-002542 — PROFESSIONAL LAND SURVEYOR — STATE OF ILLINOIS — NORTHBROOK, IL