



LANDMARK PRESERVATION COMMISSION REGULAR SCHEDULED MEETING

MONDAY, MARCH 4, 2019 - 7:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order.
2. Public Comment.
3. Approval of February 4, 2019 meeting minutes.
4. **Case No. 19-03 - 1225 Hill Road:** Preliminary review of the application for demolition of the single family residence at 1225 Hill Road.
5. **Case No. 19-04 - 1518 Edgewood Lane:** Preliminary Review of the application for demolition of the single family residence at 1518 Edgewood Lane.
6. **Case No. 19-05 - 949 Fisher Lane:** Review of local landmark designation application.
7. Discussion of 2019 Preservation Awards Program.
8. Discussion of historic preservation incentives.
9. Old Business.
10. New Business.
11. Adjournment.

Note: Public comment is permitted on all agenda items.

NOTICE

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510 Green Bay Road, Winnetka, Illinois 60093

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LANDMARK PRESERVATION COMMISSION
FEBRUARY 4, 2019 MEETING MINUTES

Members Present: Louise Holland, Chairperson
Katie Comstock
Chris Enck
Laura Good
Beth Ann Papoutsis
Paul Weaver

Non-Voting Member Present: Bob Dearborn

Members Absent: None

Village Staff: David Schoon, Director of Community Development
Christopher Marx, Associate Planner

Call to Order:

Chairperson Holland called the meeting to order at 7:04 p.m.

Chairperson Holland asked for a motion to approve the January 7, 2019 meeting minutes. A motion was made and seconded. She then asked if there were any comments or corrections. No comments were made at this time. A vote was taken and the motion was unanimously approved.

TEARDOWNS-

Preliminary Review of the application for demolition of the single family residence at 519 Hoyt Lane. Case No. 19-01.

Bill Bickford, Northworks Architects, introduced himself to the Commission. Chairperson Holland identified the home as a Jerome Cerny house and asked Mr. Bickford if they planned to demolish the home and build on the site. Mr. Bickford confirmed that is correct. Chairperson Holland then stated the two homes to the north used to be 1.5 story homes. She asked if they planned to build something as large as those homes. Mr. Bickford responded it would be a two story home.

A Commission Member asked if it would be a spec home and Mr. Bickford confirmed it is being built for a client. He identified his company as the architect and builder.

Mr. Dearborn stated the Commission usually asks how long the home had been on the market and noted for the record, he has been in the home. He stated he would not have thought the home to be a teardown candidate but the block appeared to be a teardown block. Mr. Dearborn then stated this request relates to the Commission's concerns with regard to how long the home has been on the market and referred to the listing sheet. He stated the home had not been on the MLS for a long time and he understood the teardown request since the

1 home is not large. Mr. Dearborn added the home fell in the camp of being unfortunate from a
2 lot of perspectives.

3
4 Chairperson Holland referred to the Historical Society comments. She asked if there was any
5 comment from the audience. No comments were made at this time. Chairperson Holland then
6 asked for the Commission Members' comments. Ms. Papoutsis referred to the Historical Society
7 comments and the fact the home could be considered notable in connection with the architect
8 which should be considered with regard to an HAIS.

9
10 Scott Knudsen, 505 Hoyt, stated he lives two doors down and he is concerned since they
11 purchased their home two years ago and like the charm of the street. He then referred to a
12 huge "party" home nearby and was not aware the street being considered a teardown street
13 and they were asked if they were planning to tear their home down which offended him. Scott
14 also stated if the new home would be a behemoth, it would result in Winnetka losing its charm.

15
16 Andrea Eskandari, 521 Hoyt, described their street as small with a lot of foot traffic. She stated
17 the interesting thing about their street related to its history in connection with the Hoyt name.
18 Ms. Eskandari also referred to maintaining the charm and character of the street and referred
19 to the property as a small parcel on the lake.

20
21 Mr. Butz introduced himself as the neighbor to the south of the property. He asked how stable
22 will the home be with regard to the bluff and how much of the building on the bluff will be
23 visible. Chairperson Holland informed Mr. Butz the Commission can only give the applicant the
24 right to demolish the home and plans have to be turned over to the Village which he will be
25 able to examine. Mr. Schoon confirmed the plans will be made available for viewing in the
26 Community Development Department and for any specific questions with regard to the
27 construction of the home. Mr. Butz questioned how it would affect his property. Mr. Butz was
28 informed the Community Development Department is available to answer any questions with
29 regard to the building permit, etc. and for questions related to the specific design of the home,
30 engineering, etc., he would be directed to Public Works.

31
32 Mr. Schoon stated the purpose of tonight's meeting related only to the demolition of the home
33 and the design is not within the purview of the Commission. Chairperson Holland urged Mr.
34 Butz to make his concerns known to the Village and the builder. Mr. Bickford informed Mr. Butz
35 they would be happy to meet with him.

36
37 Elvira Butz, 515 Hoyt, stated they lived in their home for 50 years. She described the street as
38 having charming small bungalows and informed the Commission they lived in the home the
39 Hoyts built before it was torn down and their desire was to keep the homes low for everyone to
40 have a view on each side. Mrs. Butz stated everyone knew each other and now there are many
41 large homes. She then stated the plans for the new home do not fit in the neighborhood and
42 would obstruct their view to the north. Chairperson Holland urged them to speak to the owner.
43 Mrs. Butz asked would they get in touch with the property owner which she described as a non-

1 entity and whom they do not know. Chairperson Holland stated the Commission would urge
2 the builder to get in touch with the owner to set up a meeting with the neighbors.
3

4 Mr. Eskandari, 521 Hoyt, asked for an explanation of the process for today's meeting.
5 Chairperson Holland stated the Commission's ordinance allowed them to consider the
6 demolition request and if they feel it is necessary to have some history of the property in terms
7 of who lived there and referred to Mr. Tatham of a large Chicago advertising agency. She stated
8 if the Commission felt there is a history to the home, they have the right to delay demolition for
9 60 days and during that time, they can ask for an historical architectural impact study to be
10 created an architectural historian so that if the home is demolished, they have a history as to
11 what was there. Mr. Eskandari stated the home would be torn down regardless and Ms. Good
12 confirmed that is correct unless the applicant can be convinced to change their minds.
13 Chairperson Holland stated the ordinance gave them very little relief and informed everyone
14 she told the Village Council two weeks ago they would not like to see demolitions in the Village,
15 especially for historic homes or those designed by architects like Jerome Cerny. She reiterated
16 for them to go to the Village Council to voice their comments. Mr. Eskandari asked what was
17 the point of today's meeting and Chairperson Holland responded if the Commission felt there is
18 historic value to the home, the Commission can delay demolition for 60 days. She noted it is
19 private property and the builder has to abide by the Village's codes which is out of the
20 Commission's control. Chairperson Holland reiterated if they do not like what is being built, for
21 them to go to the Village Council and voice their concerns. She noted their ordinance did not
22 give them the right to deny demolition. Chairperson Holland added the historic preservation
23 ordinance was drafted in 1987 and went through many years of hardship and arguing. She then
24 stated there was a referendum in 1994 as to whether to do away with the ordinance and it
25 survived. Chairperson Holland also stated the Commission planned to discuss at tonight's
26 meeting parts of the ordinance which can be changed.
27

28 Mr. Eskandari asked who do the neighbors talk to other than the builder and owner with regard
29 to the building process. Chairperson Holland responded the Community Development
30 Department. Mr. Schoon stated the property owner has the right to tear down their home and
31 as long as the home is constructed under the zoning requirements of the district and all
32 building and engineering regulations, they can do that by right. Mr. Schoon stated he is not
33 aware of any variations being requested and there will not be another public body considering
34 the home's construction. He stated the audience members have a right to go to the Village
35 Council to express their concerns but there is not a process by which the demolition of homes
36 can be prevented and the public can comment to the Village Council their concern there are no
37 such regulations. Chairperson Holland noted the Village Council met on the first and third
38 Tuesday monthly with public comment being on the agenda. She also stated the Commission
39 will be offering suggestions to the Village Council soon as to convince owners to rehab,
40 reconstruct and remodel historic homes in the Village. Mr. Dearborn informed everyone there
41 is a Village Council meeting tomorrow and also encouraged the neighbors to express their
42 concerns.
43

1 Kevin Burley questioned how the landmark status process worked and Chairperson Holland
2 advised him of the process. She noted a local landmark even those on the National Register can
3 be demolished and stated it is a problem of community rights and private property rights.
4 Chairperson Holland stated the only structures in the Village which cannot be demolished are
5 two national landmarks which are Crow Island School and the Lloyd home on Sheridan Road.
6

7 Mr. Burley asked if there was another step prior to coming to the Commission to prevent
8 demolition. Ms. Good stated with regard to saving historic properties from demolition, one way
9 would be for the owner to donate a legal easement to another entity such as the Commission.
10 She stated the only other way to save homes is through the ordinance and if their ordinance
11 was stronger, they could save these homes. Ms. Good stated the issues being raised by the
12 neighbors is an example of property rights discussion and referred to owners who want to be
13 able to do whatever they want with the property versus the neighbors who want to retain the
14 character, view, etc. She stated this is what the Village Council needs to hear from neighbors
15 coming forward and if enough of them came forward, the Village Council may consider making
16 the ordinance stronger.
17

18 Ms. Comstock commented the work done by the architect on this request has done great work
19 on the North Shore and referred to the neighbors' concerns with regard to mass and size and
20 homes which are not well designed. She suggested they also share that with the Village Council.
21 Mr. Schoon stated the new plans for the home are available during business hours at the
22 Community Development Department.
23

24 Laura Knudsen, stated she has seen the design and it would be a beautiful home in the right
25 setting. She informed the Commission the homes on Hoyt were built in the 1960's and work
26 well together with the new home having a more modern look and would stand out. She
27 described the subject property as one of the nicest homes on their street and may have the
28 potential to be remodeled. She then stated if they have the option to delay demolition, it
29 should be done to see what their options are. Ms. Papoutsis agreed a delay would allow time to
30 explore different options. A gentleman in the audience stated the owner is not present to hear
31 their comments about delaying demolition and discussing alternatives. Chairperson Holland
32 stated they should convey to the property owner their concerns and they should not want to
33 build something on Hoyt without talking to the neighbors.
34

35 Jack Rosenthal stated with regard to a 60 day delay and the HAIS, she referred to page 5, from
36 paragraph 8 and 9, and the fact that Mr. Amboian performed his own research. She asked if
37 that research would be duplicated. Mr. Weaver stated the applicant would hire an historian
38 specifically to look historically at the home and it would be a customized study specific to a
39 certain location. He also stated even though there is another study done at another home in
40 Winnetka, they would start from scratch. Ms. Rosenthal questioned whether homes designed
41 by a certain architect which are historically significant can be torn down. Chairperson Holland
42 reiterated the Commission's hands are tied and referred to homes built by significant
43 architects such as the Adler home and homes which have preservation easements on them and
44 cannot be torn down. She identified the home as 777 Burr. Chairperson Holland then stated on

1 May 17 and 18, 2019, the Village would have its annual tour of all of the Village's landmarks and
2 since it is the 150th birthday of the Village, she urged everyone to attend the trolley tour as
3 well as to come to the Community House on March 10, 2019 where there will be a special
4 program to hear Jeffrey Baer speak with regard to Winnetka's history.
5

6 Mr. Dearborn informed the audience they are not raising a new issue and the Village has been
7 dealing with beautiful homes leaving the community and they are very concerned about it. He
8 stated the Commission is in the process of attempting to move the ball along and referred to
9 the property rights of those living around these homes. Mr. Dearborn stated the Fergusons sold
10 the home quickly and while they are not aware of the circumstances, he referred to other
11 homes in the Village which may face the same potential circumstances unless they can make
12 the ordinance stronger. He stated while it is frustrating, going to the Village Council is the only
13 way people will be heard. Mr. Dearborn referred to another home which was on the market for
14 two years and is being demolished and stated more of these types of demolitions would occur
15 unless they are able to make some progress on this front.
16

17 Ms. Good commended the children for speaking and stated if they feel strongly, there are a lot
18 of things they can do to bring attention to this matter. She also commented if they were to
19 show up at the Village Council meeting, that would carry a lot of weight. A gentleman in the
20 audience asked if there were other communities which have the ability to prevent demolition
21 of historic homes. Mr. Enck stated there is a lot of variation in the northern suburbs and the
22 length of delays is different. Ms. Papoutsis referred to communities which have certified and
23 honorary landmarks. She noted they have been exploring that and President Rintz requested a
24 study in order to educate the Village Council Members with regard to what other communities
25 are doing. Ms. Papoutsis stated a draft will be presented to the Village Council.
26

27 Chairperson Holland stated Ms. Papoutsis researched 11 communities and it is a very involved
28 matrix in terms of what other communities do and what their delays are which the Commission
29 will discuss at this meeting along with recommendations to the Village Council to change the
30 ordinance. She asked if there were any other comments. No additional comments were made
31 at this time. Chairperson Holland then asked for a motion to request an HAIS.
32

33 A motion was made by Ms. Comstock to request an HAIS and the motion was seconded by Ms.
34 Papoutsis. A vote was taken and the motion unanimously passed.

35 AYES: Comstock, Enck, Good, Holland, Papoutsis, Weaver

36 NAYS: None

37 NON-VOTING: Dearborn
38

39 **Preliminary Review of the application for demolition of the single family residence at 870**
40 **Locust Street. Case No. 19-02.**

41 Erik Kaplan introduced himself to the Commission and stated they plan to demolish the home
42 and build a two story single family residence. He stated they live in Winnetka now and plan to
43 stay in Winnetka. Mr. Weaver asked if they knew any of the history of the home. Mr. Kaplan
44 stated the prior owners lived there until last November and there are a lot of items still in and

1 around the home. Mr. Weaver asked if the condition of the home was beyond rehabilitation.
2 Mr. Kaplan confirmed that is correct and stated he has photographs of the interior of the
3 house. He stated the previous owners accumulated a lot of things over the years and the home
4 was not kept up. Mr. Kaplan commented while it is a tragedy to see a home such as this get
5 torn down, the home is beyond repair.

6
7 Chairperson Holland stated there are a number of large trees on the property and the Village
8 Forester will tag them. Mr. Kaplan informed the Commission he spoke with him before the
9 purchase and stated a majority of the trees are already dead or dying due to their
10 overpopulation and identified several of the dying trees. Mr. Enck asked if a large tree on the
11 front of the property would be removed and Mr. Kaplan responded it would depend on the
12 plans for the home.

13
14 Ms. Papoutsis asked what style of home did they plan to build. Mr. Kaplan stated they are
15 working on it and are planning to stay within the style of homes in the area. He stated they are
16 leaning toward a French provincial home which would fit in the area. Ms. Papoutsis asked if
17 there would be a deep basement or sport court. Mr. Kaplan stated there may be 10 foot
18 ceilings but there would be no sport court. Mr. Enck asked if they are working with an architect
19 and Mr. Kaplan responded they are.

20
21 Chairperson Holland asked if there were any other questions from the Commission or the
22 audience. No additional questions were raised at this time. She then asked for a motion.
23 Chairperson Holland then asked Mr. Kaplan to try to save the tree.

24
25 A motion was made by Ms. Papoutsis to approve the demolition of 870 Locust. The motion was
26 seconded by Ms. Comstock. A vote was taken and the motion unanimously passed.

27 AYES: Comstock, Enck, Good, Holland, Papoutsis, Weaver

28 NAYS: None

29 NON-VOTING: Dearborn

30
31 **Discussion of Historic Preservation Incentives.**

32 Ms. Papoutsis circulated the second draft to the Commission. She stated after talking with
33 Chairperson Holland and after the Commission's discussions, the recommendations at the
34 bottom of the page were amended. Ms. Papoutsis stated she was waiting to hear back from the
35 Evanston Community Development Department to clarify the number of number of local
36 landmarks. She also clarified Winnetka has two national landmarks and one certified landmark.
37 She stated with regard to the recommendations in the last report, she and Chairperson Holland
38 removed the idea of establishing districts by owners of the property of homes with similar
39 character or significance to form an historic district. Ms. Papoutsis then stated for properties
40 being adjacent to each other or located throughout the Village, that was a recommendation she
41 discussed with the Community Development Department of Downers Grove. She stated there
42 are now four recommendations which include discounted fees for renovations of historic and
43 architecturally significant homes, increasing the time delay for tearing down historic or
44 architecturally significant homes and publishing and highlighting properties and the

1 initiation/creation of an historic preservation plan. Ms. Papoutsis asked for any other
2 suggestions.

3
4 Ms. Comstock commented it is very overwhelming for families to renovate homes and
5 suggested they offer to fast track renovations. She also suggested there should be someone to
6 speak with in terms of the process and to be a support network for renovations. A gentleman in
7 the audience stated it would have to be someone familiar with the Village process. Chairperson
8 Holland suggested a Commission Member be an adjunct person to talk to with regard to
9 renovation and stated Mr. Enck has contacts of different architects, builders and craftsmen
10 which can be made available to those who want to renovate. Mr. Enck stated they discussed at
11 the last meeting having a list of such people and the Village cannot promote that but could
12 encourage them to contact the Historical Society. Mr. Schoon stated the Commission is saying
13 given the renovation of older homes, the homeowner may be looking for resources or direction
14 and while the Village cannot make such a recommendation, the Historical Society could serve
15 as that function as well as Landmarks Illinois to have resources available to help them deal with
16 the whole project.

17
18 Ms. Papoutsis also suggested making the list available to area realtors so buyers can explore the
19 options to restore a home as opposed to tearing it down. She stated that may be out of the
20 purview of the Community Development Department. Chairperson Holland stated it would not
21 be a problem for the Commission to work with the Historical Society in an unofficial capacity
22 since it is their mission to let people know what is possible and who to go to as well as to keep
23 track of successes. She offered to approach the Historical Society with the concept of working
24 with a Commission Member liaison and homeowners to provide this kind of help. Mr. Weaver
25 suggested while it may not be within the Historical Society's purview, there should be an
26 understanding that the Historical Society is willing to be as helpful as they can to help fix up old
27 homes and set up processes. He referred to the development off Sheridan Road with the large
28 home which ruined the scale of the area and which he described as a challenge.

29
30 Mr. Dearborn stated if this came to fruition, in terms of putting together materials, etc. for the
31 residents, the Community Development Department can do that and memorialize the process
32 in terms of steps. He stated the Community Development Department can help make the
33 process easier in terms of understanding it and the key is to get the ball rolling. Mr. Dearborn
34 stated the number of days and costs will vary in the process and there should be some
35 conversation around this with the Village Council in a study session. He stated they
36 are narrowing the process for architectural or significant homes and making the process easier.
37 Ms. Comstock referred to a developer who stated it is easier to tear a home down in Winnetka
38 than in Lake Forest.

39
40 Ms. Good stated they should look at which communities preserved their architecture the best
41 and referred to Lake Forest as a prime example which can designate a landmark without owner
42 consent. Chairperson Holland stated that community had buy in early on in the process. She
43 then stated early in the process for Winnetka, there was a huge number of people opposed to
44 it. Chairperson Holland then suggested working with the Historical Society to be chapter one in

1 terms of a preservation plan and if the Commission presented to the Village Council to have this
2 type of unofficial committee to provide recommendations, that could be chapter one of a
3 preservation plan. She then stated the ordinance did not allow for historic districts and referred
4 to the attempt made for the Village Green.

5
6 Chairperson Holland stated the list of recommendations included: (1) discounted permit fees
7 for renovation for architecturally significant homes and to fast track the permit process for
8 renovation; and (2) increase the time delay for architecturally significant homes and identified
9 several communities which have a one year delay. Mr. Dearborn asked how would someone
10 know a home is deemed to be historically significant and that would be known at the time of
11 purchase. Mr. Enck stated it applied to all homes in Kenilworth and is not discretionary and
12 they are able to keep more modest homes. Mr. Dearborn stated it can be used not only for
13 larger homes on the lake but to keep smaller homes for housing stock. Ms. Comstock referred
14 to the carrying cost for the developer to keep the property for one year. Chairperson Holland
15 identified the delays in other communities.

16
17 Ms. Papoutsis clarified for Glencoe, the matrix noted no information is available since a
18 certified landmark cannot be demolished which is binding but an honorary landmark can be
19 demolished. She then stated in Oak Park if a hardship is presented or deemed a hazard, etc.,
20 the home can be demolished. Chairperson Holland referred to the Edwin Clark home which was
21 a certified landmark and described what happened to the property as a tragedy. She stated the
22 home had to be decertified in order for it to be torn down and noted the certification was
23 created for that specific home and is not in the ordinance. Chairperson Holland asked for a
24 suggestion for a time delay. Several Commission Members suggested one year while one
25 Commission Member commented that is too long. Chairperson Holland stated they can ask for
26 a one year time delay and negotiation. She then stated the next suggestion is to publish and
27 highlight the trolley tour which is already being done as well as the preservation awards.
28 Chairperson Holland stated she would ask the Commission to come up with suggestions for
29 awardees in their neighborhoods. She noted they removed the idea of historic districts.

30
31 Ms. Good stated although the problem [with historic districts] was 25-30 years ago, people and
32 education do change and there were not as many teardowns then. She stated they may get
33 more support for it than they think. Chairperson Holland stated that would be a big change to
34 the ordinance to allow historic districts. Ms. Good commented the mentality may have
35 changed. Mr. Dearborn suggested they not come into aggressively. Ms. Good then asked if
36 there was a category of the historic districts in other communities. Ms. Papoutsis identified
37 Evanston, Lake Bluff, Lake Forest, Wilmette, Downers Grove, Hinsdale and Oak Park as
38 communities which have them. Ms. Good stated homes in historic districts can take advantage
39 of the tax freeze program as an incentive to renovate. Chairperson Holland agreed with Mr.
40 Dearborn's suggestion although they can talk about the tax freeze which causes a lot of
41 consternation and referred to their suggestions as big requests. Mr. Enck stated if they inform
42 the Village Council Lake Forest has a two year delay, he asked if they should offer to go down
43 from that. Mr. Dearborn responded while the Commission would like a two year delay, one
44 year may be more reasonable in comparison to other communities.

1
2 Mr. Schoon asked with regard to fast tracking the renovation process and discounted permit
3 fees for historic or architecturally significant homes, how would that be determined as to
4 whether the home is architecturally or historically significant. Mr. Enck suggested they change
5 the wording and not include historic/architecturally significant since they are trying to
6 encourage people to save homes. Ms. Papoutsis suggested the wording be renovation versus
7 demolition. Mr. Weaver referred to the number of homes which come before the Commission
8 which are deemed significant. Ms. Papoutsis stated the Commission would make that
9 determination and inform the Community Development Department for them to fast track the
10 process or discount the fees. She referred to the amount of time it would take for projects
11 which are fast tracked as opposed to going through the regular process and asked if there are a
12 number of demolition requests which come to the Community Development Department at
13 one time. Mr. Schoon responded it varied and if a property is identified as a priority, those
14 projects go to the front of the line and questioned what made it an architecturally or
15 historically significant project for the Community Development Department to determine for it
16 to go to the front of the line. Mr. Enck stated it can be an elective process where the applicant
17 can ask for the fast track program. Mr. Schoon stated that would take more time to get it
18 before the Commission for the permit. Mr. Dearborn stated while they may not have the
19 answer yet, it represented the path where they want to go.

20
21 Chairperson Holland stated the discounted permit fee process was picked up in Wilmette and
22 that it made sense to discount fees for renovation. Mr. Dearborn suggested only two of the
23 Commission Members discuss it with President Rintz before it is presented to the Village
24 Council. Ms. Papoutsis confirmed they do not want to violate the Open Meetings Act and would
25 forward the information to the Village staff for distribution. Mr. Enck also suggested to assist
26 with resources. Ms. Papoutsis stated they discussed that the last time and is not sure that is
27 within the Village Council's purview and it should be the Historical Society. Chairperson Holland
28 stated in an historic preservation plan, they can include education, resources, information with
29 regard to the tax freeze and an historic program to document the historic resources. She also
30 stated in 2020, the Comprehensive Plan expires and the Village Council will formulate a
31 committee to draft a new plan. Chairperson Holland noted there is a chapter on historic
32 preservation in the 2020 plan. Mr. Dearborn also suggested there can be zoning relief. Ms.
33 Papoutsis asked if they should specifically include that as part of the 2040 plan. Chairperson
34 Holland stated after the 1921 first plan, they were not implemented. She informed the
35 Commission a consultant was hired in the 1990's to create a new plan which cost \$80,000 and
36 was useless since it was a boilerplate plan.

37
38 Mr. Dearborn referred to what would have happened in the instance of the Hoyt application
39 where the applicant performed their own investigation with the process. Chairperson Holland
40 stated the Commission does not always ask for an HAIS and an applicant should be aware of the
41 home's significance. Mr. Enck stated due diligence should be done on the part of the buyer
42 before the home is purchased. He also suggested there be some encouragement of looking at
43 alternatives beforehand as opposed to demolition.

44

1 Chairperson Holland asked if there is a consensus for her and Ms. Papoutsis to meet with
2 President Rintz with the recommendations previously identified. She stated she is also going to
3 ask for color landmarks to be included in the materials for the trolley tour which is why item no.
4 3 is still included in the recommendations. Ms. Good suggested establishing an endowment to
5 save homes. Several Commission Members stated that is done in Glencoe. Ms. Papoutsis stated
6 they discussed it and determined it was too much to include that. Chairperson Holland then
7 stated with regard to the program to document the resources in the Village as item no. 7, that
8 may get them in trouble and people should go through the Historical Society and Landmarks
9 Illinois. She stated the creation of an historic preservation plan will address a lot of the issues
10 that come before the Commission. Chairperson Holland then stated they would try to meet
11 with President Rintz before the March Commission meeting.

12
13 **OLD BUSINESS**

14 No old business was discussed by the Commission at this time.

15
16 **NEW BUSINESS**

17 No new business was discussed by the Commission at this time. Note: there was no discussion
18 of the Winnetka 150th anniversary celebration.

19
20 **PUBLIC COMMENT**

21 No additional public comment was made at this time.

22
23 **ADJOURNMENT:**

24 The meeting adjourned at 9:11 p.m.

25
26 Respectfully submitted,

27
28 Antionette Johnson

29 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: FEBRUARY 27, 2019
SUBJECT: CASE NO. 19-03-LPC: 1225 HILL ROAD

INTRODUCTION

On March 4, 2019 the Landmark Preservation Commission (LPC) is scheduled to consider a request from Nate Lochner (the "Applicant") to demolish the existing single-family residence on the property at 1225 Hill Road (the "Subject Property"). The Applicant is representing Walter and Joan Kasten, the "Owners," of the Subject Property.

A mailed notice has been sent to property owners within 250 feet in compliance with Section 15.52 of the Village Code. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.5 acres in size, is located at the northeast corner of Westview Road and Hill Road and contains a single family home with an attached garage. The property is zoned R-2 Single-Family Residential, and is surrounded by R-2 Single-Family Residential zoning.

PROPERTY HISTORY

As represented on the attached preliminary property history study (**Attachment B**), the residence was built in 1948 and designed by architect James C. Schnur. Village records also indicate a subsequent building permit was issued in 1963 for an addition to the residence. The Winnetka Historical Society (WHS) has indicated that the property does not have historical or architectural significance.—The structure is not a national, state, or local designated landmark. The WHS's research and comments are included in this report as **Attachment C**.

NEIGHBORHOOD CONSTRUCTION ACTIVITY

The Director of Community Development may delay the issuance of a demolition permit for up to 60 days if one or more building or demolition permits for primary structures have been approved for properties, for which work is continuing, on either side of the right-of-way block face and/or alley along which the property is located, or if the Director determines that a delay is necessary to prevent undue congestion and noise impacts in the neighborhood. Currently, there are no building or demolition permits for new primary structures on the block. The Director has determined that a delay is not necessary to prevent undue congestion and noise impacts within the neighborhood.

COMMISSION REVIEW

In accordance with Section 15.52.040 of the Village Code, the Commission is required to determine whether the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit. Upon completing the preliminary historic and architectural review, the LPC shall enter preliminary findings on the issue of whether the demolition permit application affects a building or property that has sufficient architectural or historic merit to warrant conducting a full HAIS prior to issuance of the demolition permit. In making its determination, the LPC shall consider the following:

1. The preliminary property history study (information on the original building, date of construction, name of property, architect and owner, current photographs of the property, list of work on the property for which the Village has issued a permit) (Attachment B);
2. Comments of the Winnetka Historical Society (Attachments B and C);
3. Any other information, comment or evidence received by the LPC at the preliminary review meeting.

If the LPC finds that the HAIS is warranted, it shall so notify the Director of Community Development and shall order the applicant to conduct such study.

If the LPC finds that an HAIS is not warranted, it shall notify the Director of Community Development that it finds no historic or architectural grounds for delaying the demolition. The preliminary determination of the LPC shall be supported by findings of fact based on the record. The findings of fact shall include statements as to whether or not the building or property has architectural merit, historical significance, both, or neither.

The LPC shall require an HAIS for any demolition permit application that meets any of the following criteria:

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

ATTACHMENTS

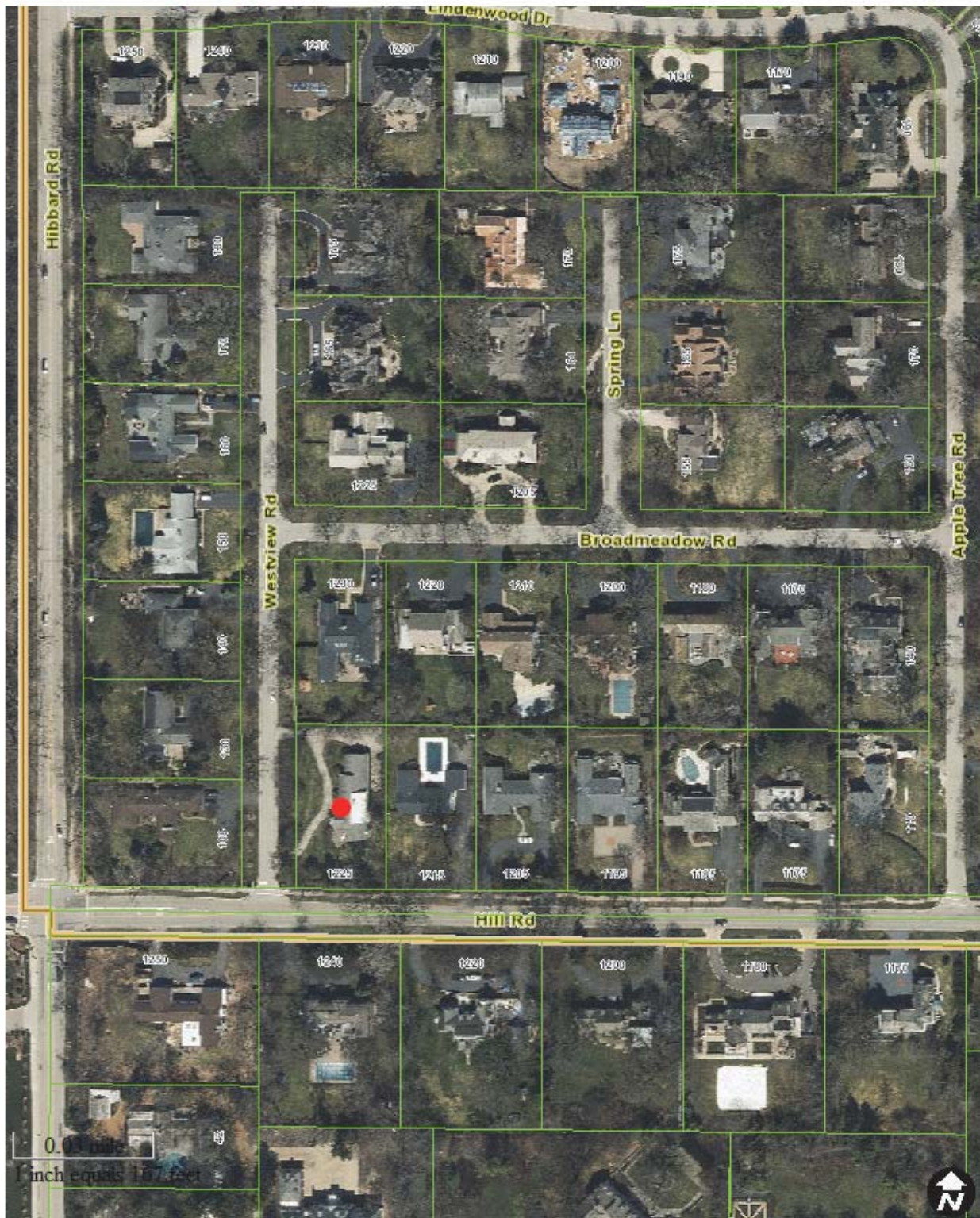
Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A - GIS AERIAL MAP



Map created on February 27, 2019.
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 Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



MEMORANDUM VILLAGE OF WINNETKA

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: FEBRUARY 14, 2019
SUBJECT: CASE NO. 19-03: 1225 HILL ROAD

INTRODUCTION

On March 4, 2019 the Landmark Preservation Commission will consider a request to demolish the residence and detached garage located at 1225 Hill Road. Please return any available information regarding the architectural and historical significance of the structure to my attention on or before Wednesday, February 27, 2019. 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

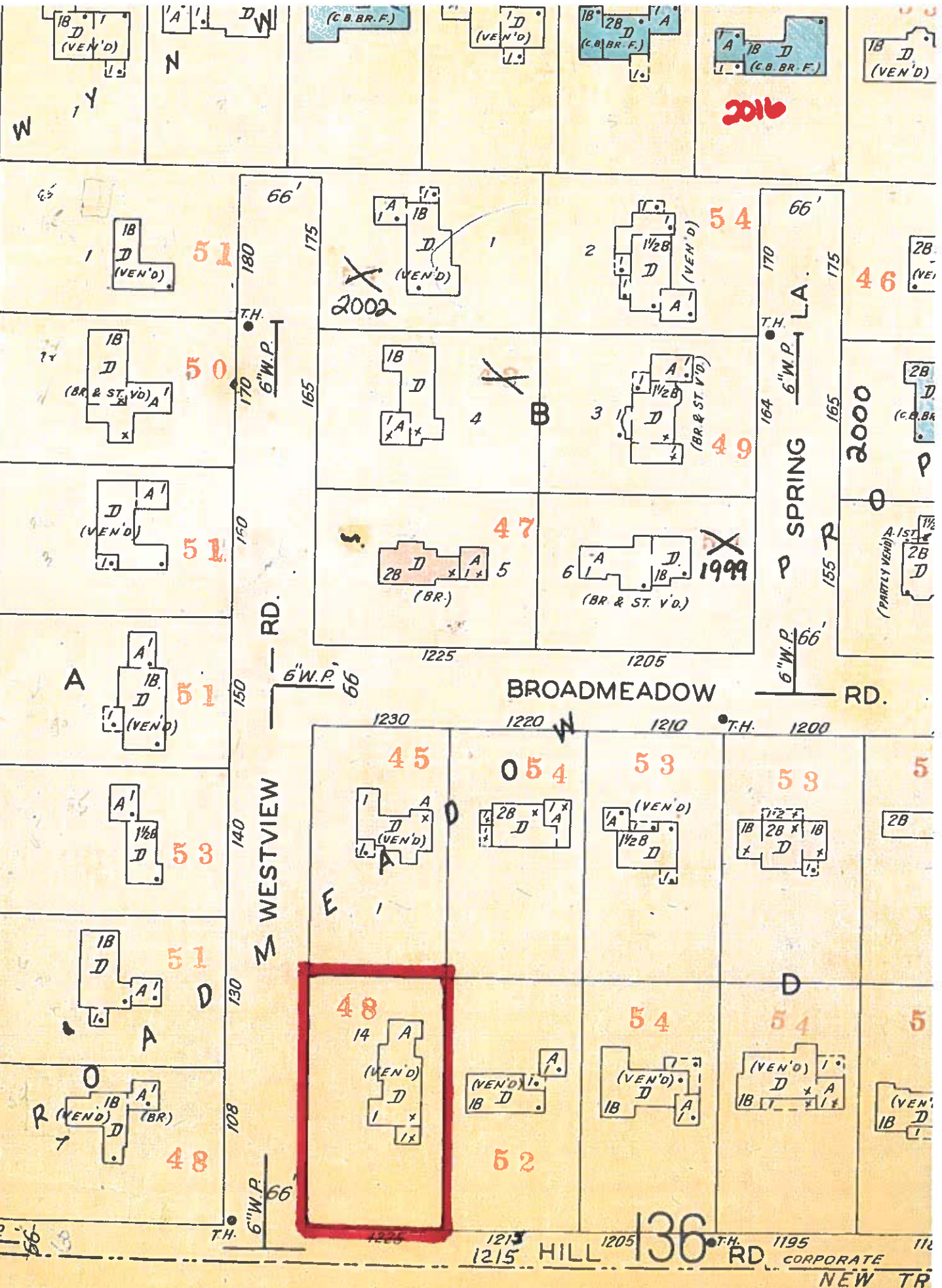
Building Permits Issued

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
2-12-1948	Build single family residence	Howard B. Ahara	James C. Schnur
10-16-1963	Addition to residence	Mrs. Edwin C. Loomis	Owner

WINNETKA HISTORICAL SOCIETY RESPONSE

NEW TRIE

CORPORATE LIMITS







ATTACHMENT C - HISTORICAL SOCIETY RESEARCH

WINNETKA HISTORICAL SOCIETY HOUSE RESEARCH WORKSHEET

ADDRESS: 1225 Hill Road

CONSTRUCTION DETAILS

ORIGINAL CONSTRUCTION DATE: 1949

CONSTRUCTION TYPE: Brick

STYLE: Ranch



OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Howard B. Ahara	1949-1963	Village Notes	
Mr. Edwin C. Loomis Jr.	1963-	Chicago Suburban Directory	
William A. Almond III	1976-2017	Real Estate Listing sheet	
Joan F. & Walter Kasten II	2017	Real Estate Listing	

SIGNIFICANT EVENTS ON PROPERTY:

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
James Schnur	1949 Construction of Home	Per Village
Ralph D. Huszagh	Potential Remodel 1976	Real Estate Listing

RESEARCH SOURCES USED:, Proquest database, Historic phone books, Real Estate Listings, WHS house files, Sanborn historic map.

Date of Research: February 20, 2019

Our research does not indicate that 1225 Hill Road has historic or architectural significance. WHS has attached real estate listings and phone records for your review along with a timeline of ownership. Note that the 1970's real estate listing states Ralph D. Huszagh as architect – he may have been the architect for renovations in the 1960s.

1225 Hill Road

Construction: 1948

Owners

1948 – Howard B. Ahara - Village notes owner

b. 12/28/1921 Cook County

d. 9/5/2005 AZ per US Social Security Death Index

Resident of Evanston and student 1939 (Evanston directory)

m. Shirley Ann Nahmens 1943

Resides at 1225 Hill

Reverse Directory 1954-55

Chicago Suburban Phone book 1958-1959

1963 – Mrs. Edwin Loomis – addition to residence per Village

Chicago Suburban directory confirms 1963-1964

b. 1904 Baltimore

parents: Robert Ullrich (f) and Wally Human (also Humann) (m)

m. Edwin C Loomis Jr 1931 in Antrim Co., MI/he was 21yrs old/president Motiophone Film Corp

father in law: EC Loomis – co-owner Spengler-Loomis MFG company (pencil sharpeners)

1966 obit of Wally Human (mother) states Mrs. Loomis owned home in Elk Rapids, MI

(Doesn't necessarily mean she didn't still own Winnetka home)

1966-1968 – home listed for sale after "extensive" renovations/ no owner specified "estate" OR "trust"

1976 – William A. Almond – per RE listing sheet

b. 3/26/1935 d. 3/24/2017

wife: Kalthen Baxter Almond

sales manager Bristol Myers Corp.

2017 – Estate/Almond children sell home

William Almond III, Meredith Almond McCormick and Kathleen Almond Knox to BRS Better Neighborhoods Inc (pay cash for homes)

2018 – Joan F and Walter Kasten II purchase home

Architect – James Schnur – per Village

AIA member, local architect

1970s RE listing note Huszagh architect

- May have been architect of renovations conducted in last 1960s as this is different than Village info and the first appearance of name.

See Near North Suburbs Regional Telephone Directory for listings of the following and other nearby towns:

Glennview	Northfield
Highland Park	Park Ridge
Lake Bluff	Skokie
Lake Forest	
Lincolnshire	
Lincolnwood	

1303 Centrl Pk Wl	AL 1-7635	Alexander Kenneth L	182 Latrobe Nrd-HI 6-3699	Sales Ofcs	1039 Wgn	729-0490	1515 Sheridan Wl-251-0927
1100 Pine Wl	HI 6-1060	Alexander Melvin T	3035 Hill Wl	Glennview	1039 Wgn	729-0490	1515 Sheridan Wl-251-0927
1308 8th Wl	251-8662	Alexander Philip F	1182 Chatf Wl	Northbrk Alkiste Plaza	2415 Covert	291-5199	1515 Sheridan Wl-251-0927
1052 Hawthm Wl	446-6194	Alexander Robin W	533 Madln G	Glennview	2415 Covert	291-5199	1515 Sheridan Wl-251-0927
1019 Kary Wl	251-8844	Alexander Thos Mrs	1630 Sherldn Wl	Alsteadt Wayne E	823 15th Wl	251-6573	1515 Sheridan Wl-251-0927
142 Brooksd Wl	AL 6-1808	Alexander Wm H	1025 Mohawk Wl	Alsteadt Wayne E	823 15th Wl	251-6573	1515 Sheridan Wl-251-0927
1137 Walden Wl	251-0668	Alfe Sam	4027 Bunker Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
1137 Walden Wl	251-0256	Alfni Mary	1309 Trapp Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
1003 Ash Wl	446-2437	Alfni Wm R	1309 Trapp Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
1224 Thormd Wl	256-0629	Alford Don K	725 10th Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
1101 Greenwd Wl	256-0939	Algo Harold L	1045 III Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
Country Store Prds		Algo Andrew L	230 Maple Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
559 Lncn Wl	446-2840	Algo Wm H Jr	887 Private Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
6045 Heather Nfd	HI 6-6689	Algo Wm H Jr	887 Private Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
1706 Elmwd Wl	251-0364	Alice Gumbler	800 Oak Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
111 Old Willow Rd	HI 6-4267	Almanestiano Constantn		Alweiss M David MD			1515 Sheridan Wl-251-0927
111 Willow Rd	Nrd-HI 6-5419	All Points Relocation Service Inc		Alweiss M David MD			1515 Sheridan Wl-251-0927
729 Elm Wl	HI 6-2663	All State Lumber Co	3207 Lake Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
361 Scott Av HW	835-2427	Allabastro Warren	540 Frontage Nfd	Alweiss M David MD			1515 Sheridan Wl-251-0927
361 Scott Av HW	835-1395	Allan Jas III	159 Bering Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
331 Waldn Wl	256-0291	Allan Jas N	50 Crescent Pl Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allans Nick	1105 Greenl Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allan Steven N	1004 Oak Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		ALLEGHENY AIRLINES		Alweiss M David MD			1515 Sheridan Wl-251-0927
		Reservations-Passenger Info	Chgo-346-9020	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen A B	2233 Birchwd Av Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Bert G	1215 Chestnut Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen C Wylie	510 Sherldn Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Carmot R		Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Cecilia Brothers Mrs		Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Chas R	630 Garfld Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen David	128 6th Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Donald R	1520 Walnut Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Drake	629 Greenwd G	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Everett T	1242 Cherry Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Fraser H	632 Forest Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Geo W Dr	321 Warwick Rd K	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Harold	423 Wilshire Dr W Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Harry A	541 Exmr K	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Howard Scott	814 Boal Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Hubert Mrs	656 Country G	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Hubert A MD	res 656 Country G	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Hugh G	res 366 Sunset G	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen's Teleph	366 Sunset G	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Jas L	1630 Sherldn Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen John M	1130 Oaklnd Av Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen John M	312 Skokle Ct Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen John Wm	2014 Suffolk Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen L C	2117 Greenwood Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen L L	2117 Greenwood Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Mable J	510 Sherldn Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Martin	3037 Barclay Ln Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Michael D	1200 Isabella Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Paul S	739 Lncn Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Raymond W		Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Richard B	702 III Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Robert J	1501 Washngtn Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Robt R	904 Chestnut Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Robt Wellington		Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Robt Wellington		Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Rogers Corp	203 Northfrd Nfd	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Ronald L	305 White Oak Wl	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Uzarne W Jr	536 Haas Nfd	Alweiss M David MD			1515 Sheridan Wl-251-0927
		Allen Uzarne W Jr	536 Haas Nfd	Alweiss M David MD			1515 Sheridan Wl-251-0927

[illegible]

[illegible]

W V Sr W16-0732
R R W16-4822
R W16-5461
W A W16-5876

JOVE ST
m A W16-2805
mg S T W16-1099
R R W16-0991
mg E O W16-0986
W16-1083

BERRY LN
L W16-3536
C J W16-1848
J R W16-2078
sr E R W16-5484
W16-3896
J R W16-2391
W16-4159
W16-4357
W16-4072
E P W16-0499
E J W16-4324
L W16-1757
W16-5853
W16-1245
W16-2534
R E W16-5634
W16-5262
W16-0383
W16-3937

NDALD RD
R W16-0927
G W16-3478
J A W16-1702
P W16-1132
W16-4197
W16-3735
W16-3115
W16-4425
W16-0629
W16-3259
W16-1482

HILL RD
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451 Tauber J B W16-2806
460 Culberg J J W16-0840
461 Smith G W16-4756
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491 Murray J R W16-2050
507 Wolcott R A W16-1195
605 Odman A E W16-1841
615 Morgan W W16-3523
625 Norrell G W16-4668
626 Whitman R D W16-0243
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637 Halder D H W16-4094
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650 Troxell B F W16-4349
655 Browne H S W16-0462
660 McLaughlin L B W16-2282
661 Jurgens R K W16-3156
674 Wood N S W16-3981
679 Campbell
Leon H L Col W16-5604
679 Holland H W16-1735
686 Sturges J B W16-5768
687 Simmons H B W16-4630
695 Bates E E W16-3289
707 Knight R P W16-4725
710 Wells P A Sr W16-2164
721 Buge G C W16-0622
727 Egan H H W16-3663
763 Allen M W16-0218
770 Koehs H W16-5566
808 Potts W F W16-4940
808a DeForce C W16-4867
830 Sullivan A C W16-0101

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547 Bartlett S F W16-1538
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549 Schoeder P Jr W16-3561
549 Stolp R B Mrs W16-3486
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551 Harvey F W Mrs W16-4208
551 Fox C H W16-2782
551 Plattenburg S R W16-5872
553 Morris O E W16-4359
555 Craft D D W16-0440
555 Koonen Gertrude W16-1265
555 Lane R K W16-2792
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HUBBARD LN
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HUBBARD PL
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1045 Asselein H W16-5491

HUMBOLDT AV
739 Sidley W P W16-0024
740 Galey S B W16-2530
789 Mead J M W16-209C
800 Pirie S C Jr W16-2207
819 Milia F L Jr W16-5871
822 Kirby N J W16-4309
823 Boldenweck F W W16-2044
894 Lehey P W W16-0389
896 Lathrop C L W16-1605
835 Foy P H W16-5708

ILLINOIS RD
Beucher N W16-5034
3200 Poindexter R E W16-1237

LAUREL AV
1074 Day H H Mrs W16-2985
1086 Greene P W W16-0123
1096 Beckenfeld Jos I Jr W16-2922
1127 Trevello J H W16-3477
1130 Kuppenheiser Lonis B Jr W16-0275
1130 Kuppenheiser Lonis H Jr W16-2144
1131 Hofeld R W16-0575
1137 Osgood G H W16-0758
1149 Maldaner A W16-3785
1151 Moore C W16-0469
1161 Hts E R W16-0606
1185 Pirle J T II W16-0606

LAMSON DR
830 Levy V L W16-3049
840 Meyer A R W16-1160
845 Kayser O P W16-2368
855 Palmer J L W16-4258
865 Perlman J W16-1707

LAKE ST
988 Berlin L S W16-2837

KENT RD
2 Durham R E W16-0659
3 Biddle C H W16-1301
5 Hutchinson F P W16-4477
6 Fowler F Jr W16-2066
6 Ballard E S Mrs W16-1082
7 Wolf J J Jr W16-1377
8 Coffin Jane Mrs W16-0518
9 Sterling W T W16-4379
11 Madigan E P W16-1042

LAMSON DR
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LAUREL AV
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884 Calcedonian Mkt W16-0912
888 Yager P M D8 W16-0078
888 Lang R E Jr W16-1708
888 Muettel H W16-2575
888 Luettel H D W16-1588
888 Landfield J D W16-5964
890 Beaver M W16-0245
890 Larson Russell Paintings W16-4312
891 Deputante Beauty Salon W16-0295
894 Real E V W16-2150
894 Hendrick L H W16-2475
894 Glenn A H W16-4112
894 Northern Lights W16-4224
894 Medow R E W16-0186
894 Martin L W16-5747
894 MacMillan D Mrs W16-1845
894 Smith E J W16-5492
894 Cooky R F W16-1824
894 Wetzel E H W16-1805
894 Zutterman A W16-5016
895 School L F W16-1673
895 Brueck-Wilson Funeral Home W16-5436
896 Taylor C J W16-0349
896 Robinson C L W16-0444
896 Nelson R A W16-0784
896 Desmond P J W16-1015
896 Grasset J W16-2447
896 King W E W16-2748
896 Madane Alice W16-3171
896 Lubliner Hmml W16-3415
896 Hardy P D W16-4134
896 Taylor A A W16-4757
896 Sherman B R MD W16-3019
896 Sherman B R Mrs W16-0224
896 Blanks W R W16-0614
896 Ard Bros Movers W16-0614
896 Horn J W16-2469
896 Jones G E W16-2765
899 Zengeler A W Co W16-0898
900 Michaelini F J W16-2679
902 Abel C W16-0871
902 Flynn T W16-0223
903 Gene's Beauty Salon W16-0528
903 Pasini R W16-3679
905 Oppen H G W16-4385
905 Hnhw W W16-116

LAUREL AV
1074 Day H H Mrs W16-2985
1086 Greene P W W16-0123
1096 Beckenfeld Jos I Jr W16-2922
1127 Trevello J H W16-3477
1130 Kuppenheiser Lonis B Jr W16-0275
1130 Kuppenheiser Lonis H Jr W16-2144
1131 Hofeld R W16-0575
1137 Osgood G H W16-0758
1149 Maldaner A W16-3785
1151 Moore C W16-0469
1161 Hts E R W16-0606
1185 Pirle J T II W16-0606

LINDEN AV
884 Calcedonian Mkt W16-0912
888 Yager P M D8 W16-0078
888 Lang R E Jr W16-1708
888 Muettel H W16-2575
888 Luettel H D W16-1588
888 Landfield J D W16-59

Ralph D. Huszagh

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

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

Application No.

THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document H301

Application for Corporate Membership

See Part 3, Instruction Sheet, for current dues and instructions.

1. My name is Mr. ☒ Mrs. ☐ Ms ☐ Miss ☐ James C. Schnur

2. I am a legal resident of the United States of America.

3. My residence is 425 Walnut Street 312 446 7427

City	County	State	Zip
<u>Winnetka</u>	<u>Cook</u>	<u>Illinois</u>	<u>60093</u>

4. My business firm and address are James C. Schnur, Achitect, 415 Central Ave. 446-2064

City	County	State	Zip
<u>Northfield</u>	<u>Cook</u>	<u>Illinois</u>	<u>60093</u>

Please use my Business address as my mailing address.
(business) or (residence)5. My Social Security number is 340 01 61256. I desire to be a member of Chicago Chapter, AIA. It is my understanding that if elected I also will be a member of the AIA state organization.

7. I declare that I will comply with the Standards of Ethical Practice of the AIA, which are attached hereto: and the Bylaws; and the Rules and Regulations supplementary thereto; and that I understand the duties; responsibilities, and obligations of a member of the AIA; and that I have read and understand all the information contained in this form and its attachment.

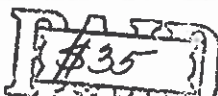
8. I am not indebted to the AIA or to any of its component organizations.

9. I enclose my check for the admission fee and the first year's annual dues, of which \$8.00 is for a year's subscription to the JOURNAL of the AIA. It is my understanding that if I am not admitted to membership, the dues will be returned to me, and the admission fee retained by the AIA as an examination fee.

Date August 11, 1977

 (Applicant's signature)

OCT 17 1977



NEWS

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Schnur

December 20, 2000

Recommend 0

Tweet 0

James Caughren Schnur, 87, of Lake Forest Place, Dec. 17, 2000, at Lake Forest Hospital after a short illness, husband of the late Dorothy Burr Converse Schnur (1993); father of Andrew of Lafayette, CA and the late Rodney (1996); grandfather of four; great-grandfather of one; brother of Burton of Merrill, WI and Jerome of Indianapolis, IN. A Memorial Service will be held in Glencoe, IL at a date and time to be announced. Donations in his memory may be made to Lake Forest Place, 1100 Pembrige Dr., Lake Forest, IL 60045. Info. Wenban Funeral Home, Lake Forest. 847-234-0022

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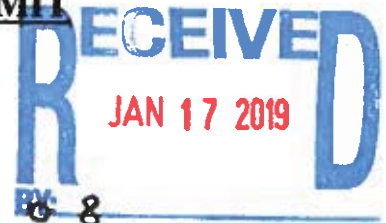
McDonald's offering the skinny on low-calorie items



Decoding the diabetic diet



How to cut your own hair

APPLICATION FOR DEMOLITION PERMIT**I. PROPERTY INFORMATION**ADDRESS: 1225 HILL ROADREAL ESTATE INDEX NUMBER (P.I.N.): 05 - 20 - 317 - 008DESCRIPTION OF ALL STRUCTURES TO BE DEMOLISHED EXISTING SINGLE FAMILY RESIDENCE**II. APPLICANT INFORMATION**APPLICANT NAME: NATE LOCHNER TITLE: PROJECT DESIGNER
(If applicant is a corporation or partnership, provide name of registered agent or other responsible individual)COMPANY NAME: A. PERRY BUILDERS, LLC PHONE NUMBER: [REDACTED]

ADDRESS: [REDACTED] EMAIL: [REDACTED]

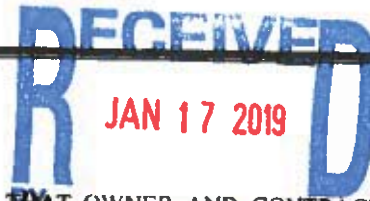
APPLICANT'S RELATIONSHIP TO OWNER OF RECORD: ARCHITECT/GENERAL CONTRACTOR
(If contract purchaser, attach copy of executed purchase agreement)CLOSING/TRANSFER DATE: 8/8/18**III. OWNER OF RECORD INFORMATION**OWNER: WALTER + JOAN KASTEN PHONE NUMBER: [REDACTED]ADDRESS: [REDACTED] FAX NUMBER: N/ADATE OWNER PURCHASED PROPERTY: 8/8/18**IV. CONTRACTOR INFORMATION** (If known, otherwise indicate "not known")DEMOLITION CONTRACTOR: PAPPAS COMPANY, LTD. PHONE NUMBER: [REDACTED]ADDRESS: [REDACTED] FAX NUMBER: N/A**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: DA-2019-031 DEPOSIT AND FILING FEE AMOUNT: \$19,070.00
DATE OF ISSUANCE: _____ BY: _____



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.

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

APPLICANT SIGNATURE: 

DATE: 1/17/19

PRINTED NAME: NATHAN LOCHNER

OWNER SIGNATURE: 

DATE: 1-17-19

PRINTED NAME: Walter Kasten II

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: 

DATE: 1/17/19

PRINTED NAME: NATHAN LOCHNER

OWNER SIGNATURE: 

DATE: 1-17-19

PRINTED NAME: Walter Kasten



February 4, 2019

Village of Winnetka
69 West Washington Street, Suite 2830
Chicago, IL 60602

Re: Demolition Schedule
Landmark Preservation Commission
Kasten Residence
1225 Hill Road, Winnetka, IL
Attn: LoriAnne Weaver

1225 Hill Road Demolition / Construction Schedule:

Demolition Phase - 3/5/19 (following approval at 3/4/19 meeting) - 3/19/19

Sitework / Foundation Phase - 3/19/19 - 5/1/19

Rough Framing / Mechanical Phase - 5/1/19 - 8/1/19

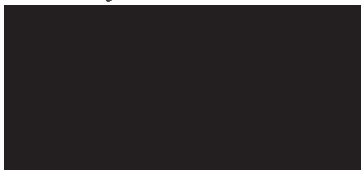
Finishing Phase - 8/1/19 - 12/1/19

Projected Project Completion - 12/1/19

Please review and call me with any questions or clarifications that you may have in response to your comments.

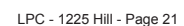
Thank you,

Nate Lochner
Project Designer
A. Perry Homes, LLC.



SITE BENCHMARK:
SURVEY CONTROL POINT
CONCRETE CURB ON THE
WESTVIEW ROAD NEAR
OF SURVEY.
ELEVATION= 623.39 NA

RE
J
BY: _____





MEMORANDUM VILLAGE OF WINNETKA

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: FEBRUARY 27, 2019
SUBJECT: CASE NO. 19-04-LPC: 1518 EDGEWOOD LANE

INTRODUCTION

On March 4, 2019 the Landmark Preservation Commission (LPC) is scheduled to consider a request from Anthony Kaplunov (the "Applicant") to demolish the existing single family residence on the property at 1518 Edgewood Lane (the "Subject Property"). The Applicant is representing Boris Shapiro, the "Owner," of the Subject Property.

A mailed notice has been sent to property owners within 250 feet in compliance with Section 15.52 of the Village Code. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.23 acres in size, is located on the south side of Edgewood Lane between Grove Street and Greenwood Avenue, and it contains a single-family home with an attached garage. The property is zoned R-5 Single-Family Residential, and it is surrounded by R-5 Single-Family Residential zoning.

PROPERTY HISTORY

As represented on the attached preliminary property history study (**Attachment B**), the residence was built in 1938 and designed by architects W.T. Braun and L.C. Jones. A subsequent building permit was issued in 1982 to replace an existing porch. The Winnetka Historical Society (WHS) has indicated that the property does not have historical or architectural significance. The structure is not a national, state, or local designated landmark. The WHS's research and comments are included in this report as **Attachment C**.

NEIGHBORHOOD CONSTRUCTION ACTIVITY

The Director of Community Development may delay the issuance of a demolition permit for up to 60 days if one or more building or demolition permits for primary structures have been approved for properties, for which work is continuing, on either side of the right-of-way block face and/or alley along which the property is located, or if the Director determines that a delay is necessary to prevent undue congestion and noise impacts in the neighborhood. Currently, there are no building or demolition permits for new primary structures on the block. The Director has determined that a delay is not necessary to prevent undue congestion and noise impacts within the neighborhood.

COMMISSION REVIEW

In accordance with Section 15.52.040 of the Village Code, the Commission is required to determine whether the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit. Upon completing the preliminary historic and architectural review, the LPC shall enter preliminary findings on the issue of whether the demolition permit application affects a building or property that has sufficient architectural or historic merit to warrant conducting a full HAIS prior to issuance of the demolition permit. In making its determination, the LPC shall consider the following:

1. The preliminary property history study (information on the original building, date of construction, name of property, architect and owner, current photographs of the property, list of work on the property for which the Village has issued a permit) (Attachment B);
2. Comments of the Winnetka Historical Society (Attachments B and C);
3. Any other information, comment or evidence received by the LPC at the preliminary review meeting.

If the LPC finds that the HAIS is warranted, it shall so notify the Director of Community Development and shall order the applicant to conduct such study.

If the LPC finds that an HAIS is not warranted, it shall notify the Director of Community Development that it finds no historic or architectural grounds for delaying the demolition. The preliminary determination of the LPC shall be supported by findings of fact based on the record. The findings of fact shall include statements as to whether or not the building or property has architectural merit, historical significance, both, or neither.

The LPC shall require an HAIS for any demolition permit application that meets any of the following criteria:

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

ATTACHMENTS

Attachment A: GIS Aerial Map

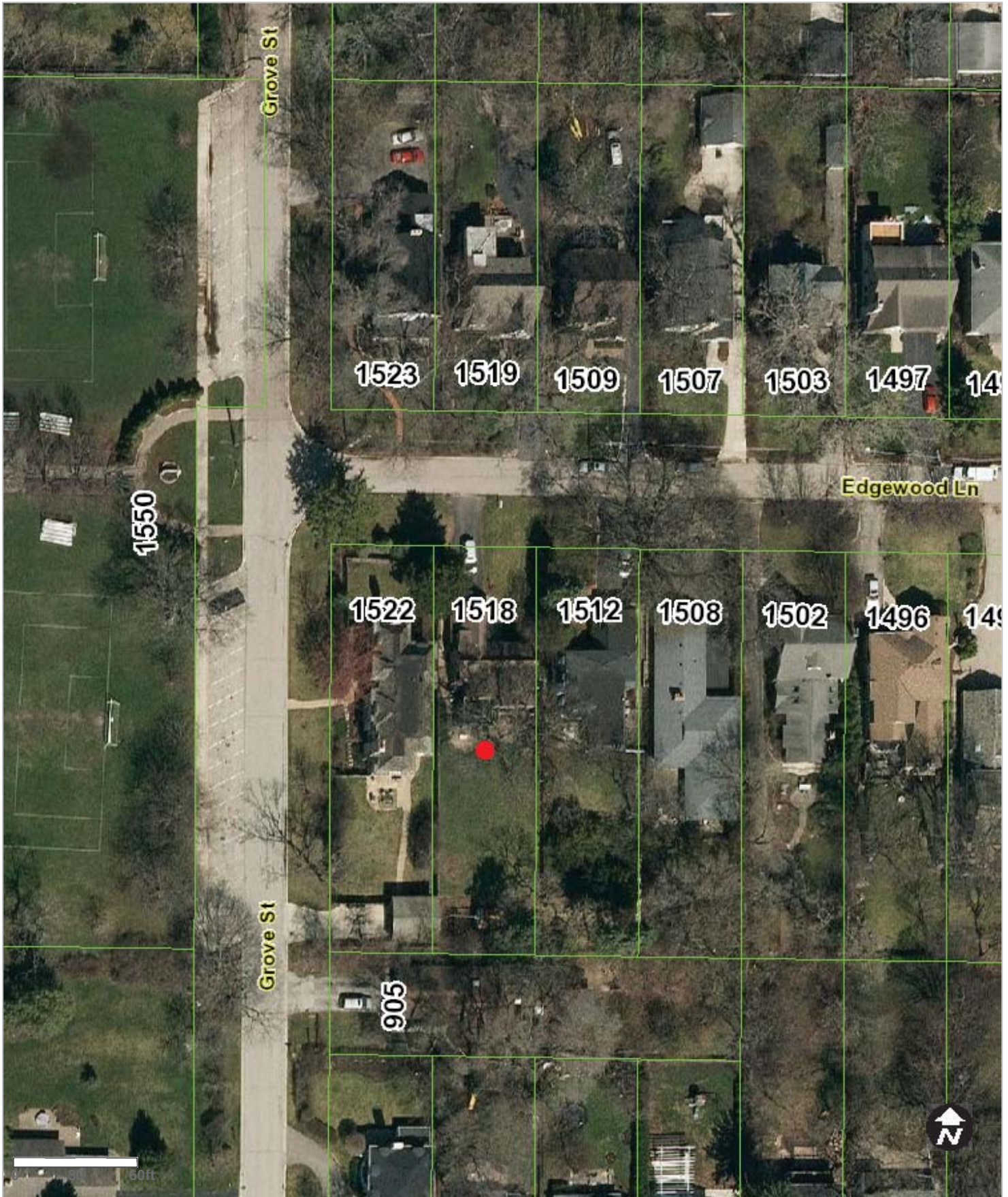
Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials



MapOffice™ 1518 Edgewood Lane



Map created on February 26, 2019.

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MEMORANDUM VILLAGE OF WINNETKA

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: FEBRUARY 14, 2019
SUBJECT: CASE NO. 19-04: 1518 EDGEWOOD LANE

INTRODUCTION

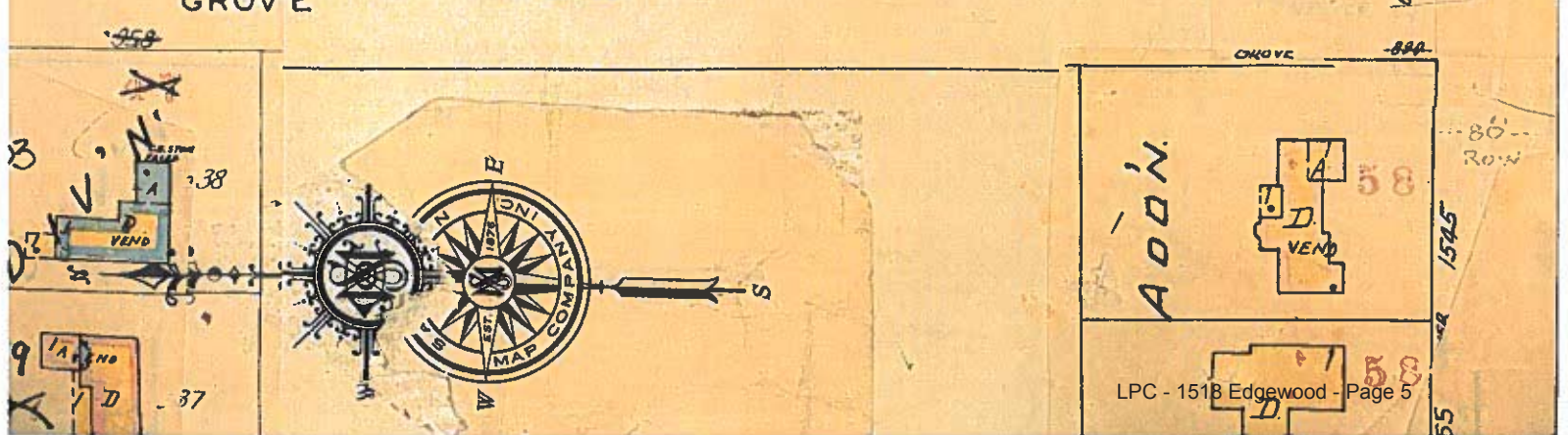
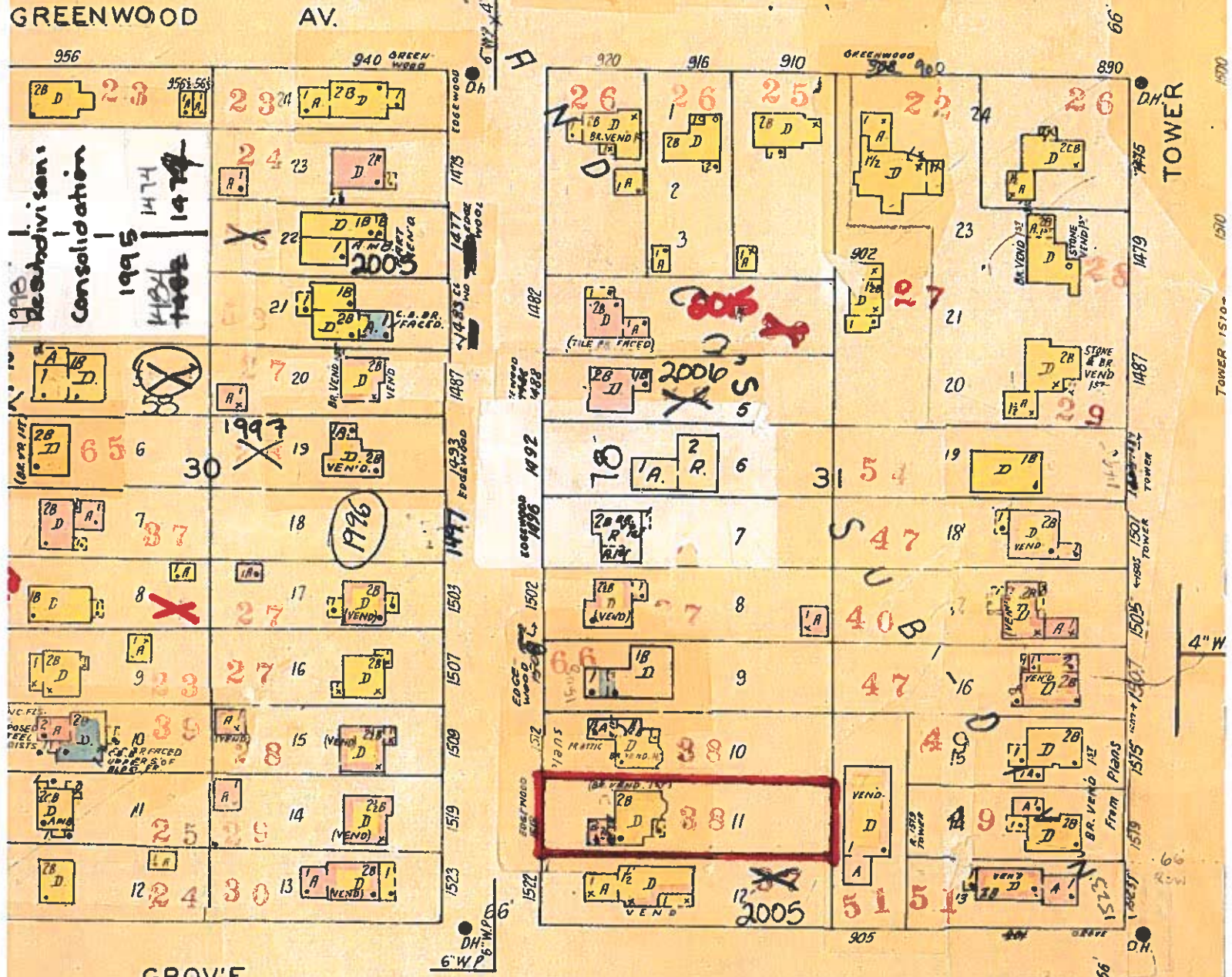
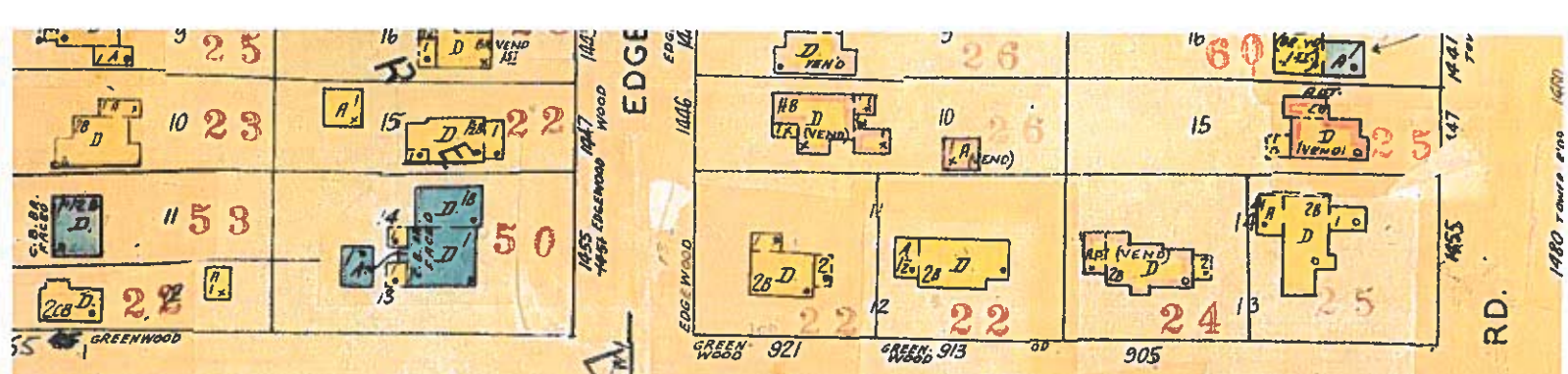
On March 4, 2019 the Landmark Preservation Commission will consider a request to demolish the residence and attached garage located at 1518 Edgewood Lane. Please return any available information regarding the architectural and historical significance of the structure to my attention on or before Wednesday, February 27, 2019. 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

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
12-1-1938	Build single family residence	G.W. Andrews	W.T. Braun, L.C. Jones
5-29-1981	Replace existing porch	George Brodsky	Sherman Gerberg

WINNETKA HISTORICAL SOCIETY RESPONSE







ATTACHMENT C - HISTORICAL SOCIETY RESEARCH

WINNETKA HISTORICAL SOCIETY HOUSE RESEARCH WORKSHEET

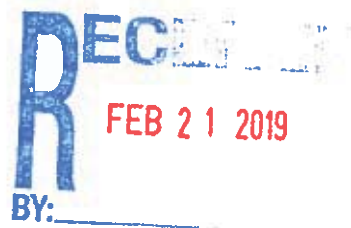
ADDRESS: 1518 Edgewood Lane

CONSTRUCTION DETAILS

ORIGINAL CONSTRUCTION DATE: 1939

CONSTRUCTION TYPE: Detached Single Family

STYLE: English 2-Story



OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
GW Andrews	1939	Village Notes, Listing GW Andrews & Co. (builder?)	
Herbert S. Kamins	1942	Phone Directory	
George & Janice Brodsky	1963	Real Estate Listing sheet	
Timothy & Julie Crawford	2017	Real Estate Listing	

SIGNIFICANT EVENTS ON PROPERTY:

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
W.T. Braun	1939 Construction of Home	Per Village

RESEARCH SOURCES USED: Proquest database, Historic phone books, Real Estate Listings, Chicago Tribune, Sanborn Map, WHS House Files

Date of Research: February 20, 2019

Our research does not indicate that 1518 Edgewood Lane has historic or architectural significance. WHS has attached real estate listings and phone records for your review along with a timeline of ownership. The owner, George Brodsky was a researcher, writer and historian whose last major project in the late 1980's was a 400 page history of the Winnetka Community House. Note the photo attached to the case from the village was actually 1519 Edgewood Lane. We have attached the correct photo of 1518 Edgewood Lane for your reference.

1518 Edgewood Lane

Owners

1938 – no home listed at this address.

Emil Kamins lives next door to lot @ 1522 Edgewood

1939 - new home constructed on lot, shown on Sanborn map 1938.

GW Andrews - Village notes owner

RE listing notes owner as G W Andrews & Co. (likely builder)

1942 Herbert S Kamin noted in phone directory as residing at 1518 Edgewood

Emil Kamins resides at 1522 (related per ancestry.com)

1954 – Herbert S Kamins

Obit: Winnetka Talk March 5 1998 p. 28 9impossible to copy given binding of paper)

Relevant points:

Winnetka resident 1939-1954/lawyer/Triangle publications for 44 years/managed TV Guide for a few years when first published. Retired to Hollywood, FL in 1973. Preceded in death by wife Dorothy of 67 years (1993)

1963 – Janice and George Brodsky

Winnetka writer died June 17, 1998 at age 90

Local historian of Winnetka Community House, Winnetka Congregational Church

Janice dies Jan 16, 2005 at age 77

2003 – Julie and Timothy Crawford buy home

2018 – Crawford sells home sold after long period of listing and delisting (block shopper sales history)

Architect W.T. Braun, L.C. Jones – per Village (no info on these two)

EXCHANGE NAME FOR ALL LISTINGS IN THIS SECTION IS WINNETKA 6

White L M Mrs
Leap Olga
Carroll J
Winneta Ford Sales
Incorporated
Winneta Ford Sales
Incorporated
N Shore Laundry & Dry
Cling Company
Pieranti Shoe
Repair

CHURCH RD

Gilbert E A
Finger M H
Kelly M S
Fuller F R
O'Neill T E
Noteware F A
Meymouth C
McKeldin S B
Collins H T
Atwater E D
Crosson J W
Lawlor D J
O'Grady G J
Buhse H E
Warner M M
Williams
L A Sr Mrs
McCarthy J J
Robinson W G
Sullivan J P
Cole M L
Ward R L
Sibley H E
Miller C
Fleeger F H
Ross H J
Barner R L
Schwab W H
Paxton G G
Welton T M
Randolph A K
Bruce J R

CRESCENT LN

VanFeyk O
Voss R W
Butler J M

DE WINDT RD

McNeill T
Bowman M
Hall D B
Hansen A L
Stetson W C
August C D
Heffron A D Jr
Kimball D W
O'Shaughnessy J
Bullard E M
Booray E L
Booray E D
Dornes W H
Dornes W H
Gossale J H
Gross J
Tough T E
Zapp C W
Elison E F
Rock D C
Good R D

1416 Hanson C V
1417 Rapacs M P
1422 Goldberg R H
1423 Stefany H
1427 Robinson H P
1430 Logan D S
1433 Lundy E K Jr
1436 Barnes B A
1437 Monk J
1442 Bernstein A J
1443 Whitacre M
1446 Sawyers A R
1447 Barnes B M
1455 Jensen J
1475 Earhardt W F
1482 Bais W S
1487 Buchstein P D
1488 Parks M
1493 Wexler A S
1496 Fleisher M M
1502 Ross S G
1503 Cahn A Jr
1507 Johnson A
1509 Lieberman J
1512 Levin H V
1518 Kamin H S
1519 Lipsos H M
1522 Leiprig L L
1523 Dalifere M

ELDER LN

245 Will H A
320 Sypher H H
324 Cutler M H
345 Calderfai C J
348 Becker H K
370 Grum R H Jr
372 Aguilar P F
373 Keith E
381 Watkins B B
384 Hedberg V
388 Kempshall B
389 Tooten R E
394 Pallat H H
398 McIver R A
399 Morhouse M P
404 Osgood C B
416 Illium H C
420 Diamond J M
428 Bloomfield H G
434 Ohle W H
440 Lochridge W Jr
444 Madden J
456 Kimball V G
460 Cardinal V G
472 Davidson J L
475 Norton R G
477 Norton J H
480 Levy L L
481 Etashch W W
484 Schwartz M
485 Davenport J R
488 Crown L
491 Fisher C W
509 Darby R J
510 Preston R M
518 Wild A
519 Carlin T C
523 Stillerman J J
528 Weinberg L C
529 Loewenters W B
534 Gindaba B J
553 Gibsoo J R
557 Jenks W P

568 Vandamon E C
576 Jones C B
584 Sheilman W G
595 Sheilman R T
603 McGraw K A
608 Miller J W
615 Cobb J C
615 Gessel R C
615 Kelly J A
623 Tally O V
635 Hunt M K
710 U S Post Office
714 Electricity Inc
717 Irwin Lenore
718 North Shore Airport
720 Roberts J H
721 Klopfer R N
721 New Trior Republican
721 Harts
721 Caledonian Mt
722 Schlusser J W &
723 Neal A Jr
723 Bladford
723 Frank W MD
723 Morphet A S
723 Bradley T W
723 Steele A C H
723 Blatchford F W
725 Winneta Clinical
Laboratory
726 Shore Line Motor
Sales Inc
726 Shore Line Motor
Sales
729 Aines Inc
730 Phototronics
731 Larsen E
731 Montgomery R
731 Hardsel S
731 Eckart W G Jr
732 Beach Florence Candy
Shops
732 Fix-It Shop of
Winneta
732 Danby W F
732 Schuster S Mfg
Company
733 Nilsson O A
733 Vetterick V L
733 Corbett M
733 Richardson E
734 Hill's Market
734 Hill G
735 Eckart Hdw Co
736 Connors's Phar
736 Connors's Phar
739 First Natl Bank of
Winneta
740 Lanyi Ilona Ladies
Wear
743 Mario Hair-Do
Studio
747 Lewis Co The
749 Sweet Shop
751 Chicago North Shore &
Milwaukee Ry Co
754 Chicago & North Western
Railway
754 Railway Express Agency
Incorporated
754 Zengeler A W Co
784 Walgreen Co
790 Goelzer & Wilde

802 Caselli G
804 McKenney R N MD
804 Kuss Jewelry
Store
805 Johnson's Sec
Food
806 Gilbart A Comdr
806 Harrington R
806 Barnard J H
806 Murphy J H
807 Surprise Shop
809 Sokoloff M
809 Wood G
809 Austin A
810 Rasmussen Shoes
811 Williams G DDS
811 Gould F L Jr
811 Pell Co
811 Hoy C O
811 Lindgren Empl
Agency
811 Miller Georgia
811 Stevens O M
812 Porter E E Jr
812 Gudbrandson C G
812 Porterfield E
813 Porter's Elect
Shop
814 Volta Groc & Mkt
Incorporated
814 Jonke L
814 Vision C DDS
815 Chestnut Court Book Shop
Incorporated
817 Thorsen A M DDS
817 McCarty W J
817 Minnema C MD
817 Allan D
818 Betty's of
Winneta
818 Nelson G
819 Phelan's Winneta
Boutique
819 Phelan P E
827 Block & Kohl Co
833 Winneta Secretarial
School
833 Leckie Health & Reducing
Bath Parlor
833 True K MD
833 Pearson E W
833 Lady Fair Beauty
Shop
833 Bailey R T DDS
833 Gordon A W DDS
837 Vose's Bootery of
Winneta
839 Roberts Village
Fair
841 Nelson A W
843 Bannison Bakeries
Incorporated
849 Priebel J
859 Winneta Bible
Church
877 Green G R
882 Anderson M M
888 DeVries H J Rev
889 Magnus J A
892 Nelson A J
893 Smith H P
893 Morris M M
896 Lemmon W P
897 Franklin H W
898 Varner O H
903 Hansen T

1004 Blow B W
1010 Crepas B
1011 Ettinghausen
Et T
1016 Nakaya U
1017 Page J L
1017 Affleck D C
1020 Bengtson C
1021 Schmidt W G
1026 Lindholm H W
1031 Sylfert G W
1035 Shelby J C
1036 Smith A W
1040 Olson A G
1041 Doney W K
1047 Luochien P
1050 O'Brien R P
1064 Rundle W C Jr
1065 Peters A
1075 Stalnakor J M
1078 Negesmith H J
1079 Belter J W
1083 Lusaka E M
1086 Charles C L
1087 Slifer A C Jr
1093 Macomb J D Jr
1096 Levin P J
1106 Henrich J G
1108 Oernulay P X
1110 Horsman A V
1177 Silberberg W
1185 Dyer R E
1191 Walker S P
1201 Coffin C H
1205 Gibson D C
1215 Carlson G R
1221 Thorpam F M
1225 McIntyre J H
1237 Larsen O C DDS
1247 Larsen R K
1253 Bartholomay R
1255 Barrett W P

1072 Buegezen A R
1229 Fraire J R
1233 O'Hara E P
1237 Anderson G H
1243 Stansberg J
1245 Duham J J
1253 Thompson L N
1256 Jonas P C
1259 Harkness H G
1264 Franks M R
1270 Barnett A S
1271 Kenny J J
1277 Meiller H C
1280 Warrington C H
1282 Randle C W
1285 Westrich M H
1286 Allen C R
1290 Pfeiffer F O
1291 Bauer P G
1292 Neuenhuysen J
1301 Lagersoll R S
1305 Mattheussen S
1310 Sherman S
1311 DeWitt E J
1323 Melstock M E

ESSEX RD

38 Koch R F
50 Brown M R
66 Chylman R H
82 Nyholm J
94 Kuhn H F
211 Weinberg H
221 Weinberg H
222 Carrington G W
233 Dick P A
241 Umbach L H

EUCID AV

915 Dayton W
920 Coolidge E C
924 Robinson W H
932 Carter A H
944 Stevenson M W
957 Coles C E
978 Gudman E

FAIRVIEW AV

260 Bolnap P E
270 Mitchell M J Jr
275 Grealey S S Schi
Nurses Off
275 Greely Saul Savell
316 Jett J B
300 Phillips E J
303 Goldstein H
315 Grenewood

187 Henderson W J
188 Blacker W Jr
195 Sherman J P
198 Kearney A T
199 Buck H J
200 Verlin J C Mrs
205 McCutcheon D D
222 McCoy C S
239 Forrall J L
240 Kemel R W
244 Hulvey T R
244 Hulvey T R
252 Schmin E R
258 Smith R W
258 Smith R W
266 Bore F B
276 Dordrich A C
284 Edwards T S
290 O'Connell D J
296 Ball C A
304 Watrous D O
306 Littell H R
316 Zimmerman C V
322 DeLorch F J
330 True C H
334 Burton C H
342 Koch F D
347 Smith P J
350 Brown J H

1072 Buegezen A R
1229 Fraire J R
1233 O'Hara E P
1237 Anderson G H
1243 Stansberg J
1245 Duham J J
1253 Thompson L N
1256 Jonas P C
1259 Harkness H G
1264 Franks M R
1270 Barnett A S
1271 Kenny J J
1277 Meiller H C
1280 Warrington C H
1282 Randle C W
1285 Westrich M H
1286 Allen C R
1290 Pfeiffer F O
1291 Bauer P G
1292 Neuenhuysen J
1301 Lagersoll R S
1305 Mattheussen S
1310 Sherman S
1311 DeWitt E J
1323 Melstock M E

1072 Buegezen A R
1229 Fraire J R
1233 O'Hara E P
1237 Anderson G H
1243 Stansberg J
1245 Duham J J
1253 Thompson L N
1256 Jonas P C
1259 Harkness H G
1264 Franks M R
1270 Barnett A S
1271 Kenny J J
1277 Meiller H C
1280 Warrington C H
1282 Randle C W
1285 Westrich M H
1286 Allen C R
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1282 Randle C W
1285 Westrich M H
1286 Allen C R
1290 Pfeiffer F O
1291 Bauer P G
1292 Neuenhuysen J
1301 Lagersoll R S
1305 Mattheussen S
1310 Sherman S
1311 DeWitt E J
1323 Melstock M E

1244 Goldman E A
1250 Fischer B H
1257 Wagner J J
1258 Popper P
1266 Tullin J W
1272 Watson G O
1275 Kenny E J
1283 Pipel P O
1289 Davidson M M
1295 Joyce L J
1298 Vach T J
1316 Jett J B
1318 Johnson C W
1331 Johnson C W

64 Howard Nathl L r 715 Sheridan rd... Winnetka-1509
 30 Howe Andrew M r 1163 Cherry... Winnetka-2532
 94 Howe Chas A r 94 Woodley rd... Winnetka-1941
 01 Howe Edw C Jr r 279 Linden... Winnetka-4039
 44 Howe Lawrence r 175 Chestnut... Winnetka-779
 44 Howell Chas A r 479 Sunset rd... Winnetka-1645
 44 Howell E G r 861 Spruce... Winnetka-1293
 44 Howell Geo H, DDS ofc 1073 Gage... Winnetka-2801
 36 r 838 Lincln av... Winnetka-273
 19 Howerton Robt D r 1025 Dinsmore rd... Winnetka-3260
 10 Hoyne Thos M r 428 Elder lane... Winnetka-3255
 0 Hoyt Lloyd D DDS r Winnetka av... Winnetka-4683
 5 Hoyt N Landon, Jr r 515 Sheridan rd... Winnetka-1900
 1 Hoyt Wm M, II r 490 Cherry... Winnetka-1950
 5 Hoza Philip J r 554 Arbor Vitae rd... Winnetka-1921
 8 Hoza Philip J Jr r 918 Linden av... Winnetka-3954
 9 Hub The Lytton Henry C & Sons
 3 clothg 1700 Orrington av, Evnstr Winnetka-188
 1 Hubbard Woods Beauty Shop 1081 Gage Winnetka-857
 7 Hubbard Woods Cab Co 563 Lincln av... Winnetka-231
 7 Hubbard Woods Fruit Mkt
 910 Linden av... Winnetka-2328
HUBBARD WOODS LBR & COAL CO
 85 Glencoe rd *Winnetka-452
 Hubbard Woods Schl 1110 Chatfld rd... Winnetka-1107
 nurses ofc 1110 Chatfld rd... Winnetka-1062
 nursery schl 1110 Chatfld rd... Winnetka-1102
 Hubbard Woods Skating Rink
 969 Linden av... Winnetka-3725
 Hubsch Fred W r 1072 Spruce... Winnetka-2145
 Huck Geo B r Lockwd av Northfld... Winnetka-3981
 Huck Jack r Lockwd av Northfld... Winnetka-3833
 Huck Mabel M r 812 Lockwd av Northfld... Winnetka-4581
 Huddle Wiley J r 794 Rosewd av... Winnetka-1525
 Hudson Robt F Mrs r 886 Willow rd... Winnetka-1924
 Huettel Harriet A r 888 Linden av... Winnetka-2575
 Huff Lyman C r 1377 Asbury av... Winnetka-2065
 Hufton Geo W r 462 Provident av... Winnetka-1850
 Hughel Genleve r 1113 Gage... Winnetka-1846
 Hughes Albert R r 1323 Asbury av... Winnetka-3475
 Hughes Edw W r 744 Prospect av... Winnetka-289
 Hughes Oil Co
 121 W Wacker dr Chgo... Enterprise-2121
 (Called Party Pays For Enterprise Calls)
 ps Thos J r 256 Poplar... Winnetka-2755
 ps Thos L r 187 Forest... Winnetka-1172
 Huu Denison B r 116 DeWindt rd... Winnetka-3155
 Hull Wm r 425 Chestnut av... Winnetka-1536
 Hultgren Amy emplmt agcy 811 Elm Winnetka-1047
 Humelhans Rudolph r
 Harding rd Northfld... Winnetka-3611
 Humphrey H K r 520 Ash... Winnetka-2432
 Humphrey Watson r 897 Cherry... Winnetka-2349
 Hunger Edwin A r 524 Provident av... Winnetka-1639
 Hunt Jas V r 627 Garlnd av... Winnetka-1203
 Hunt Leon C r 844 Lincoln av... Winnetka-1165
 Hunter Percival Mrs r 510 Ash... Winnetka-528
 Hurd Dean P r 162 Bertling lane... Winnetka-2571
 Hurlbutt Fredk L r 644 Oak... Winnetka-1969
 Hursen P J r 191 Sheridan rd... Winnetka-111
 Husar Frank J r 1076 Oak... Winnetka-1160
 Huston J F r 914 Vernon av... Winnetka-4648
 Huston Noyes r 653 Blackthorn rd... Winnetka-841
 Huszagh Ralph D r 204 Fuller lane... Winnetka-2120
 Hutchings Wm L ins 522 Green Bay rd... Winnetka-430
 Hutchins John S r 794 Walden rd... Winnetka-757
 Hutchinson Foye P r 5 Kent rd... Winnetka-4477
 Hutchinson Paul r 1028 Cherry... Winnetka-2240
 Hyde Herbert E r Happ rd... Winnetka-214
 Hyman R F r 676 Sunset rd... Winnetka-2228

Ilg Henry J, Jr r 857 Pine... Winnetka-2653
ILL BELL TELEPHONE CO bus ofc
 794 Oak... Winnetka-9981
 Illium Herbert C r 416 Elder ln... Winnetka-3549
 Imhoff Jos T r 503 Chestnut... Winnetka-497
 Indian Hill Beauty Shop 468 Winnetka av... Winnetka-772
 Indian Hill Club Ridge rd... Winnetka-1711
 Indian Hill Skating Rink
 Winnetka av... Winnetka-3736
INDIAN TRAIL TEA ROOM
 507 Chestnut... Winnetka-1703
 Ingersoll Roy C r 151 Meadow ln... Winnetka-1601
 Inland Supply Co Inc plbg
 1850 Maple av, Evnstr Winnetka-599
 Iredale Furntr Dept
 1723 Benson av Evnstr... Winnetka-1332
 Iredale R H r 425 Provident av... Winnetka-3684
 Iredale Storage & Moving Co
 560 Green Bay rd... Winnetka-1332
 Irgens Leif r 998 Chatfld rd... Winnetka-1798
 Irvine Anna Mrs r 176 Forest... Winnetka-3287
 Irvine Edw R r 1040 Oak... Winnetka-4327
 Irvine Robt H r 428 Cedar... Winnetka-386
 Iverson John M r 1015 Willow rd... Winnetka-534
 Iverson Ruth r 918 Linden av... Winnetka-2950

J

Jacard Helene r 860 Burr av... Winnetka-176
 If no answer call... Winnetka-4220
 Jackett Fred r 811 Elm... Winnetka-2868
 Jackson Edgar B r 30 Brier... Winnetka-1551
 Jackson Geo C r 1305 Asbury av... Winnetka-1796
 Jackson Harry, MD r 1294 Asbury av... Winnetka-453
 Jackson J Willis r 933 Tower rd... Winnetka-1394
 Jacobi Godfrey L r 1097 Merrill... Winnetka-2383
 Jacobs C R Mrs r 787 Sunset rd... Winnetka-958
 Jacobs Chas M, MD r 860 Burr av... Winnetka-176
 If no answer call... Winnetka-4220
 Jacobs Harvey F r 1235 Asbury av... Winnetka-2056
 Jacobs Jay Edwln r 1086 Spruce... Winnetka-2409
 Jacobs Latham Mrs r 420 Elder ln... Winnetka-2697
 Jacobsen Erna Mrs r 605 Locust... Winnetka-2390
 Jacobsen Fred r 1004 Ash... Winnetka-1953
 Jacobson Parker L r 182 Forest... Winnetka-3429
JACOBSSON'S WHOL FISH
 1020 Chicago av Evnstr... Winnetka-4186
 Jaeger Ralph M rl est 563 Lincln av... Winnetka-703
 r 517 Hawthorn ln... Winnetka-907
 Jameson J H r 328 Linden... Winnetka-2433
 Janensch Carl P r 643 Garlnd av... Winnetka-3944
 Janssen Henning r 903 Spruce... Winnetka-1843
 Jarvis Kenneth W r 1045 Pine... Winnetka-1255
 Jeffers G C r 760 Cherry... Winnetka-1051
 Jeffris R R r 20 Locust rd... Winnetka-2877
 Jenkins Austin D r 780 Rosewd av... Winnetka-903
 Jenks Arthur P r 54 Warwick av... Winnetka-2921
 Jenks Wm P r 806 Foxdale av... Winnetka-255
 Jenner Austin r 1005 Hill rd... Winnetka-171
 pvt garage 1005 Hill rd... Winnetka-1369
 Jenness Roger R r 408 Winnetka av... Winnetka-4241
 Jennett Clarence B r
 15 Green Bay rd Hubbard Wds Winnetka-4106
 Jennings Patience A Mrs r 1249 Asbury Winnetka-1553
 Jennings W Kenneth MD ofc 728 Elm... Winnetka-4100
 Jensen Hannah Miss r 933 Ash... Winnetka-339
 Jensen Jens r Winnetka av Northfld Winnetka-3625
 Jensen Jens J r 561 Willow rd... Winnetka-2418
 Jensen Louise A r 1031 Willow rd... Winnetka-1681
 Jensen Rasmus r 1031 Willow rd... Winnetka-1681
 Jensen Walker r 445 Sunset rd... Winnetka-2568
 Jerome Jas J r 544 Chestnut... Winnetka-4531
 Jerrard Leigh r 522 Willow rd... Winnetka-2155
 Jester S Van T r 529 Sunset rd... Winnetka-876
 Jewel Food Stores 810 Elm... Winnetka-3723
 908 Linden av... Winnetka-3722

Jewel Laundry Inc The
 1730 W Greenlf av Chgo... Enterprise-7000
 (Called Party Pays For Enterprise Calls)
 Jewell Chas S r 459 Provident av... Winnetka-514-W
 Jirgal John r 777 Rosewd av... Winnetka-3315
 Johansson Wilhelm r 724 Green Bay rd... Winnetka-4469
 Johanigman Sterling E r 547 Hill tr... Winnetka-1842
 Johannesen John K r 1524 Asbury av... Winnetka-870
 Johansen John V r 614 Willow rd... Winnetka-4597
 Johnsen Carl E r 1182 Cherry... Winnetka-2772
 Johnsen's Sea Foods 909 Linden av... Winnetka-2103
 Johnson Anna M Mrs empl agcy 851 Oak Winnetka-428
 Johnson C A clng 2 Carlton ct... Winnetka-1522
 Johnson Clara Miss r 1487 Asbury av... Winnetka-1083
 Johnson David r Winnetka av Northfld Winnetka-3626
 Johnson E F r 119 Happ rd Northfld... Winnetka-4074
 Johnson E H r 127 Church rd... Winnetka-1397
 Johnson Earl D r 165 Fuller ln... Winnetka-2652
 Johnson Earle Freeman r 600 Ridge rd... Winnetka-302
 Johnson Elias A r 3 Kent rd... Winnetka-1935
 Johnson Ellen Miss massage 543 Chestnut Winnetka-257
 Johnson H Stanley r 745 Sheridan rd... Winnetka-2156
 Johnson Jack L r 626 Sunset rd... Winnetka-2795
 Johnson John E r 1020 Pine... Winnetka-1039
 Johnson Leland B r 335 Locust rd... Winnetka-2630
 Johnson M Martin r
 346 Latrobe av Northfld... Winnetka-4057
 Johnson R Clark r 330 Forest... Winnetka-468
 Johnson Robt H r 1270 Forest Glen dr N Winnetka-2580
 Johnson Stewart Mrs r 678 Sheridan rd... Winnetka-2773
 Johnson Sven r 372 Provident av... Winnetka-3901
 Johnson Victor dry clng 809 Oak... Winnetka-2524
 r 1010 Ash... Winnetka-2481
 Johnston Jno R r 595 Sunset rd... Winnetka-4158
 Johnston W Durand r 60 Warwick av... Winnetka-3691
 Jones Clarence B r
 8 Country ln Northfld... Winnetka-4542
 Jones Donald r 535 Ash... Winnetka-374
 Jones Ernest F r 1291 Asbury av... Winnetka-3890
 Jones G G r 699 Walden rd... Winnetka-182
 Jones M H r 931 Oak... Winnetka-2128
 Jones Paul Lucas r 964 Tower rd... Winnetka-4526
 Jones Theron r 918 Linden av... Winnetka-3622
 Jordan Edwin P r 791 Bryant av... Winnetka-417
 Jorgensen H B r 566 Winnetka av... Winnetka-4090
 Jorgenson Oscar r 978 Cherry... Winnetka-2373
 Journeay Albert r 1443 Scott av... Winnetka-2013
 Joyce Wm S r 801 Walden rd... Winnetka-3026
 Judson Frank M r 18 Indian Hill rd... Winnetka-1806
 Julian Beauty Shop 982 Linden av... Winnetka-838
JULIUS HAIR STUDIO
 512 Davis Evanstr... Greenlf-2288
 Jung Chas Chester r 1108 Oak... Winnetka-646
 Jupp Harry M r 795 Pine... Winnetka-3353

K

Kadyk David J r 1172 Hamptondale av... Winnetka-2094
 Kaempfer F W r 790 Prospect av... Winnetka-1670
 Kagan Julius r 815 Rosewd av... Winnetka-4071
 Kahler Fredk A r 435 Hawthorn lane... Winnetka-2865
 Kahn Harry H r 1162 Scott av... Winnetka-3215
 Kahn Jerome J r 1071 Vine... Winnetka-4244
 Kahnweiler L J r 489 Willow rd... Winnetka-1242
 Kamin Emil r 1522 Edgewd ln... Winnetka-4042
 Kamin Herbert S r 1518 Edgewd ln... Winnetka-3219
 Kanaley B V r 682 Ardsley rd... Winnetka-2066
 Kane Geo D r 666 Garlnd av... Winnetka-2818
 Kane's Food Shop delctsn 986 Linden av... Winnetka-3185
 Karnopp Chas F r 455 Linden... Winnetka-261
 Kashian Bros Inc rug clnrs
 1107 Greenlf av... Winnetka-1200
 Kassner A J r 602 Provident av... Winnetka-4117
 Kassner Jno H r 596 Provident av... Winnetka-2858
 Kastrup O Mrs, Jr r 655 Hill tr... Winnetka-1977

ikes Wilmarth Mrs r 703 Walden rd... Winnetka-2115
 Iq Henry Florist 845 Pine... Winnetka-313

See new homes first—we'll send homes like this as they hit the market. Send me homes like this.



Correct Photo of Home
on permit

\$592,458

Redfin Estimate

\$500,000

Last Sold Price

4

Beds

3.5

Baths

Sq. Ft.

Built: 1940

Status: Closed Sale



Street View

Is This Your Home?

Track this home's estimate
& nearby sales activity

Value
ollar
ldt's"

REAL ESTATE
INSURANCE
RENTING
618 Grove St.

EVANSTON BOND
& MORTGAGE CO

MORTGAGES
FIRST
SECOND
Greenleaf 5600

WINNETKA DIRECTORY OF HOUSEHOLDERS (1939)

1939

4730 Runnfeldt & Belmont
filling sta
4740 Hallquist N Arth
Oak intersects
nw cor Mann Horace School
5010 Oak Food Shop
5030 Beauty Spot The
Wilson Ethel
503 Apartments
201 Lieber Mary H Mrs
202 Ibis Fred
2030 Brosius Anna E
204 Bingham Kath
2050 McCormick Margery D
Mrs
206 Blythe Wm A
2070 Maurer Hazel
301 Mohr Louise M Mrs
3020 Spangler Agnes
303 Redman Edw E
304 Phelan W Martin
305 Prucha Arnold A
306 Rockwell Saml T
3070 Woods Frank N
Street continued
505 Indian Trail Tea Room
(side ent)
5070 Indian Trail Tea Room
Chestnut et ends
523 Cornelson Miss Inc
(side ent)
5230 Smith Geo J
Elm intersects
541 Apartments
2020 Prouty Richd
2040 Russell Marion J
2060 Ruder Mabel
208 Waxler John C
2170 Wortley Eloise W Mrs
2180 Graham Mary E Mrs
221 Vacant
3010 Nollz Victor J
3020 Peirson Teckla
3030 Thurston Gertrude M
Mrs
3040 Dawson Laura
3050 Christianson Sigurd
306 Leap Olga
3070 Boas Wm H
308 Reinert Peter J
309 Hill Gustav
310 Astell Raymond
Street continued
545 Apartments
2010 Gould Frank L Jr
202 Benevent Mario
203 Banfield Erna
204 Johnson Ellen C mas-
sage
3010 Douglas Arth
302 Smith Robt J
303 Sinclair John B
304 Campbell Jas
Street continued
5460 American Dry Cing Co
5470 Winnetka Beauty Shop
Anderson Mary C gift
shop
5520 U S Post Office
5530 Hanson Motor Co auto
reps
5560 Holzenkamp Aug J
5600 North Shore Lndry &
Dry Cleaning Co
5670 Pervier Lee W
Spruce intersects
CHESTNUT COURT — From
East 1/2 block to 507 Chest-
nut
5090 Whillish Marion
Payton Mabelle A
Alandau Karla
5100 Edo Anna drsmkr
511 Woolworth F W Co
(rear ent)
5120 Vandy Fair beauty
shop

813 Vacant
815 Vacant
817 Keras Nicholas
Glenn Allise S
818 Eldridge Frank L
819 Boyer Donald A
820 Wells Harry K
821 Blann Ralph G
8190 Chestnut Court Book
Shop
8210 Cornelson Miss Inc
interior decorators
CHURCH RD — From south
city limits north to 300
Green Bay rd
710 Berz Stanley B
950 Kelly Myles S
960 Walker W Addison
980 Fuller Laura Mrs
Winnetka av ends
100 Vacant
10200 Neill Thos E
1120 Hyde Herbert E
1170 Paxton Glenn G
120 Wayne Andrew B
1270 Johnson Elvin H
1230 Hollinger Aurelia Mrs
1330 Elder Jas G
Hill ter ends
1420 Wilson Jas C
1540 Warner Mason M
Hill rd intersects
1350 Roehm Geo T
1710 Barre Matthew E
Sunset rd ends
1880 Walsh Alex J
1820 Parkinson Roscoe L
1860 Cole Monroe
1890 Ward Raymond L
2000 Sibley H Ellis
Garland av begins
3110 Colton Kingsley
3210 Kendall Curtis P
3270 Quinlan John J
3210 Chiquoine Victor L
3350 Lambart Ruth Mrs
241 Vacant
2470 Collins Gardner M
Elder la intersects
253 Vacant
2590 Whyte Wm J
Green Bay rd intersects
CRESCENT AV — From 345
Elder la north to Haw-
thorne la
Hawthorne la intersects
CRESCENT LANE — From
Fisher la north and west to
city limits, I west of Sheri-
dan rd
1080 Jordan Edwin P
10840 Price Benj M
10900 Butler John J
10960 Harris Stanley G
City limits
DE WINDT ROAD — From
1100 Hill rd southeast and
north to Sunset rd
1100 Bridges Fredk J
1140 Glenn Harold
1150 Hull Denison B
1170 Golee Christian J
1200 Stetson Wm C
1260 Miller Alice D Mrs
1320 Kimball David W
1330 Bullard Edw M
140 Vacant
1720 Carlson Melvin E
1800 Brock Donald C
1810 Wood Rollin D
1860 Pabst Rudolph
2200 Murtaugh Chas L
Sunset rd intersects

DINSMORE ROAD (Former-
ly Ely rd) — From 700 Lo-
cust west to Rosewood av
1014 Vacant
10150 Sethness Walter D
10220 Powers Jeannette Mrs
1025 Vacant
10280 Greenberg Harold M
10320 Ritchie Constance
10350 Hough Wm J
10400 Hickey Rollin M
10450 Warner R Miles
10460 McEwen Thos S
10560 Keator Clark L
Rosewood av intersects
EAST PARK N — From 672
Maple av west to Prospect
av
Park la ends
Prospect av intersects
EAST PRIVATE ROAD —
From 940 Sheridan rd west
to Green Bay rd
900 Whitfield Percy
9210 Hickey Matthew J
933 Vacant
9400 Galloway Chas E
9600 Allison Geo
9680 Macy J Wm
9780 Braun Hubert J
Green Bay rd intersects
EAST WOODLEY ROAD —
From 3 Woodley rd south
and west to South Woodley
rd
30 Bremmer Vincent
100 Ware Louis
150 Burch Clayton B
200 Cresan Mark W
210 Shaw John I
EDGEWOOD LANE (Form-
erly Prairie av) — From
1/2 block east of 914 Vernon
west to Grove
13480 Killian Victor J
13510 Munns Geo F
13800 Dehmow Chas F
13870 Sparling E Jas
Vernon av intersects
14050 Allen E Hubert
14080 Lay Della L Mrs
14110 Burlingham J Preston
14120 Vallinda Theo G
14160 Hanson Carl V
14170 Rapacz Max P
14220 Hayes Harold H
14230 Anderson Alex S
1427 Vacant
14330 Lundy Edwin K
14360 Moore Geo T
14370 Monk John
14420 Bulhal Michl
14430 Whitacre Maxwell
14460 White John G
1447 Thomas Newell
Greenwood av intersects
14760 Strong Walter A Jr
14730 Gerlach Albin
14820 Balz Wm S
14870 Finley Malcolm H
14930 Hodson A Leslie
14960 Shaw Raymond
15020 Richardson Chas E
15030 Cahn Albert Jr
1507 Vacant
15090 Ward Ernest L
15190 Vollers Edw L
ss 1 e Vacant
15220 Kanja Emil
15230 Elmendorf Armin
Grove intersects

PROPERTY TRANSFERS

The following property transfers have taken place in the area recently, according to the latest report released by the Cook County Recorder of Deeds.

Winnetka

1072 Fisher Lane, Osmond Mark W, Osmond Christie M to Baker Andrew, Baker Michelle, \$215,000; April 2.
1518 Edgewood, Brodsky Janice to Crawford Timothy T, Crawford Julie M, \$635,000; April 4.

1310 Hackberry Lane, Vogel Henry M, Vogel Maria S. to Macfarland Lanning III, Macfarland Claire, \$1,412,500; April 10.
570 Lincoln Ave. C-7, Rosen Scott L to Kyle Robert C, Kyle Victoria S, \$250,000; April 11.

Glenview

925 Bluff St., Murphy Lisa D, Sill Lisa M to Tepper Michael S, Tepper Laura, \$755,000; April 1.
400 Green Bay Road No. 203, Conant Sandra, Ulmer Stephen to Amram Laurie,

Amram Ofer, \$152,000; April 1.

1235 Longmeadow, Highgate Prop to Cohen Michael, Cohen Pamela, \$500,000; April 7.

627 Drexel Ave., Spolarich Meredith J to Republic Bk Chgo Tr, \$420,000; April 7.

850 Vly, North Star Trust Co Tr to Devenny Christopher D, Devenny Florence E, \$636,000; April 8.
1201 Mayfair Lane, Kaplan Myron M Ind Extr, Kaplan Morris P to Rossi Emilio, \$700,000; April 9.
870 Oak Dr, Teifeld Roy to

870 Oak, \$540,000; April 10.

Glenview

10471 Dearlove No. 4, Chicago Title Land Trust Co Tr to Kim Sean, Ko Young M, \$146,000; April 1.

144 Lincoln, Serrelli Leigh A to Demirlika Erlir, \$310,000; April 1.

10471 Dearlove No. 6, Chicago Title Land Trust Co Tr to Kim Hee S, \$146,000; April 1.

1409 Burr Oak Ave., Ragsdell Jerry M to Wynny-

chenko Theodore M, Hill Laura M, \$765,000; April 2.

1578 Independence Ave., Chapel Crossing Ltd P/P to Rylicki Derek, Rylicki Kimberly, \$840,000; April 2.

3925 Triumvera Unit 9C, Hurley Terence X, Hurley Marjorie A to Soares Johnson, \$161,500; April 2.

2547 Fontana Dr, Wisowaty William P to Kural Zbigniew, Kural Helena, \$320,000; April 3.

4541 Jenna Road, Insignia Glenview to Kim Song S, Kim Hong S, \$418,000; April 3.

2810 Park Lane, Ferris Glenview to Olsen Michael A, Olsen Allison, \$738,500; April 4.

3735 Maple Leaf Dr, Fifth Third Bk Tr to Beltrano Mikele, Beltrano Lorena, \$440,000; April 4.

1358 Sanford Lane, Hauldren Ryan T Sr, Hauldren Maria to Kurtz Robert H, Aimi Yuko, \$780,000; April 4.

820 Wagner Road, Wurmlinger Angela, Wurmlinger Elizabeth to Estok John, Estok Joanne, \$510,000; April 4.

2201 Chestnut Ave. Lot 6, Concord Glen L L C to Ruos Brian F, Ruos Pamela R, \$723,000; April 4.

954 Golfview, Cole Taylor Bk Tr to Rivard Stephen P, Jett Rivard Christine, \$825,000; April 4.

710 Waukegan Road, Cienkus Bridget K Tr, Kane Joann C Trust, Joann C Kane Trust to Cienkus Robert C, Cienkus Patricia M, \$328,000; April 4.

3952 Venice Crt No. O, Sheynman Arnold, Oyslander Marina to Hoang Mien, Phan Tuyen, \$267,500; April 7.

2073 Valor Crt, Glen Townhomes Ltd P/S to Kelsey Laura, \$634,000; April 7.

1525N Crown, Cohen Michael H, Cohen Pamela B to Calvary Presby Ch, \$600,000; April 7.

1725 Constitution Dr, Chapel Crossing Ltd P/S to Ali Pyar S, Ali Zeenat F, \$966,500; April 7.

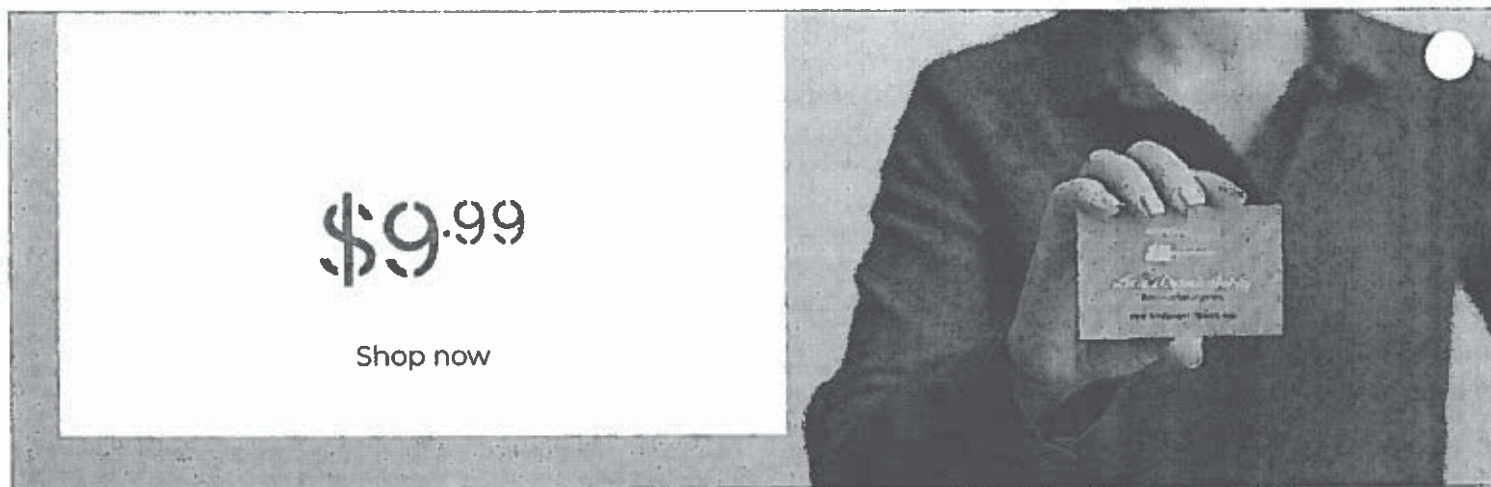
2535 Fielding Dr, Chapel Crossing Ltd P/S to Klonecki Tom A, Klonecki Tobin, \$740,500; April 7.

2069 Valor Crt, Glen Townhomes Ltd P/S to Francis Julie M, \$677,000; April 7.

1183 Somerset Dr, Schmidt & Assoc Const to Thomas Terry S, Thomas Jacquelyn S, \$1,421,000; April 7.

1542 Bluestem Lane, Kowalski Keith M, Kowalski Nancy J to Mangahas Edmund B, Mangahas Susan

Winnetka - Housing (Property Sales)
WT 6/12/03 PS 162



ADVERTISEMENT

WINNETKA WRITER GEORGE BRODSKY, 90

By **David Mendell**, Tribune Staff Writer
CHICAGO TRIBUNE

JUNE 17, 1998

George Brodsky, who left a legacy of writing as diverse as military rescue instructions for the armed forces to poetry in national literary publications, died Friday in his Winnetka home. He was 90.

Mr. Brodsky was an indefatigable researcher, writer and historian whose last major project came in the late 1980s when he authored a 400-page history of Winnetka Community House. He spent hours in the local library archives and in interviews with Winnetka residents.

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"I've never seen a man work so hard in such a dedicated way," said Joyce Bishop, then the Winnetka House's facilities coordinator. "He poured his heart and soul into it and went into incredible detail. "

The Winnetka House book grew out of his history of the Winnetka Congregational Church on the church's 100th anniversary.

"He had such a big heart that he never said 'no' to anybody, and he was so exacting," said Tom Fritts, who directed the Community House from 1969 to 1979. "He was one-of-a-kind. They don't make them like that anymore. He touched many lives here."

Born in Chicago's Humboldt Park neighborhood, Mr. Brodsky attended the University of Chicago and achieved Phi Beta Kappa honors in his third year. He moved to Winnetka in 1957.

Though his passions were literature and poetry, Mr. Brodsky paid the bills by running his own advertising agency in Chicago until he retired just seven years ago.

Mr. Brodsky served as a lieutenant colonel in the Air Force during World War II, when he undertook the mammoth task of rewriting the Air Force's survival and rescue manuals. Just before the war, he and University of Chicago professor Frederick Schuman wrote "Design for Power," the best-selling book about the balance of world power at the start of World War II.

In addition, his poetry has appeared in The New Republic and Poetry magazines.

While in college in Chicago, Mr. Brodsky fell in with other literary scholars, including James T. Farrell, author of the "Studs Lonigan" books. But his penchant for writing came much earlier.

"My aunt fed me and my two brothers reading material with great lack of discrimination," Mr. Brodsky told the Tribune in 1988.

Survivors include his wife, Janice; three daughters, Ellen Fuller, Laura Brodsky and Lisa Manges; four grandchildren; and three great-grandchildren.

A memorial service will be held at 1 p.m. Saturday in the Winnetka Congregational Church, 725 Pine St., Winnetka.

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This article is related to: Obituaries

APPLICATION FOR DEMOLITION PERMIT**I. PROPERTY INFORMATION**ADDRESS: 1518 EDGEWOODREAL ESTATE INDEX NUMBER (P.I.N.): 05 - 18 - 224 - 002 - 0000DESCRIPTION OF ALL STRUCTURES TO BE DEMOLISHED Single Family Residence**II. APPLICANT INFORMATION**APPLICANT NAME: ANTHONY KAPLANOW TITLE: General Contractor
(If applicant is a corporation or partnership, provide name of registered agent or other responsible individual)COMPANY NAME: KAPLAN Custom Homes
1557 HARDING RD

PHONE NUMBER: [REDACTED]

ADDRESS: NORTHFIELD IL 60093

EMAIL: [REDACTED]

APPLICANT'S RELATIONSHIP TO OWNER OF RECORD: PARTNER
(If contract purchaser, attach copy of executed purchase agreement)CLOSING/TRANSFER DATE: 10-10-18**III. OWNER OF RECORD INFORMATION**OWNER: 1518 EDGEWOOD LLC

PHONE NUMBER: [REDACTED]

ADDRESS: 350 PRINGSTEN RD #104
NORTHBROOK IL 60062

FAX NUMBER: [REDACTED]

DATE OWNER PURCHASED PROPERTY: 10-10-18**IV. CONTRACTOR INFORMATION** (If known, otherwise indicate "not known")DEMOLITION CONTRACTOR: JD EXCAVATION

PHONE NUMBER: [REDACTED]

ADDRESS: 16433 W. IL Route 173
WADSWORTH, IL 60083

FAX NUMBER: [REDACTED]

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: 044 DEPOSIT AND FILING FEE AMOUNT: \$19,070.-
DATE OF ISSUANCE: _____ BY: _____

RECEIVED

JAN 29 2019

BY: _____

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

APPLICANT SIGNATURE: _____

DATE: 1-28-19

PRINTED NAME: ANTHONY KAPLUNOW

OWNER SIGNATURE: _____

DATE: 1-28-19

PRINTED NAME: BONS SHAPIRO
1518 EDGEWOOD LLC

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: _____

DATE: 1-28-19

PRINTED NAME: ANTHONY KAPLUNOW

OWNER SIGNATURE: _____

DATE: 1-28-19

PRINTED NAME: BONS SHAPIRO
1518 EDGEWOOD LLC

STARTING DAY

4-20-19 } DEMO + EXCAVATION
4-24-19 }

4-24-19 } FOUNDATION
5-10-19 }

5-15-19 } FRAMING & ROOF
6-25-19 } WINDOWS

6-25-19 } ALL MECHANICAL
8-15-19 } HVAC, PLUMBING, ELECTRIC

8-20-19 } INSPECTIONS - OUTSIDE WORK
8-30-19 } BRICK & SIDING

9-1-19 } INSULATION - OUTSIDE WORK
9-7-19 } BRICK, SIDING

9-10-19 } DRY WALL & PRIMING WALLS
10-10-19 } OUTSIDE WORK

10-10-19 } FLOORING / STAIRS
10-15-19 }

10-15-19 } FINISH CARPENTRY &
12-15-19 } ALL TRIM WORK
FINAL INSPECTIONS.



PROPERTY ADDRESS: 1518 EDGEWOOD LANE, WINNETKA, ILLINOIS 60093

SURVEY NUMBER: 1809.2025

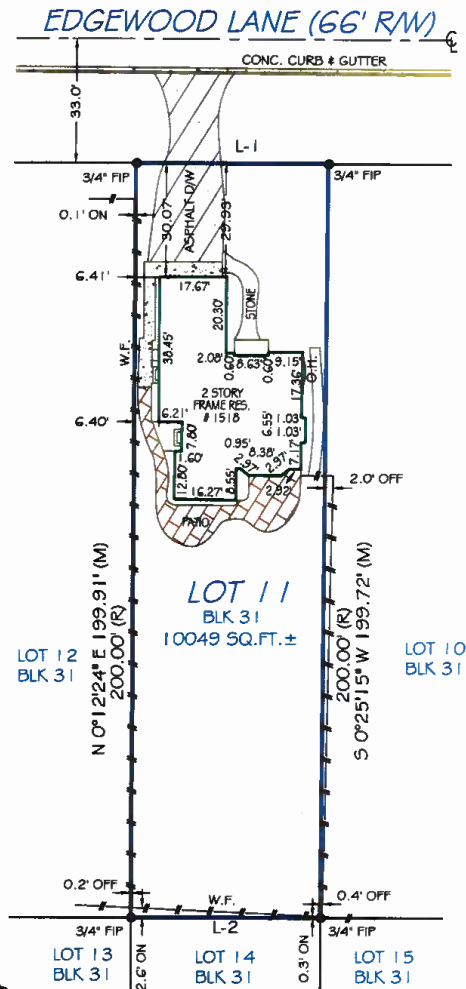
FIELD WORK DATE: 9/25/2018

REVISION DATE(S): (REV.0 9/26/2018)

1809.2025
BOUNDARY SURVEY
COOK COUNTY

LOT 11 IN BLOCK 31 IN CHICAGO NORTH SHORE LAND COMPANY'S SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TABLE:
L-1 S 89°43'59" E 50.66' (M) 50.00' (R)
L-2 N 89°56'54" W 49.92' (M) 50.00' (R)



STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF SEPTEMBER, 2018.

Wesley B. Haas

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3993
LICENSE EXPIRES 11/30/2020
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE
1 inch = 40 feet



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

CLIENT NUMBER: P18-0165

DATE: 09/26/18

BUYER: BORIS SHAPIRO

SELLER: TIMOTHY T. CRAWFORD AND JULIE M. CRAWFORD

CERTIFIED TO: BORIS SHAPIRO; WFG NATIONAL TITLE INSURANCE COMPANY

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

POINTS OF INTEREST

Exacta Proudly Supports

THE **cara** PROGRAM

transforming lives...

www.thecaraprogram.org

Since 1991, The Cara Program has placed more than 4,800 motivated adults into more than 6,600 quality jobs, catalyzing the same number of families to stop the transfer of poverty from one generation to the next.

EXACTA ILLINOIS SURVEYORS, INC.
316 East Jackson Street, Morris, IL 60450
LB#: 184005763 | P: 773.305.4011

Please Remit Payment To: 2132 E 9th St | Suite 310, Cleveland, OH 44115



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: FEBRUARY 26, 2019
SUBJECT: CASE NO. 19-05-LPC: 949 FISHER LANE - LANDMARK DESIGNATION

INTRODUCTION

On March 4, 2019 the Landmark Preservation Commission (LPC) is scheduled to hold a public hearing on an application submitted by Jeffrey and Karen Watts (the "Applicants") as the owners of the property commonly known as 949 Fisher Lane (the "Subject Property"), to have the Subject Property designated as a local landmark.

A mailed notice was sent to owners of properties contiguous to and across from the Subject Property. As of the date of this memo, staff has not received written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to designate a landmark by ordinance.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 1.18 acres in size, is located at the northeast corner of Fisher Lane and Fisher Crescent Lane and contains a single family residence. The property is zoned R-2 Single Family Residential, and it is surrounded by R-2 Single Family Residential. The Subject Property is identified on a GIS aerial map on the following page (Figure 1).

The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

PROPERTY HISTORY

Constructed in 1929, the residence was designed by Howard Taylor Fisher for Walter Taylor Fisher. According to Village files, no subsequent building permits were issued that would have altered the residence. The Applicants acquired the property in September 2018.

The Applicants have provided a written statement describing the residence and reasons in support of the proposed designation, along with current and older photographs of the Subject Property, all of which are included in this report as Attachment A.

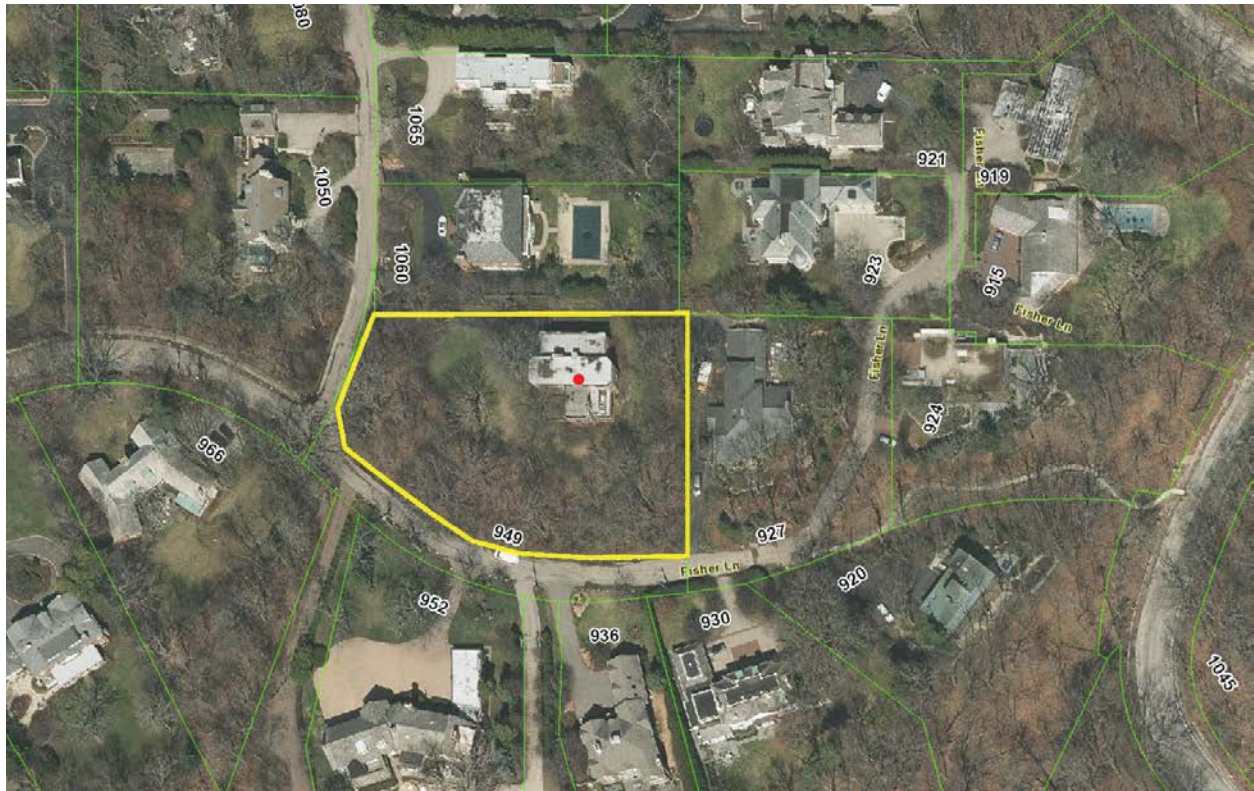


Figure 1 – Subject Property

COMMISSION REVIEW

The LPC is to make findings and a recommendation to the Village Council on the application. Following receipt of testimony at the public hearing, the LPC shall make its determination and recommendation to the Village Council that, based on the evidence received at the public hearing, the Subject Property does or does not meet the criteria for designation. The criteria to consider when evaluating a potential landmark are as follows:

1. General Considerations:

- a. The structure, building, object or site has significant character, interest or value as part of the historic, cultural or architectural characteristics of the Village, the state or the United States;
- b. The structure, building, object or site is closely identified with a person or persons who significantly contributed to the culture or development of the Village, the state or the United States;
- c. The structure, building, object or site is the result of the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm or artist whose individual accomplishment has influenced the development of the Village, the state or the United States;
- d. The unique location or singular physical characteristics of the structure, building, object or site make it an established and important visual feature;
- e. The activities associated with the structure, building, object or site make it a current or former focal point of reference in the Village;
- f. The structure, building or object is of a type or is associated with a use once common

but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.

2. Architectural Significance

- a. The structure, building, object or site represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
- b. The structure, building, object or site embodies elements of design, detail, material or craftsmanship of exceptional quality;
- c. The structure, building, object or site exemplifies a particular architectural style in terms of detail, material, and workmanship.
- d. The structure, building, object or site is one of the few remaining examples of a particular architectural style;
- e. The structure, building, object or site is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials, and accents the architectural significance of an area.

3. Historical Significance:

- a. The structure, building, object or site is an exceptional example or an historic or vernacular style, or is one of the few such remaining properties in the Village;
- b. The structure, building, object or site has a strong association with the life or activities of a person, persons, organization or group who significantly contributed to or participated in historic or cultural events;
- c. The structure, building, object or site is associated with a notable historic event.

To assist the LPC in the review of nominations, the Village Council adopted the System for the Evaluation of Landmarks, a copy of which is provided as Attachment B to this report. The System for the Evaluation of Landmarks is consistent with the criteria listed above and is a scoring system to determine the level of significance of the Subject Property.

Additionally, the LPC's recommendation may include an explanation of a significant feature or features of the Subject Property that should be preserved and protected, as well as any other information the LPC may deem pertinent to the determination or recommendation.

FINDINGS

In the attached application materials submitted by the Applicants, the Applicants have provided an evaluation of the Subject Property identifying how the property meets the criteria for landmark designation. Does the LPC find that the Subject Property meets the criteria for designation as a local landmark; and if so, is the LPC prepared to make a recommendation to the Village Council regarding the requested landmark nomination?

ATTACHMENTS

Attachment A: Application Materials

Attachment B: System for Evaluation of Landmarks



LANDMARK NOMINATION FORM

Thank you for considering landmark status for your property. If you have questions about landmark designation or about this form, please call Christopher Marx, Department of Community Development at Village Hall, telephone: 847.716.3587 or email cmarx@winnetka.org.

Please use another piece of paper to answer the questions on this form. If you do not know the answer or if the question does not relate to your property, simply write, "don't know" or "not applicable."

*To help you, we have enclosed **How to Research Your House**, a page of useful resources for learning more about your property. Both the Department of Community Development at Village Hall and the Winnetka Historical Society (phone: 847.501.6025) can answer many of your questions.*

1. Property owner's name(s) Jeffrey and Karen Watts

2. Street Address 949 Fisher Lane

3. Property Identification Number (P.I.N.) 05-17-200-044-0000

(on your tax bill or can be requested from Community Development, Village Hall)

If available please attach a plat of survey

4. How long have you owned this property? 1 year

If you know, list the previous owners of the house and when they owned it. Do you know whether any of the owners had a particular influence on the village's history?

See continuation sheets.

5. Date of construction, if known 1929

In the next section, we ask about information that is important in evaluating landmark requests. For questions that are not relevant, write “none” or “not known”. Please provide sources for your information. Referring to the title and page number of a book is fine. For other documents, it would help to include a photocopy of your source. If the source is Village Hall, simply write what the reference is, for example: “Water hook up – Village Hall.”

1. If known, give the name of the architect Howard Taylor Fisher
Architectural firm _____
Designer Howard Taylor Fisher
And/or builder _____
Do you have original plans? Yes

Is the property associated with a historical person or group?
Please explain.

See continuation sheets

Is the property associated with a notable historic event? If so, explain.

2. **Alteration History:** *Please include current photos of all sides of the house and older photos, if available. The “structure files” at the Winnetka Historical Society, may have older photos.*

If known, describe changes made to the outside of the building since it was built. Have important changes been made to the property as viewed from the street in the last fifty years? Please include descriptions of alterations, dates and architects, if known. (*Note: Building permit records at Village Hall are helpful*)

See continuation sheets

If known, describe changes over the last fifty years to the original property, not including alterations to the building itself. These changes could include subdivision, fences or new structures added to the property. (*Note: Sanborn maps at Village Hall are helpful. Also, many buildings in the Village have been moved from their original sites.*)

See continuation sheets

3. Do you have any other information about the property or anecdotes you’d like to share? This information can be based upon hear-say, so long as you tell us the source.

See continuation sheets.

4. I (We) hereby certify that I (We) am (are) the owner(s) of the property described in the form and wish to make application for designation of this property as a landmark by the Village of Winnetka.

Name(s): Karen and Jeffrey Watts
Signature(s): [Redacted]
Date: 2/10/19
Phone: [Redacted] Fax: [Redacted] Email: [Redacted]

Please forward your completed nomination to:

**Winnetka Landmark Preservation Commission
Village Hall
510 Green Bay Road
Winnetka, Illinois 60093**

LANDMARK APPLICATION CHECKLIST

- ☒ **Landmark Nomination Form**
- ☒ **Plat of Survey**
- ☒ **Current photographs showing each side of the property**
- ☒ **If available, older photographs of the property**
(The Winnetka Historical Society, phone: 501-6025 might be able to help)

For your information:

The Landmark Preservation Commission meets on the first Monday of the month. Meeting time: 7:00 pm, in the Council Chamber at Village Hall, 510 Green Bay Road, Winnetka, Illinois.

Your application is reviewed by the Commission at a public hearing. Village Hall will notify your neighbors of this public hearing at least 15 days before the meeting date.

A decision by the Landmark Commission to recommend the property as a landmark will take place at this meeting or the next meeting. After the Commission's written report is sent to the Village Council, the landmark nomination is placed on the Council's agenda for its next available meeting date.

The Village Council designates a Winnetka Landmark by ordinance. A preliminary vote to designate a landmark at one Village Council meeting will be followed by a final vote at the following Council meeting. The Village Council meets on the first and third Tuesdays of the month.

HOW TO RESEARCH YOUR HOUSE

*The three most important items are: the name of the **original owner**, the **architect's name** and **when** the house was built. After that, you can fill out the historical picture of your house by establishing the **chain of ownership**, learning about the people who lived in your house, studying the architect's work, learning more about the house's style and the historical context of that style or establishing when alterations were made or additions built.*

1. **Village Hall**, 510 Green Bay Road, phone 501.6000

The **Department of Community Development** on the first floor has a "house file" for each house in the village with records of building permit applications and other information. The staff also has *Sanborn* maps, which were produced up to 1938; these are excellent resources for seeing how your neighborhood developed.

Public Works Building, 1390 Willow Road, phone 716.3531

Water & Electric Department records go back to 1893. These records show the date that the original water hook-up was made and who owned the house at the time.

2. **Winnetka Historical Society**, 411 Linden, 501.6025.

The museum has compiled folders, called *structure files*, based upon real estate listings for houses that were sold between 1945-75, including some photos. The society also has an early *Sanborn* map. The museum keeps a technical information file on renovation and restoration topics (see the Landmark Commission's "Technical Information Series" sheet for topics) and has a number of architectural style reference books. The Society also has a copy of the State's 1972 historical structures survey; you can see if your house is listed on it.

3. **Cook County Recorder of Deeds**, County Building, 118 N. Clark, Chicago, 312.443.5060

Bring your house's *property identification number (P.I.N.)* (it's on your property tax bill) and the *legal description of the property* (it's on the purchase documents, the plat of survey or can be obtained from the Cook County Treasurer's office, Rm. 112 in the County Building) to 118 N. Clark, Room 120, which is on the first floor. Once inside, proceed down the stairs on the east wall to the **Tract Department** in the basement.

The **Tract Department** provides two sheets of instruction: "Conducting a Tract Search" and a sheet that defines the abbreviations used in the records. These are very helpful.

Some basics:

- WD= Warranty Deed; D = Deed; both convey title to real estate (grantor = seller, grantee = buyer)
- QC = Quite Claim: a simple change of ownership
- TD = Trust Deed represents indebtedness, similar to a mortgage (grantor = borrower, grantee = lender). Sometimes you can determine when a house was built from the *first* Trust Deed.
- Release: when indebtedness or other obligation is satisfied.

The clerk will provide a computer search of records that are dated *after* October 1, 1985.

Prior to 1985: A staff person uses your *legal description of property* to look up your property in an index book to determine the proper **tract book** (a large 14" x 18" volume that lists transactions for each property). When using the tract book, it works best to copy the entire entry line, starting with the **document number** (a "T" accompanying the document number means "Torrens," which has a separate document filing system.) Make sure to copy every line so that you don't have to go back!

Microfilm Library: You must have the *document number* to review individual documents that are kept in the microfilm library, which is next to the Tract Department. (Be sure to mention if the property is “Torrens”.) You can sign out only 3 documents at a time to review at the microfiche readers. Some documents will state the occupations and the prior addresses of the people buying or selling the property, which will help fill out the picture of who lived in your house.

4. **Chicago Title and Trust:** This option is priced out of the market: Special Services on the third floor of 171 N. Clark St., Chicago, will research your house’s “chain of ownership” in its own tract books for a fee.

5. **The Winnetka Public Library** has past issues of *Winnetka Talk* on microfilm back to 1917, although finding anything relevant to your house will be a matter of sheer chance. The library has architectural magazines and histories of Winnetka. The library also has a genealogy collection and an obituary file on the basement level, which can help you learn more about who lived in your house. You can also find biographies in Marquis’ publications: *Who’s Who in Chicago* or the earlier version, *Book of Chicagoans*.

6. **The Burnham Library at The Art Institute of Chicago**, 312.443.3666, may have information if you know the architect’s name. There are three resources at the Burnham Library: the Burnham Index, an index to old journals that would review the work of the better-known architects; the card catalog and the librarians. The library also has oral histories from architects, which are also available on the library’s internet site.

7. **The Chicago Historical Society**, 312.642.4600, has extensive clipping files, social directories and building permit records. *The Economist* is a particularly good source of building permits between 1888-1946, but you must know the date you’re looking for. For lesser-known architects, this might be a good resource.

8. **The Illinois Historic Preservation Agency, One Old State Capital Plaza, Springfield, IL 62701.** If a house appears on the State’s 1972 Historic Structures Survey or if it was published in a journal, I.H.P.A. may have a card on file with photos, floor plans and a notation as to which journal the house is published in. The cards are filed both by town and by architect.

9. **University of Illinois at Chicago Library, Map Department**, 312.996.5277, has a full collection of *Sanborn* maps on microfiche that can be printed out if needed.

Other Ideas:

Interview former owners of your home or long-time neighborhood residents. The **Winnetka Historical Society** points out that this can be valuable information, but use it with caution unless it’s documented. The Historical Society also recommends making photocopies of all documents when possible, or noting exactly the sources used.

If you have performed a reasonably thorough study of your house, consider offering the material to the **Winnetka Historical Society** for its collection when you are done.



LANDMARK NOMINATION

Walter Fisher House

CONTINUATION PAGES

4. PREVIOUS OWNERS

1929-1963

Walter Taylor (1892-1991) and Katharine Dummer Fisher (1892-1961)

The original owners, Walter T. and Katharine D. Fisher, had been married a little more than 10 years when they built 949 Fisher Lane. Over the next 35 years they made significant contributions on the local, state and even national levels while also raising a family of six children¹ in the house.



HOUSE FOR MR. AND MRS. WALTER T. FISHER, WINNETKA, ILLINOIS

The Architectural Record, 1929

¹ Walter T and Katharine D. Fisher's children were Walter, Ethel, John, Roger, Francis (born 1926) and Gerard.

Walter Taylor Fisher was the eldest of eight children² born into a prominent family headed by their cerebral, civic-minded parents Mabel T. (1867-1953) and Walter L. Fisher (1862-1935). A March 16, 1911 *Washington Post* article characterized Walter's mother, the "former Miss Mabel Taylor of Boston," as having "show[n] her progressiveness first by taking a degree in



Mabel Taylor Fisher



Walter Lowrie Fisher

Radcliffe College [before her marriage in 1891]" and "[t]hen becom[ing] a force in the Chicago women's clubs."³ A woman of high expectations and a strong sense of social responsibility, she was proudly described by one of her daughters, "My mother came from Boston. She gave us all our individuality. All the Fishers are damned independent."⁴ The couple was well matched. Walter Lowrie Fisher, was a founder and name partner in the prestigious Chicago law firm Matz, Fisher & Boyden.⁵ He was a well-respected expert in the complexities of elevated and street railways, as well as a high-profile civic reformer and conservationist, who from 1911-

² Walter L and Mabel T Fisher's children were Walter Taylor (born in Chicago, 1892), Arthur (born in Chicago, 1894), Thomas Hart (born in Winnetka, 1896), Frederick Bourne Taylor (born in Winnetka, 1896), Margaret (born in Winnetka, 1898), Howard Taylor (born in Winnetka, 1903) and Ruth (born in Winnetka, 1910). An 8th child died in infancy in 1906.

³ Paul Rhetts, "Walter L. FISHER (1862-1935) m. Mabel TAYLOR (1867-1953)." [A documentary time line]

<http://nmsantos.com/Tangled-Branches/Walter%20Fisher/Walter-Fisher.html>.

⁴ Betty Crookes, "Perception, Memory, Color for Fisher Retrospective," [publication name missing] January 15, 1976, p.57. Located in "Fisher Family" file at the Winnetka Historical Society.

⁵ The firm was founded in 1888 as Matz and Fisher. The last name of William C Boyden was added after 1897. All three men built large homes in Winnetka. Rudolph Matz and William Boyden played important roles in founding the Winnetka Community House, and the Community House's theater space bears his name. Laird Bell who joined the firm in 1910 and would become a name partner, also built a large home in Winnetka and played a pivotal role in establishing Skokie School.

1913 served as United States Secretary of the Interior under President William Howard Taft. “With him competence, integrity and courage were everything.”⁶

In the mid-1890s⁷ Walter and Mabel Fisher built a large frame summer house at 1060 Sheridan Road in Lakeside (i.e. Hubbard Woods) approximately 200’ northeast of where 949 Fisher Lane



1060 Sheridan Road (Images courtesy of Winnetka Historical Society)

now stands. The dramatic multi-acre site atop the bluff had a magnificent view of nearby Lake Michigan. A fellow champion of conservation, Jens Jensen, was hired to design the landscape.⁸ The 1890s began an intensive period of development along Sheridan Road in Winnetka, which became lined with estates by the end of 1920s. Rudolph Matz, Fisher’s partner and Winnetka civic leader, owned the lakefront estate caddy-corner across Sheridan Road.

As was common among affluent families at the time, the Fishers also maintained a city house, theirs being in Chicago’s Gold Coast at 1313 N State. Nurturing education being of prime importance, the Fishers consciously chose for their son Walter to be educated at the nearby

⁶ Walter T. Fisher, “Walter L. Fisher,” *The University of Chicago Law School*, Vol 10, No 1, p. 5. This paper was part of a series on distinguished Chicago lawyers sponsored by the University of Chicago Law School. <http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=2ahUKEwiygqS4sqfgAhVILKwKHWJiCMQQFjAAegQIABAB&url=http%3A%2F%2Fchicagounbound.uchicago.edu%2Fcgi%2Fviewcontent.cgi%3Ffilename%3D0%26article%3D1027%26context%3Dlawschoolrecord%26type%3Dadditional&usg=AOvVaw0AcpTdHD9xZtEaogDpoBCf>

⁷ Caroline Thomas Harnsberger, *Winnetka: The Biography of A Village*. (Evanston, IL: The Schori Press, 1977), 11.

⁸ Robert E. Grese, *Jens Jensen: Maker of Natural Parks and Gardens* (Baltimore: The Johns Hopkins University Press, 1992), 203. The list of Jensen projects in Appendix A includes “Fisher, Walter L. (Name of Project), 1914-1915 (Date), Hubbard Woods, IL (Place), Jensen Collection, Art and Architecture Library, University of Michigan, Ann Arbor (Source).”

Latin School, where he graduated in 1909.⁹ Chicago Latin School had been founded in 1888 by prominent Gold Coast parents to provide the content quality of east coast schools and the latest child-centered methods of the new Progressive Education movement. Introduced in the mid-1870s in Quincy, Massachusetts by Francis Parker, progressive education discouraged rote memorization and instead nurtured each child's creativity and inquisitiveness to foster learning. Progressive education principals would be key in the design of Walter Fisher's home twenty years later. The intellectual rigor of Latin propelled Walter on to Harvard for a B.A. (1913) and law degree (1917). The following year he joined his father's law firm Fisher, Boyden, Bell, Boyd & Marshall.¹⁰



Walter Taylor Fisher

Walter T Fisher went on to become a distinguished lawyer and civic leader, serving as president of the City Club of Chicago from 1925-1927 and of the Council on Foreign Relations from 1944-1946,¹¹ as well as the president of a bank owned by clothing workers¹²—Amalgamated Trust & Saving Bank, Chicago, from 1926-1929. Beginning in the late 1930s, he was the principal initiator of the Chicago and Illinois Bar Associations' lawyer referral service providing low-cost legal services. On the state level, he was a trustee of the University of Illinois (1929-1931), and

⁹ *Who's Who in Chicago and Vicinity: The Book of Chicagoans*, (Chicago: The A. N. Marquis Company, 1931), 320.

¹⁰ The name of the law firm went through many permutations during the century-long period Walter L and Walter T Fisher were affiliated with it. Many of the name partners were Winnetkans.

¹¹ Kenan Heise, "Walter T. Fisher, 99, Lawyer, Ex-Chief of ICC," *Chicago Tribune*, August 29, 1991.

<http://www.chicagotribune.com/news/ct-xpm-1991-08-29-9103040565-story.html>

¹² Arthur John Keefe, "What Every Lawyer Doesn't Know," *ABA Journal*, Vol 61, March, 1975, 378-380.

U3U0Bsov7JziunseNw4kGkliCHsdr5w&hl=en&sa=X&ved=2ahUKEwi-kcH3wJngAhVJZawKHZG2Bk4Q6AEwA3oECAgQAQ#v=onepage&q=Adlai%20Stevenson%20Walter%20T%20Fisher&f=false

under Governor Adlai Stevenson served as chair of the Illinois Commerce Commission (1949-1953). Walter T Fisher also served his community, being a trustee of New Trier High School for a decade (1923-1933).¹³



Katharine Dummer Fisher

Katharine Dummer Fisher, his wife, was an intellectual and civic powerhouse in her own right. She was from a wealthy, prominent Chicago family, with pioneer Illinois roots, that was particularly notable for a line of powerful, independent-minded, socially conscious matriarchs.¹⁴ Her parents, William Francis (1852-1929) and Ethel Sturgis Dummer (1866-1954), shared many of the same education, social welfare and civic interests as the Fishers and lived a short distance from them in the affluent area north of the Chicago River. William Dummer was a successful banker whose own father, a lawyer and judge, was a close friend of Abraham Lincoln. With a strong interest in good government, William was active with prominent civic organizations such the Chicago City Club (of which he was a founder) and the Municipal Voter' League¹⁵ (of which Walter Lowrie Fisher was a founder and president). Ethel Sturgis Dummer, Katharine's mother, who came to live at 949 Fisher Lane at the end of her life, was a renowned "pioneer social and civic worker,"¹⁶ whose contributions included being a founder of the Chicago School of Civics and Philanthropy (later known and the University of Chicago School of

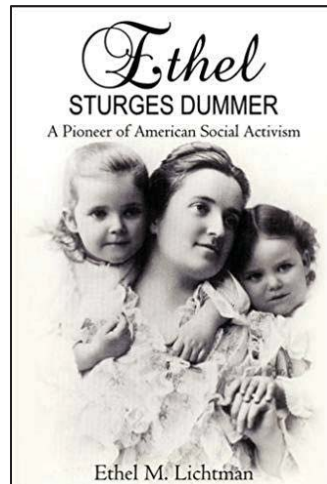
¹³ *Who's Who in Chicago and Vicinity*, (Chicago: The A. N. Marquis Company, 1941), 272.

¹⁴ Lisa M Schmelz, "Remember the Ladies" *At the Lake: Geneva Lakes Area [WI] Magazine*. February 20, 2012. <https://atthelakemagazine.com/remember-sturges-ladies/>

¹⁵ "Sudden Death of Well Known Colorado Man William Dummer: Passes Away at Chicago Home" *Colorado Eagle and Journal*. Vol XVII, No. 2,9, January, 1929. <https://cdnc.ucr.edu/cgi-bin/cdnc?a=d&d=CJ19290109.2.12&e=-----en--20--1--txt-txIN-----1>

¹⁶ "Plan Memorial Services for Mrs. Dummer, 87," *Chicago Tribune*, February 27, 1954, A7. <https://search.proquest.com/hnpchicagotribune/docview/178636807/ABA8D4E050204BE6PQ/1?accountid=6327>

Social Service Administration), a trustee of Hull House¹⁷ and serving on the boards of the Juvenile Protective Association, Women's City Club, University of Chicago Settlement and



National Probations Association. Katharine, like her future husband Walter Fisher, was educated at a prestigious Chicago progressive school, the Francis Parker School near her home. She went on to graduate from Harvard's "sister" school, Radcliffe, in Cambridge, Massachusetts. She and Walter were married in 1915. A family of six children followed.

Katharine devoted time, talent and treasure to issues in Winnetka and well beyond. She served several years as president of the Winnetka Parent-Teacher Association. The developmental education program she organized in 1932 for a group of village 1st graders is recounted with admiration by Carleton Washburn, Winnetka's Public Schools Superintendent and champion of progressive education, in his book, *Winnetka: The History and Significance of an Educational Experiment*.¹⁸ Her abiding interest in children led to her attending the White House Conference on Children in both 1940 and 1950. At the state level, she served on the Advisory Board on Youth and Community Services of the Illinois Department of Public Welfare.¹⁹

Civic awareness engendered Katherine's deeply committed to the League of Women Voters, in which she served as national Treasurer from 1938-1944, president of the Illinois League of Women Voters from 1945-1949, and president of the Winnetka league from 1936-1938. She

¹⁷ Lisa M. Schmelz, "Remember the Ladies" <https://atthelakemagazine.com/remember-sturges-ladies/>

¹⁸ Carleton W. Washburne and Sidney P. Marland, Jr., *Winnetka: The History and Significance of an Educational Experiment*, (Englewood Cliffs, N.J: Prentice Hall Inc., 1963), 58-63.

¹⁹ "Mrs. Fisher, Civic Leader, is Dead at 69: Ex-National Officer of Women Voters," *Chicago Tribune*, August 13, 1961, 32.

also played an active role in the movement for a new Illinois constitution. Katharine died in 1961 and the house at 949 Fisher Lane was sold in 1963.

1963-2018

Edwin Bush Jr. and Susanne Bradley Bush-Wilcox (1925-2018)

The property was purchased in 1963 by Edwin M. Bush, Jr. and Susanne Bradley Bush. The estate of Susanne Bradley Bush Wilcox sold the property to the present owners in 2018.

5. DATE OF CONSTRUCTION

1929

The year 1929 as the date of completion is supported by a number of sources. In his 1930 article, "A House in Winnetka," published in *The Arts*, author Henry-Russell Hitchcock refers to the house as "now just a year old."²⁰ The original building permit in the Village of Winnetka house file for 949 Fisher Lane bears a date of April 24, 1928. One of the sheets of the original plans is dated April 26, 1928. Finally, North Shore directories list Walter T Fisher at 1051 Cherry in 1925, 1926, 1927, and 1928, but at 949 Fisher Lane in 1929.

1. ARCHITECT

Howard Taylor Fisher

Prominent architectural historians have showered the *avant garde* Walter T. Fisher House with praise from the time it was first constructed. In 1929, Henry Russell Hitchcock who would soon co-curate the seismic *Modern Architecture: International Exhibition* at the Museum of Modern Art (1932), wrote in the February, 1930, issue of *The Arts* that "It is nearly the first [house] in America to which the most rigid international standards of contemporary architectural criticism may be applied".²¹

The house had been published in the November 1929, issue of *Architectural Record* featuring photos and floorplans. Its architect Howard Fisher commented, "The house, among all the important tools of the twentieth century, is unique in the inefficiency of its design. The age that has produced the ocean liner, the sky scraper and the zeppelin has as yet done but little toward

²⁰ Henry-Russell Hitchcock, Jr., "A House in Winnetka," *The Arts*, Vol 16, No 6, February, 1930, 403.
https://books.google.com/books?id=ZvZGAQAIAAJ&printsec=frontcover&source=gbg_summary_r&cad=0#v=onepage&q&f=false

²¹ Ibid.

solving one of the most important and basic needs of mankind. Of all the productions of our present day, the house alone is considered in terms of the past. We do not ride in Louis XIV stage coaches, or wear Elizabethan ruffles—why then should we live in imitation of Cotswold cottages or French eighteenth -century chateaux?²²

Howard Taylor Fisher (1903-1979) would go on to a distinguished career as an architect, city planner and educator. Born in Winnetka, he was the youngest brother of Walter T. Fisher. Although he had graduated magna cum laude from Harvard in 1926, and had advanced to Harvard's Graduate School of design, Howard Fisher's son recalls that his father hated the Classically-based Beaux Arts education he was receiving there and so dropped out²³ to design a modern house for the forward-thinking, independent-minded Walter and Katharine. The architect's age (25 years old in 1928) was remarkable; equally remarkable was the early date of his design. This was roughly the time that European modernism was introduced to the United States with Richard Neutra's Lovell house in Los Angeles, and five years before Hitchcock and Johnson's



Dr. Philip Lovell House, Los Angeles, 1927-1929, Richard Neutra, architect

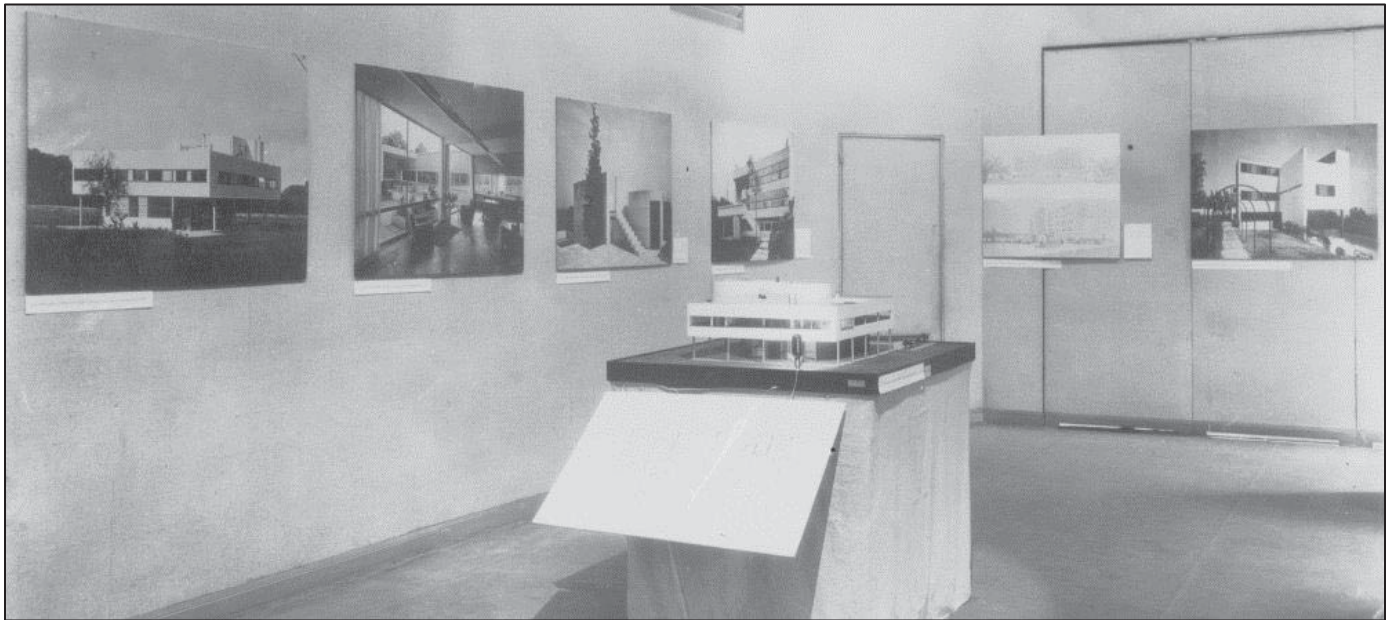
²² H. Ward Jandl, John A Burns and Michael J. Auer, *Yesterday's Houses of Tomorrow: Innovative American Homes: 1850-1950* (Washington, D.C. :National Trust for Historic Preservation, 1991), 157.

²³ Morgan Fisher, e-mail message to architect Stuart Cohen, March 12, 2010.

groundbreaking *Modern Architecture: International Exhibition* at the Museum of Modern Art (MoMA) that introduced European modernism into American architectural practice and defined it as the International Style.

While the architectural community admired the house and appreciated its sophistication, neighbors did not initially understand its ingenuity. One, not realizing who she was talking to, said to Howard's wife, "Oh, you live near the ocean liner."²⁴ The house was extraordinary, and very different than nearby 1920s Colonial Revival houses. It stands three stories, without cornices, window moldings or applied ornament. The major rooms have casement windows that wrap the corners on the diagonal and are flush with the walls--maximizing fresh air and beautiful views.

Because of its planar surfaces, crisp geometry and sparseness of detail, the Fisher House bears a family resemblance to contemporaneous European modern housing by Charles-Édouard Jeanneret, aka Le Corbusier (in France and Germany), Walter Gropius and Mies van der Rohe (in Germany) and J.J. P. Oud (in Holland and Germany) Work by these masters was featured in



Modern Architecture: International Exhibition at MoMA, 1932

the 1932 MoMA exhibition. In the exhibition catalogue, co-curators Hitchcock and architect Philip Johnson laid out the emergent International Style principles—emphasis on volume not

²⁴ Ibid.

mass, regularity as opposed to symmetry, and dependence on the intrinsic elegance of materials, technical perfection and fine proportions as opposed to applied ornament.²⁵

The roots of the International Style can be traced to 1920s Europe in the aftermath of World War I, where a small group of talented original architects that included Mies, Oud, and Gropius sought to create an architecture appropriate to the new, post-war age. Embracing industrialization as key to a better future, they exploited new materials and technologies, such as light structural framing and an expanded use of glass. Seeking to avoid the regional differences they perceived as having precipitated WWI, they choose white stucco sheathing as



Villa Savoye, Poissy, France, 1929 by Le Corbusier

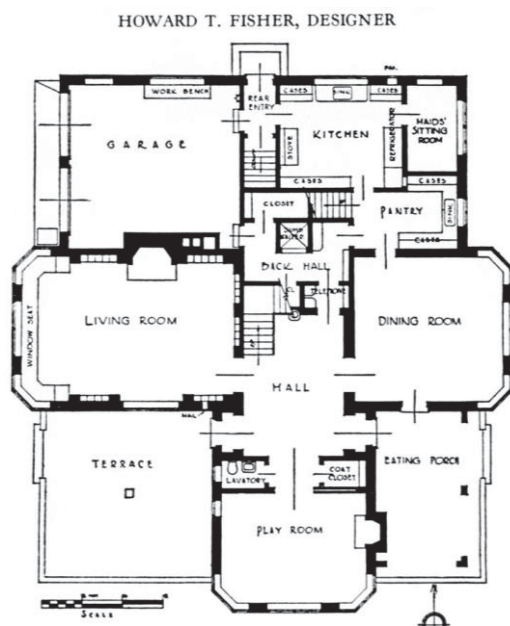
a unifying material. Le Corbusier's idea of a house as a "machine for living" ("*machine a habiter*") was another important concept of the International Style. Functionality was stressing in serving inhabitants needs, with utilitarian architecture that dispensed with merely decorative ornament.

Although the warm red brick of its exterior sets the Fisher House apart from European counterparts and puts it in a Chicago idiom, the house exhibits many International Style characteristics. Howard Fisher, working closely with his sister-in-law Katharine to understand the family's needs, designed a house in which function, not style, was the major design consideration. His intention was to create a totally functional home with a floor plan that would meet the living requirements of a family of two adults, several children and help, that embraced family fun and celebrated enjoyment of outdoor activities. Its exterior design was to reflect only the interior plan; any consideration of historical architecture was irrelevant.

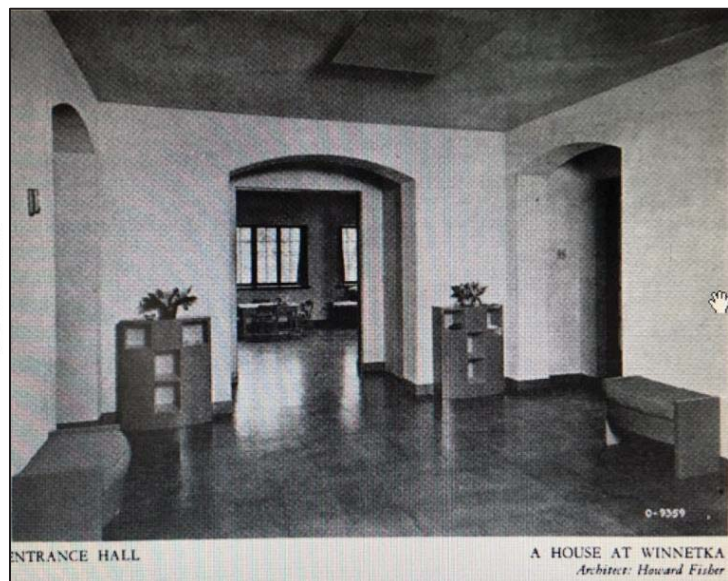
²⁵ Alfred H. Barr, Jr. "Preface", Henry-Russell Hitchcock and Philip Johnson, *The International Style* (New York: W. W. Norton & Company, Inc.), 1966. Originally published under the title *The International Style: Architecture Since 1922* (New York: W.W.Norton & Company, 1932), 13. Barr was Director of the Museum of Modern Art.

The house Fisher designed was clearly child oriented-- a testament to Katharine Fisher's commitment to progressive education. The first floor contained four major rooms—living room, dining room, kitchen, and large playroom. Howard Fisher authored a lengthy illustrated article in the Summer 1929 issue of *Hound & Horn*, a student publication at Harvard that advocated modernism in the arts.²⁶ In it he wrote,

...This house was designed primarily for the children and the play room was given the best location with sun throughout the day. The play room, terrace and porch (with the lavatory and coat closet) constitute a combination specially designed for the use of a small nursery school run by Mrs. Fisher.



First floor plan.



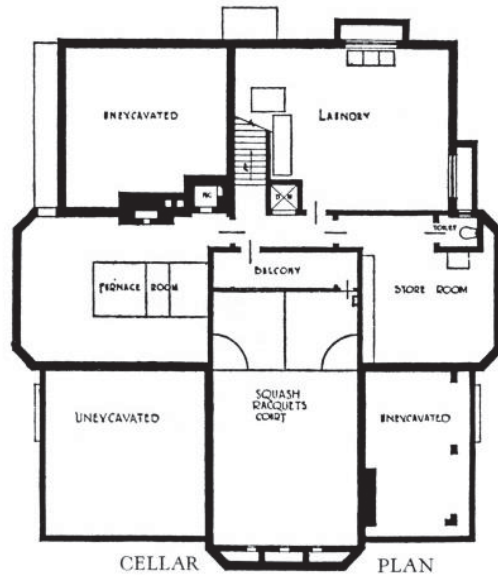
Looking south into the playroom. *The Arts*, 1930

He further explained,

Also with children principally in mind a full-sized squash-racquets court with a balcony was placed in the basement. This is equipped so that it can be used as a children's basket ball court, and contains a swing, a trapeze, and rings. Again primarily for the children is the tile drinking fountain in the front hall.²⁷

²⁶ Joseph Giovanni, "Henry-Russell Hitchcock Dead at 83," *The New York Times*, February 20, 1987, 6. Hitchcock also wrote for *Hound & Horn*, and the obituary notes, "At Harvard, in the 1920's, he was among a coterie of radical intellectuals who wrote for the student publication, *Hound & Horn*, which advocated modernism in the arts."

²⁷ Howard Fisher, "The Modern Dwelling" (Portland, Maine: The Hound & Horn, Inc., 1929), 385-386.



Basement Plan



Drinking fountain in front hall

The interior spaces were colorful, cheerful and inviting, anything but Spartan despite the simplicity of a house where geometry governed the design. Rooms have no moldings and interior doors consist of flat panels. Cabinets under the windows and tables, designed by Fisher, were painted green on the outside and red on the inside. The slightly rough walls were painted



Living Room, *The Arts*, 1930



Living Room, *The Architectural Record*, 1929

a tint of yellow. Furniture upholstery was red and green.²⁸ Laquered cork tile floors running throughout the house were justified as “soft, silent, warm, clean, and easily taken care of. Rugs and carpets—expensive, unsanitary, and difficult to keep clean—are thus eliminated.”²⁹ Howard Fisher’s design is clearly in the spirit of Le Corbusier’s “*machine a habiter*” -- with sharp lines, crisp corners, and flat surfaces that give the house the look of being machine tooled. Fisher saw the machine as a symbol of technology, progress, and modernity, and as such, a means of improving human comfort. Technology within the new house ensured that air from the furnace was “recirculated with a multi-vane fan, cleaned with a viscous oil filter, ozonized, and automatically humidified, [while in] summer, an electric refrigerating unit cools the entire house.”³⁰

The family loved the outdoors, regardless of weather, and the Fisher House design embraces it--with terraces, porches and roof decks. The front door is accessed from a large rectangular

²⁸ “The Home of Mr. and Mrs. Walter T. Fisher: Winnetka, Illinois. Howard T. Fisher, Designer.” *House Beautiful*, March, 1930, p. 317.

²⁹ Howard Fisher, “The Modern Dwelling,” 387.

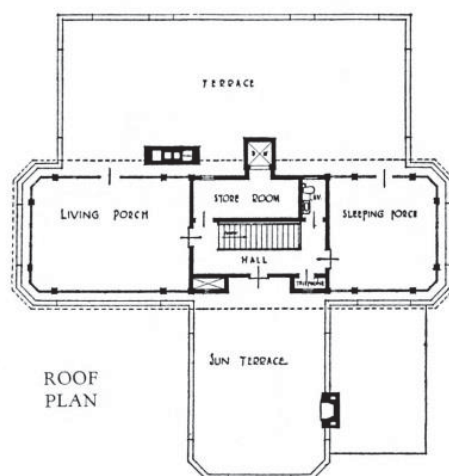
³⁰ *Ibid*, 386.

brick terrace surrounded by a shallow wall that creates an outdoor room. There is a dining porch on the first floor, a sleeping porch off the master bedroom, and on the third floor

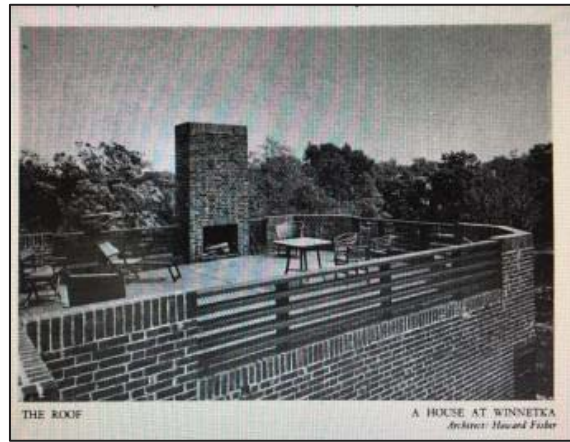
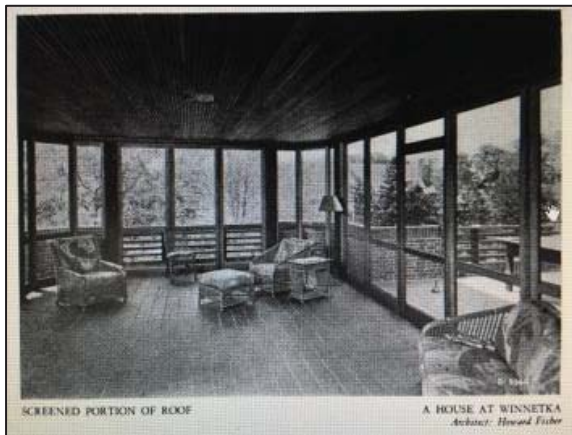


View looking northeast, with front entry at inside corner. *Horn & Hound*, 1929.

there are several outdoor spaces: a living porch, a sleeping porch and a sun terrace with a prominent brick fireplace. Modern European domestic architecture of the 1920s typically featured large roof terraces. The Fisher roof is an outdoor suite, originally accessed by a dumbwaiter that carried food and later converted to an elevator.



Roof plan, *Hound & Horn*, 1929



View of living porch and sun terrace, *The Arts*, 1930.

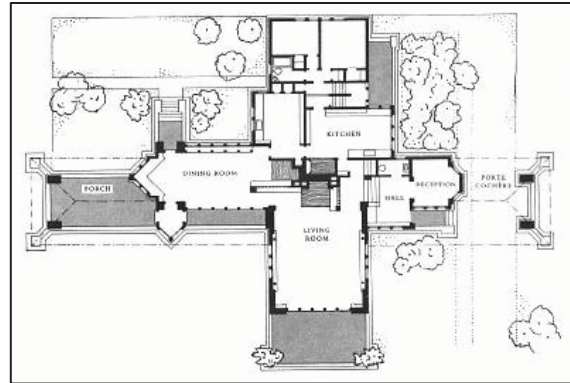
Howard Fisher's son recalled his father telling him that the architects he admired at the time he designed the house were J. J. P. Oud and Frank Lloyd Wright.³¹ Oud's modern brick Worker's Housing located in Hoek van Holland in the Netherlands, for example, dates from 1927.



Worker's Housing, Netherlands, 1927; J.J.P Oud, architect

Outstanding examples of Wright's work, on the other hand, were as close to Fisher Lane as a bicycle ride up Sheridan Road. They include the commandingly sited, cross-plan Ward Willets House (1902) in Highland Park; the ravine-edge William Glasner House (1905) in Glencoe;

³¹ Morgan Fisher, e-mail message to architect Stuart Cohen, February 4, 2005.



Ward Willets House, Highland Park, 1902, Frank Lloyd Wright

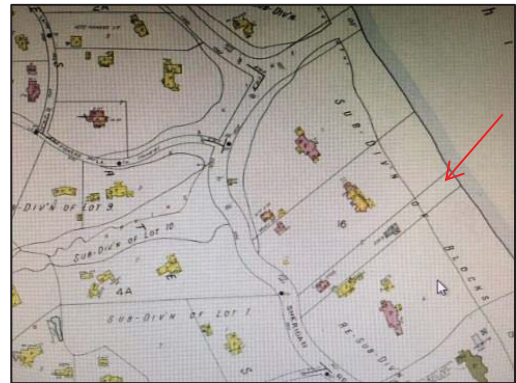
and the concrete Brigham House (1908) in Glencoe—all fronting Sheridan Road. Interestingly, just two blocks off Sheridan Road in Glencoe is the Sherman Booth House (1916), which was designed with a panoramic roof terrace, including a sleeping porch and outdoor fireplace.



Sherman Booth House (front, back), Glencoe, 1916, Frank Lloyd Wright

For Howard Fisher, the house at 949 Fisher Lane marked just the beginning of a varied, cutting-edge career geared to bettering life for the future. His next chapter began in the neighborhood, in 1933, with construction of the first metal prefabricated house by Howard's new company, General Houses, which he had established the previous year. The site was a sliver of a lot on Sheridan Road, south and just across the bluff from the Fisher family compound.³² The client for the 2-bedroom house overlooking Lake Michigan was his sister-in-law, the renowned ballerina and modern dancer Ruth Page (1899-1991). Page and Howard's brother Thomas (1896-1969),

³² The 1939 *Winnetka Directory of Households* lists the address for Thomas H Fisher, the husband of Ruth Page, at 973 Sheridan Road. This address on the 1938 Sanborn map is located 2 lots south and across Sheridan Road from Mabel's Fisher's home at 1060 Sheridan. The Thomas Fisher lot is riparian. Adjacent (to the south of it) is a sliver of a lot with the address 973 ½, at the east (lake end) of which is the outline of a building that appears to be the GH house for Ruth Page. That it is colored grey, the Sanborn map color for metal, is strong additional evidence.



Dancer Ruth Page, Ruth Page House, House location south of Fisher family compound.

a lawyer, had married in 1925, having met and fallen in love during their involvement with Chicago Allied Arts, a new organization that presented small-scale ballet and music performances in Chicago, and had attracted members of many prominent families.³³

Responding to the scarcities of the Depression and the national housing shortage, Howard, who had been researching construction methods, materials, and low-cost housing,³⁴ produced custom houses using standardized components. Windows, doors, plumbing parts, etc. were produced by various manufacturers and assembled on site on the building's foundation. The major U.S. industries he initially secured was impressive and included Container Corporation of America (insulation), General Electric Company (wiring and appliances), Pittsburgh Plate Glass Company (glass and paint), Pullman Car and Manufacturing Corporation (four-foot-wide pressed-steel panels for walls and "battle-deck" floors and roofs) and Thomas A Edison, Inc. (cement).³⁵

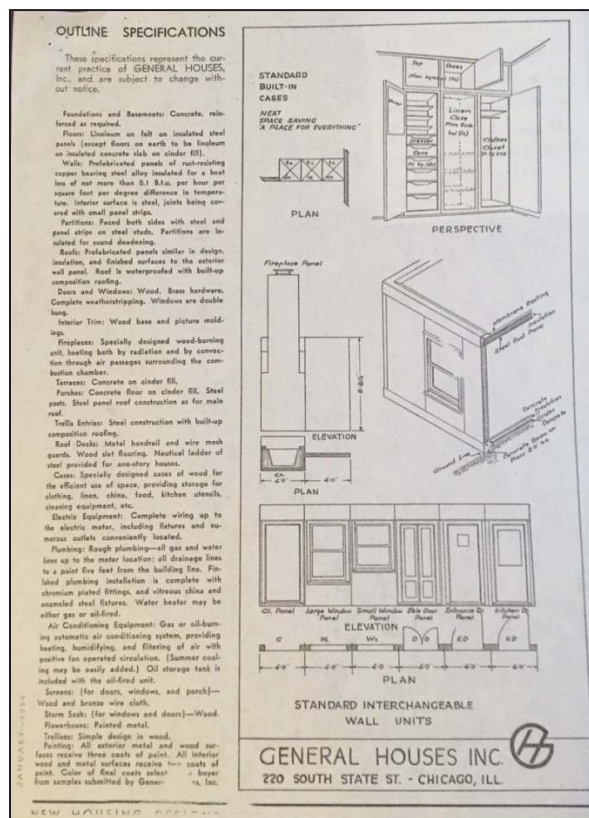
³³Chicago Allied Arts, Inc. Records: 1922-1929. The New York Public Library Archives and Manuscripts.

<http://archives.nypl.org/dan/19805>

³⁴ *Who Was Who*, Vol VII, 1977-1981, 196.

³⁵ H. Ward Jandl, John A Burns and Michael J. Auer, *Yesterday's Houses of Tomorrow: Innovative American Homes: 1850-1950* (Washington, D.C. :National Trust for Historic Preservation, 1991), 164.

The process resembled a General Motors assembly line. Using standard, prefabricated parts brought building costs way down. Models were described in a formula. In Model K2H40, the K



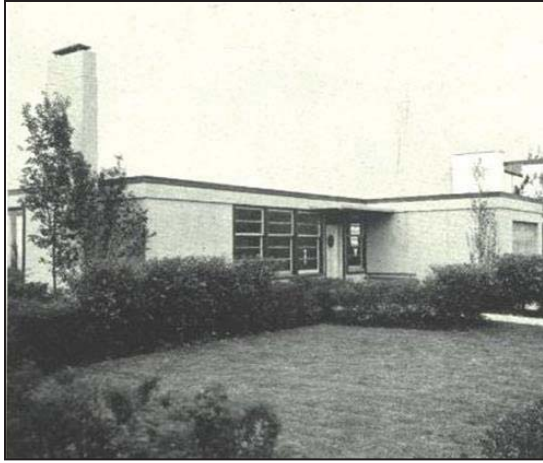
General Houses illustration, *Architectural Record*, January, 1934³⁶

represents the basic house design, 2 is a subdivision of the design, H stands for a hall entrance, 4 indicates there are four beds (in two bedrooms) and O means there is an optional extra room.³⁷ For marketing purposes, the houses were also given names like the “Elmhurst” or the “Barrington”—names of established Chicago suburbs!

Fisher’s General Houses caught the attention of the Museum of Modern Art and Howard’s work was featured, along with that of George Fred Keck and Paul Schweikher (future chair of the Yale School of Architecture, 1953-1958) in an April 1933 MoMA exhibit, “Work of Young Architects in the Middle West.” Included were photographs of the Ruth Page House and a model of the steel house with a flat roof that General Houses built as a model house for the blockbuster 1933 Century of Progress Exposition along Chicago’s lakefront .

³⁶ Ibid, 161.

³⁷ Ibid, 158.



General Houses: Elmhurst K(3)H4DP Model at the 1933 Century of Progress Exposition

The Century of Progress Exposition (aka 1933 World's Fair) afforded tremendous exposure for the new company. So stupendous was the Fair's success, it was extended to 1934. A combined attendance of 38 million people was recorded for the two years. Generally, the fair's most important impact was on the promotion of innovative building products and their potential impact on design.³⁸ An entire section of the exhibition was devoted to houses showcasing modern material like steel and Masonite and houses using traditional materials like brick and lumber in fresh new ways.³⁹ They all were meant to be durable, convenient, livable and inexpensive.⁴⁰ In addition to Fisher, talented modern architects for these model houses included Andrew Rebori, Frazier & Raftery, and George Fred Keck, who designed the House of Tomorrow and Crystal House. Keck subsequently designed numerous highly-acclaimed passive solar houses. The model houses were one of the most popular exhibits. Eleven houses were featured in 1933. Two more demonstration houses were added in 1934-- one of the additional models being by General Houses (GH).

Further success for Howard Fisher followed in the wake of the Fair. The subsequent year, 1935, GH became the first prefabricator to secure a wholesaling relationship with a speculative builder and that same year Howard designed prefabricated houses for Sears, Roebuck and Co.⁴¹ The next year, a GH dwellings became the first prefab steel house to secure a FHA-insured

³⁸ Ibid. P. 213

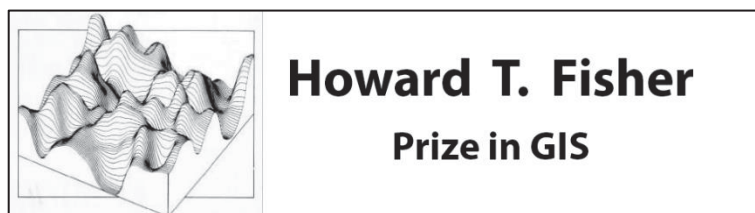
³⁹ Dorothy Raley, Editor, *A Century of Progress Homes and Furnishings* (Chicago: M. A. Ring Company, 1934). Facsimile publication. Delhi, India, books@facsimilepublisher.com, 2018. This book provides detailed information and photographs of the houses as they looked in 1934.

⁴⁰ Ibid, 7.

⁴¹ Stuart Cohen and Susan Benjamin, *North Shore Chicago: Houses of the Lakefront Suburbs, 1890-1940* (New York: Acanthus Press, 2004), 310-311.

loan.⁴² GH Clients included future Illinois governor and presidential candidate Adlai Stevenson and his wife Ellen, who built an International style steel house for their new Libertyville farm c.1936, and the firm served as training ground for many distinguished architects, including Lawrence Perkins, Philip Will and Edward Larrabee Barnes.

In 1940 Howard Fisher left GH to work for the National Housing Agency in Washington D.C. and in the late 1940s resumed his Chicago architectural practice. His career expanded to include city planning, sophisticated computer mapping and teaching at institutions such as McGill, Northwestern and Harvard Universities. Honors included the highest award of the American Institute of Architects (AIA)—that of “Fellow”—conferred in recognition of “significant and lasting contributions to architecture and society and who exemplify architectural excellence.”⁴³ The Howard T Fisher Prize for Excellence in Geographic Information Science (GIS) was established in 1999 by the Harvard University GIS User’s Group to reward student work in this



Field. It memorializes Fisher’s contribution as founder and director of the Laboratory for Computer Graphics and Spatial Analysis at the Harvard University Graduate School of Design, beginning in 1965.⁴⁴

ALTERATION HISTORY

Building

The Howard and Katharine Fisher house retains a remarkably high degree of integrity. The

⁴² Ibid. p 165

⁴³ American Institute of Architects: Fellows. <https://www.aia.org/resources/96806-fellows>

⁴⁴ “Harvard University Graduate School of Design: The Howard T Fisher Prize Awarded for Second Year.” *ESRI News-Fall 2001 ArcNews*. <http://www.esri.com/news/arcnews/fall01articles/howardtfisher.html>

exterior is virtually unaltered except for a greenhouse structure that was installed atop the rear façade's 2nd floor master bedroom balcony.



Front (West) Façade (Fall, 2018)



Side (South) façade (Fall, 2018)



Rear (East) façade (Fall, 2018)



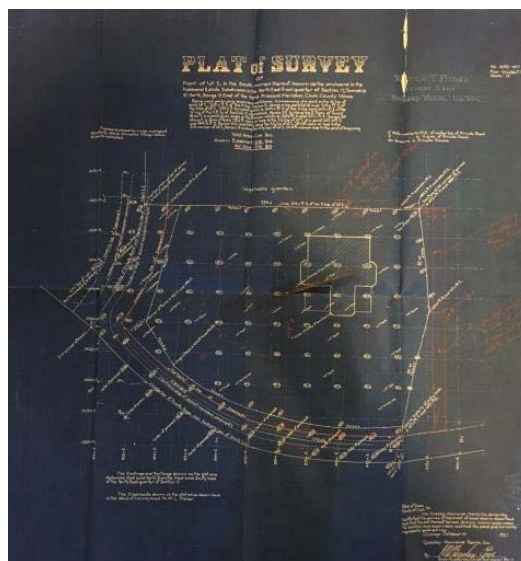
Side (North) façade (Fall, 2018)

Village of Winnetka permit records for the property are summarized below:

Permit Date	Permit Number	Owner	Description
4-24-1928	3367	Walter T. Fisher, 1051 Cherry Lane, Winnetka	2-story, tile and brick veneer residence, garage attached
6-24-1968	21218	E.M. Bush	Water tap—new 1 1/2" street off box used on water leak repair for above
7-2-1996	E96-0201	Suzanne Bush	New 200 AMP underground master socket, new 200 AMP main breaker panel
10-4-1996	H96-0054	Bush	A.C. permit
11-15-1996	E96-0372	Bush	A.C. electrical work
10-4-1999	099-0073	Susanne Bush	Install new roof AES, tear off, install bitumen roof
11-9-2018	RR2018-1176	Karen Watts	Reroof—EDDM flat roof

Site

A 1927 Plat of Survey for 949 Fisher Lane in the Village of Winnetka's house file shows the locations of a variety of trees and shrubs on the property and the location of a vegetable garden immediately north of it. Fruit trees included apple, pear and cherry. Other trees include

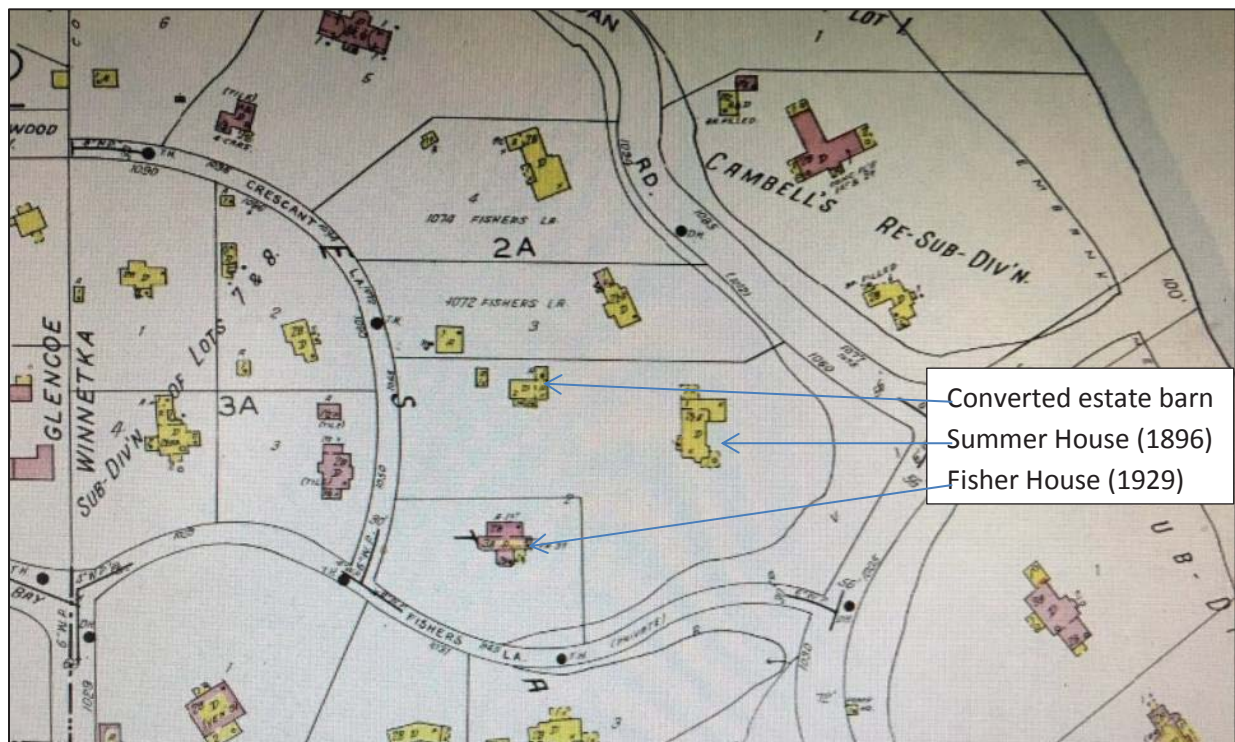


[illegible]

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The Walter T. and Katharine Fisher House was constructed in the southwest quadrant of the multi-acre Walter L and Mabel T Fisher estate. The estate's large summer house (1060 Sheridan Road) is visible in the background of the *Hound & Horn* photograph of the front façade.

In addition to Walter T, three of Walter L. and Mabel's seven children, as adults, chose to live on or near the 1060 Sheridan property. The barn of the original summer house (visible at the left side of the *Hound & Horn* photo of the front facade) was moved toward the northwest corner of the estate and then remodeled c. 1940 by Howard Fisher to serve as a home.⁴⁵ Although it faced Crescent Lane, the barn house had a designated address of 1065 Fisher Lane. Situated on a 1-acre plot that adjoined Walter and Katharine's immediately south, it was planted with a small orchard and hedged garden. It also had a garden shed. Late in her life, aging matriarch Mabel Fisher lived there with her daughter Margaret, an accomplished modern artist and Harvard-trained architect, who never married.⁴⁶ After Mabel's death in 1953, Margaret continued to live in the barn house until her own death in 1990.⁴⁷



1938 Sanborn Map showing Fisher family compound

In the 1940s, Howard Fisher began raising his own family in the original (1896) summer house. His son Morgan (born 1942), who lived in the house, recalled, "The gown-ups understood that it

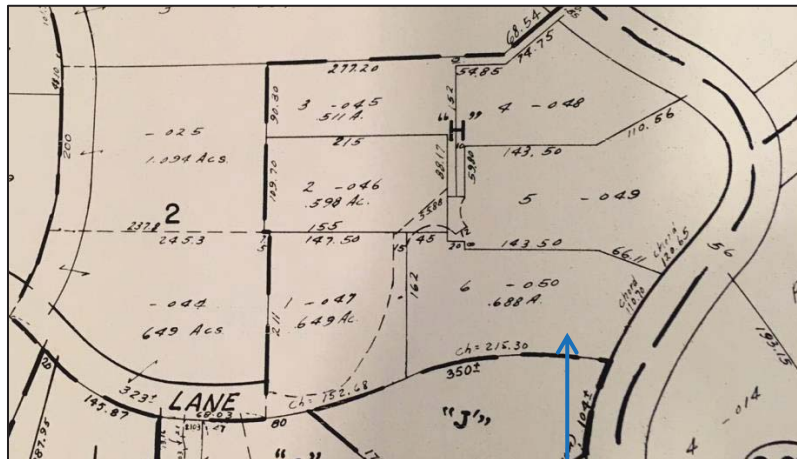
⁴⁵ Morgan Fisher, e-mail message to architect Stuart Cohen, February 4, 2005.

⁴⁶ John R. Clarke, "Margaret Fisher: An American Modernist" *Woman's Art Journal*, Vol 24, No. 1, Spring/Summer 2003, 11-16. https://www.jstor.org/stable/1358801?seq=1#page_scan_tab_contents

⁴⁷ Ibid.

would be torn down when Mabel died, so it was not kept up....[She] died in 1952 [sic, 1953] and the house was in fact torn down."⁴⁸

The year after Mabel's death, the eastern two-thirds of the estate property (i.e. the site of, and land surrounding, the 1896 summer house) was subdivided into six approximately half-acre lots.⁴⁹ Howard Fisher acquired the southernmost lot along Sheridan Road, a dramatic double-sloped site along the bluff, the view from which had captivated his parents when they purchased the property a half-century before. He kept the traditional family address of 1060



Fisher Subdivision, 1954



Howard Fisher House, view northeast, photographed February, 2019

Sheridan Road and built a handsome modern brick house with a flat roof that masterfully responds to its terrain.⁵⁰ His son Morgan's description remains apt today, "It was half in a hillside, so on the side from which you entered it appeared to be one story, but on the downhill

⁴⁸ Morgan Fisher, e-mail message to architect Stuart Cohen, February 4, 2005.

⁴⁹ The six lots constitute "Fisher Subdivision," which was recorded June 11, 1954 as Document 15930849.

⁵⁰ The house remains on its site, but the address is now 924 Fisher Lane.

side it was two.” The house was sold in the mid-1960s when Howard became a professor in the Department of City and Regional Planning at the Graduate School of Design at Harvard.

“My childhood was absolutely magical—my father and a brother and a sister all living right next to each other. Uncle Tom not too far away for a few months each summer. I had no idea how unusual it was and how unusual Winnetka was.”⁵¹ Morgan Fisher described the Fisher family enclave from his child’s perspective “I thought of Fisher Lane and Crescent Lane as a little world unto itself. I think it helped that they were not on a grid, that they curved, that there were no curbs, that neither had sidewalks on both sides. I had a definite sense of passing from a narrow little world into a wider one when I got to the mouth of Fisher Lane where it joined Green Bay Road.”⁵² “When I was a child Fisher Lane continued down the hill to join Sheridan Road, but it was really more a deeply rutted gravel gully than a road. No one who lived in the neighborhood ever drove down this road, but at least once a stranger tried to and somehow came to grief.”⁵³

About his Aunt Katharine and Uncle Walter’s house, he observed, “When I was a child it all seemed perfectly normal to me. Decks on the roof? A fireplace? A squash court in the basement? A dining porch? A sleeping porch? A drinking fountain in the hall? Why not?”⁵⁴

CONCLUSION

The Walter T and Katharine D Fisher House is highly significant and meets multiple considerations and criteria for Winnetka Landmark designation.

General Consideration A: The structure, building, object or site has significant character, interest or value as part of the historic, cultural or architectural characteristics of the Village, the state or the United States.

As noted, virtually as soon as it was completed the Fisher house received wide critical acclaim from the architectural, arts and popular presses, being featured respectively in *The Architectural Record* (November, 1929), *The Arts* (February, 1930) and *House Beautiful* (March, 1930). The house is important as an early residential example of the modernist principles-- developed in Europe in the 1910s and 1920s by a brilliant coterie of *avant garde* architects-- which would come to be called the International style. Perceptive, scholarly architectural critic Henry-Russell Hitchcock recognized the precociousness of the Fisher House’s architect and

⁵¹ Ibid.

⁵² Ibid.

⁵³ Ibid.

⁵⁴ Ibid.

design in his 1930 article, writing “In conclusion, it is worth remarking that this house is the first built by Howard Fisher. It is the more extraordinary, particularly if one compares it with the first actual construction of the great contemporary European architects, built in some cases less than a decade ago, that its virtues should be great and its positive vices so few.”⁵⁵

General Consideration B: The structure, building, object or site is closely identified with a person or persons who significantly contributed to the culture or development of the Village, the state or the United States.

The property has a strong and significant association with 3 generations of the accomplished family of nationally-prominent lawyer, civic reformer and conservationist Walter L Fisher and his wife Mabel Taylor Fisher. Walter L and Mabel Fisher established a country place and began residing on a larger portion of land at the site, beginning in the late 19th century. Village biographer Caroline Harnsberger records with pride that Walter Lowrie Fisher was “[t]he first Winnetka [presidential] cabinet member,”⁵⁶ and includes in her timeline of important Village events the year he built the house (1896) and its astronomical cost (\$20,000).

The estate’s large summer house (1060 Sheridan Road), built early in Walter and Mabel’s marriage, was a frequent and beloved destination for their growing family. By the late 1920s it appears to have become their main residence and thereafter the estate property became a family compound, with the principle street being named Fisher Lane. Walter T, their eldest son, and his wife Katharine built their International style house in the orchard. Both Walter T and Katharine were important civic leaders who made significant contributions in the areas of law, education, social welfare and government during their 30 year’s residence. The house at 949 Fisher Lane was also the final home of one of Chicago’s most influential women of the early 20th century in the field of social service, Ethel Sturgis Dummer, Katharine Fisher’s mother.

Howard Fisher, significant architect and city planner, was the architect of 949 Fisher Lane. He lived many of the formative⁵⁷ and productive years of his career in the 1060 Sheridan Road estate house (as a youth, young man, and raised his family there), and later built his own home on a subdivided lot of the original estate. The converted barn of the estate house, next door to Walter and Katharine, was the long-time home of the recognized modern artist Margaret Fisher, Walter’s younger sister.

⁵⁵ Henry-Russell Hitchcock, Jr., “A House in Winnetka,” *The Arts*, Vol 16, No 6, February, 1930, 403.
https://books.google.com/books?id=ZvZGAQAIAAJ&printsec=frontcover&source=gbs_ge_summary_r&cad=0#v=onepage&q&f=false

⁵⁶ Harnsberger, p. 206.

⁵⁷ The original building permit for the Walter T. Fisher house shows the architect, Howard Fisher, living at 1060 Sheridan Road, the home of his parents Walter L and Mabel Fisher (the original Fisher estate summer house). The 1930 census also lists Howard at this address.

General Consideration C: *The structure, building, object or site is the result of the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm or artist whose individual accomplishment has influenced the development of the Village, the state or the United States.*

Architect Howard Taylor Fisher's remarkable design talent was initially showcased in the prescient house built on the 949 Fisher Lane property. During his Winnetka years, Howard Fisher became a leading pioneer in the field of prefabricated houses, starting the innovative company General Houses Inc. and building the company's first project on a nearby lot along Winnetka's lakefront. Howard Fisher was recognized with the American Institute of Architects highest honor---election as a Fellow. His importance extends beyond architecture, to city planning, with his involvement in the development of GIS technology.

General Consideration D: *The unique location or singular physical characteristics of the structure, building, object or site make it an established and important visual feature*

The significance and strong presence of the building has been documented many time, including the Junior League of Evanston's 1988 publication *An Architectural Album: Chicago: Chicago's North Shore*, the 1989 architectural survey of the Village of Winnetka, the Winnetka Historical Museum's 1990 publication *Winnetka Architecture: Where Past is Present, A Guide to Timeless Styles*, and New York publisher Acanthus Press's 2004 book *North Shore Chicago: Houses of the Lakefront Suburbs, 1890-1940*, authored by Stuart Cohen and Susan Benjamin, with a forward by Franz Schulze.

Architectural Significance: *Criteria A,B,C,D*

The Walter and Katharine Fisher House is architecturally significant by virtue of its sophistication, quality, integrity, rarity, exemplification of a particular architectural style, and its value for the study of a time period. The house is a high-style example of the International style, set on a generous lot, which retains a high degree of integrity of both architecture and site. The Fisher House is coherent in its overall architectural concept, is constructed of quality materials (ex. copper flashing, steel windows) and exhibits a high quality craftsmanship (ex. brickwork, interior handrail, terra cotta drinking fountain) and detail (ex. built-ins, door design)

The International style is rare among houses in Winnetka. Few such residences were built here or, in fact, in the other suburbs along the North Shore. Rarer still were large high-style International style houses on large lots, or examples of the International style dating from the 1920s. Of the relatively few International style houses that were constructed on the North Shore some, like the Philip Maher House in Lake Bluff (Philip Maher architect, 1938) or the Ruth



Philip Maher House, 1938



Ruth Page House, 1933

Page House in Winnetka (Howard Fisher architect, 1933), have been demolished. Others, like the Charles Dewey Jr. House (James Periera architect, 1940, Lake Bluff) or the Weinfeld House (James Eppenstein architect, 1936, Highland Park), have been extensively remodeled. There are



Charles Dewey, Jr. House, 1940



Weinfeld House, Highland Park, 1936



some intact examples of smaller International style houses on small lots, such as the “Battledock” House (Henry Dubin architect, 1930, Highland Park), however often the smaller



Photographs accompanying this article are by John Shorn



“Battledock” House, Highland Park, 1930.

examples are amalgamations with other modern styles, such as Moderne. As both rare survivor and a rare early high-style example of the International style, the Fisher House is valuable for the study of the development of early modern architecture in the 20th century.

Historical Significance: Criteria B

The Fisher House has a strong association with the life and activities of persons who contributed to historic or cultural events—most directly with owners Walter T. and Katharine D. Fisher, and architect Howard Fisher, but also with U.S. Secretary of the Interior and Mrs. Walter L. Fisher, modern artist Margaret Fisher and modern dancer/choreographer Ruth Page.

In conclusion, the Walter T. and Katharine D. Fisher property, located at 949 Fisher Lane, meets the following Winnetka Landmark Criteria:

1. GENERAL CONSIDERATIONS.

a. The structure, building, object or site has significant character, interest or value as part of the historic, cultural or architectural characteristics of the Village, the state or the United States,

b. The structure, building, object or site is closely identified with a person or persons who significantly contributed to the culture or development of the Village, the state or the United States,

c. The structure, building, object or site is the result of the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm or artist whose individual accomplishment has influenced the development of the Village, the state or the United States,

d. The unique location or singular physical characteristics of the structure, building, object or site make it an established and important visual feature

2. ARCHITECTURAL SIGNIFICANCE.

a. The structure, building, object or site represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials

b. The structure, building, object or site embodies elements of design, detail, material or craftsmanship of exceptional quality,

c. The structure, building, object or site exemplifies a particular architectural style in terms of detail, material, and nship,

d. The structure, building, object or site is one of the few remaining examples of a particular architectural style

3. HISTORICAL SIGNIFICANCE.

b. The structure, building, object or site has a strong association with the life or activities of a person, persons, organization or group who significantly contributed to or participated in historic or cultural events

ATTACHMENT B

SYSTEM FOR THE EVALUATION OF LANDMARKS

TIER 1

<u>CATEGORY</u>	<u>FACTORS</u>	<u>POINT VALUE</u>	<u>WEIGHT*</u>	<u>SCORE</u>
Rarity: Architectural Type, Style and Period	-Extremely Rare	5		
	-Rare	4	_____	_____
	-Somewhat Rare	2		
	-Common	0		
Rarity: Method of construction and its application	-Extremely Rare	5		
	-Rare	4	_____	_____
	-Somewhat Rare	2		
	-Common	0		
Association with an Historical Event, Person, or Cultural Activity	-National	5		
	-State, County or Local	5	_____	_____
	-None	0		
Association with an Architect or Master Builder	-National	5		
	-State, County or Local	5	_____	_____
	-Architect or builder identified but of no known importance	1		
	-Architect or builder unknown	0		
Established or Familiar Visual Feature	-Symbol of Village as a whole	5		
	-Symbol of a neighbor- hood or a conspicuous and familiar structure in the context of the entire Village	4	_____	_____
	-A conspicuous and familiar structure in the context of a neighborhood	3		
	-Not particularly conspicuous or familiar	0		

Tier 1 Score _____
(Add Above 5 lines)

*The (or a) category with the highest point value is given a weight of 10. All other categories are weighted 1.

TIER 2

CATEGORY	FACTORS	POINT VALUE		WEIGHT	SCORE
Alteration of (Originality) Design Integrity	-Excellent	5			
	-Good	4			
	-Fair	3	x	10	=
	-Poor	0			
Age of Structure	-pre-1900	5			
	-1900-1930	3	x	4	=
	-1931-1950	2			
	-1951 to present	1			
Alteration of Surrounding Properties (View from Property)	-Original	5			
	-Minor Alterations	3	x	4	=
	-Major Alterations	0			
Alteration of Original Site (View of Property)	-Original	5			
	-Minor Alterations	3	x	3	=
	-Major Alterations	0			
Structural Condition	-Exceptional	5			
	-Good	3	x	3	=
	-Fair	1			
	-Deteriorated	0			

Tier 2 Score _____
(Add Above 5 Lines)
Avg. Tier 2 Score _____
(Divide Total by 5)

_____	+	_____	=	_____
Tier 1 Score		Avg. Tier 2 Score		Total Score

Level of Significance

<u>Total Points</u>	<u>Category</u>
80-94	Unique
65-79	Significant
50-64	Important