



LANDMARK PRESERVATION COMMISSION REGULAR SCHEDULED MEETING

MONDAY, JUNE 3, 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 May 6, 2019 meeting minutes.
4. **Case No. 19-10 - 727 Ardsley Road:** Preliminary Review of the application for demolition of the single family residence at 727 Ardsley Road.
5. **Case No. 19-11 - 779 Bryant Avenue:** Review of application for local landmark designation.
6. **Case No. 19-05 - 949 Fisher Lane:** Advisory review of alterations to 949 Fisher Lane, previously recommended by Landmark Preservation Commission for local landmark designation.
7. Review of 2019 Preservation Award nominations.
8. Discussion of historic preservation incentives.
9. Old Business.
10. New Business.
11. Adjournment.

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at villageofwinnetka.org (Government > Boards & Commission > Agenda Packets).

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510 Green Bay Road, Winnetka, Illinois 60093

Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034 Community
Development (847) 716-3520

Public Works (847) 716-3568 Water and Electric (847) 716-3558

1 LANDMARK PRESERVATION COMMISSION
2 MAY 6, 2019 MEETING MINUTES
3

4 **Members Present:**

Louise Holland, Chairperson
Katie Comstock
Chris Enck
Beth Ann Papoutsis
Joseph Stewart

10 **Non-Voting Member Present:**

Bob Dearborn

12 **Members Absent:**

Laura Good
Paul Weaver

15 **Village Staff:**

Christopher Marx, Associate Planner

17 **Call to Order:**

Chairperson Holland called the meeting to order at 7:05 p.m.

20 **Public Comment**

Chairperson Holland asked if there was any public comment for items not on the agenda. No comment was made at this time.

24 **Approval of Meeting Minutes**

Chairperson Holland asked for a motion to approve the April 1, 2019 meeting minutes. A motion was made by Ms. Comstock and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed.

28 **Case No. 19-09 - 1376 Asbury Avenue: Preliminary review of the application for demolition of the single family residence at 1376 Asbury Avenue.**

Ryan Tripton informed the Commission he lived two blocks away on Edgewood Lane. Chairperson Holland commented the home is old and lovely and dated to 1906. She asked what is the condition of the home. Mr. Tripton responded in terms of what they found and what lead to their request for demolition, they were attracted to the lot for a couple of reasons. He stated his wife grew up three blocks away and they desired to stay in Hubbard Woods. Mr. Tripton also stated the lot is wide and they were focused on the opportunity to acquire the lot. He stated they had their building inspector walk them through how best to do a study of the home for potential renovation. Mr. Tripton noted the MLS report stated there were cracks in the foundation and seepage in the winter. He then stated the inspector informed them the foundation is not safe and is structurally unsound.

Mr. Tripton stated another issue is that it is an old home which has not been updated by the owners who lived there for 45 years. He also stated there is only one bathroom on the top floor in the home. Mr. Tripton stated those issues made them realize it would not be good to work within the existing home and it mainly related to the unsafe foundation issue.

Chairperson Holland asked if there were any comments. Ms. Papoutsis asked the applicants what were their plans for the style of the new home. Mr. Tripton responded it is to be determined and they planned to keep the new home in the spirit of Winnetka and the surrounding homes which is important to everyone. He confirmed they intend to make sure the home fit with the neighborhood. Mr. Tripton indicated they are leaning toward a modern farmhouse or the Nantucket look.

Chairperson Holland asked if there were any other comments. Mr. Enck stated the home won a preservation award in 2007. He stated although the applicants made a statement they wanted to stay in the neighborhood, it is disappointing when a home like this one is torn down which he described as a waste of materials and would result

1 in a loss to the community for a home which could potentially be rehabbed. Mr. Stewart asked if the home was
2 offered for sale on the MLS. Mr. Tripton confirmed it was.
3

4 Chairperson Holland commented it is a shame to see a home of this vintage go down and that it is not in terrible
5 shape. She added foundations can be repaired and homes can be remodeled. Chairperson Holland also stated it
6 would change the ambience of the community. She also stated it is a detriment to historic preservation in the
7 Village. She then stated the Historical Society comments do not find that the home has architectural or historical
8 significance other than its age of 102 years and referred to the length of time for the previous ownership of the
9 home. Chairperson Holland asked if there were any other comments.
10

11 Ms. Papoutsis arrived at this time and asked if they planned to retain any of the trees on the lot. Mr. Tripton stated
12 there are two large nice in the front which look different than others in the neighborhood which they may like to
13 keep. He also stated they would do some clearing of shrubbery and do not envision taking out any trees 8 inches or
14 larger. Mr. Stewart also stated there are large trees in the backyard. Ms. Papoutsis then asked if the Village
15 Forester looked at the request. Mr. Tripton stated they do not have full plans yet. Ms. Papoutsis then asked if
16 there would be a deep basement. Mr. Tripton responded there would be no sport court. Ms. Papoutsis asked what
17 would be the position of the new home. Mr. Tripton stated they would like to keep the garage in the same location
18 and it would have the same layout. Ms. Papoutsis then asked what style of home did they plan to build. Mr.
19 Tripton stated the home's architectural style would be commensurate with neighboring homes and would be
20 either Nantucket or a modern farmhouse.
21

22 Chairperson Holland asked if there were any other comments. Mr. Enck stated with regard to the many
23 applications which have come before the Commission over the years, while every home and project is different,
24 for potential buyers and builders, to take on a project based on advice from a professional, so often inspectors
25 would say there are foundation issues and repairing a foundation is easier than building a new home. He referred
26 to the sensitivity of the community and how to make things work and resolve the problems of older homes rather
27 than saying it has to be a tear down or clean slate. Mr. Enck also stated it would be more beneficial to the
28 community if the home is rehabbed as opposed to new construction. Mr. Tripton informed the Commission their
29 inspector is a verified structural engineer who informed them the home is not structurally sound and he realized all
30 inspectors are not certified structural engineers.
31

32 Chairperson Holland asked if there were any other comments. No additional comments were made. She then
33 asked for a motion to grant the demolition permit for 1376 Asbury. Chairperson Holland added there is not enough
34 historical information to request an HAIS. Ms. Comstock moved to grant the demolition permit. She then asked
35 that photos be taken of the existing home to have some record of the home's style. Mr. Tripton agreed to provide
36 photos for the record. Chairperson Holland suggested photos of the interior and exterior be taken for the Historical
37 Society files. Ms. Papoutsis seconded the motion. A vote was taken and the motion was unanimously passed.
38

39 AYES: Comstock, Holland, Enck, Papoutsis, Stewart

40 NAYS: None

41 NON-VOTING: Dearborn
42

43 Old Business

44 Chairperson Holland informed the Commission the landmark designation for the Fisher Lane home is on hold and
45 the owners are not sure what is going to happen. She noted it was approved by the Commission but they cannot
46 yet send it on to the Village Council. Chairperson Holland stated another request for a landmark came to them
47 quickly and the owners decided to landmark their Howard Van Doren Shaw home at 779 Bryant owned by Kevin
48 and Joan Evanich. She stated a lot of time and energy went into the landmark booklet which is at the printer and
49 with regard to the Commission's request of the Village Council to do something with the ordinance to give them
50 more teeth, she thought it would be a good idea to put the Evanich home in the booklet as a landmark although it
51 is not a landmark yet. She stated it probably would not be approved until the July meeting at which time they hope
52 to give the Village Council the matrix and proposed additions to the ordinance.

1 Chairperson Holland stated the past curator of the Historical Society did the layout of the booklet and the Village
2 guaranteed \$1,000 for 400 copies. She informed the Commission that the trolley tour is filled at which every family
3 would be given a copy of the brochure. Chairperson Holland also stated Nan Greenough would be on all four tours
4 as well as volunteers coordinated by Ms. Klaassen and stated the tours would be two hours each. She then stated
5 for the Swedish homes on Tower Road, Ms. Windsor submitted her home as well as her other home on
6 Greenwood which was not put into the listing of landmarks and is now in the brochure. Chairperson Holland stated
7 the Commission has a mission to educate and referred to the 120 people who want to see the landmarks is a
8 statement to be presented to the Village Council.
9

10 Chairperson Holland then stated she has award nomination applications to be distributed and referred to 510
11 Sheridan Road whose landscape has been totally changed. She noted they never included landscaping as an award.
12 Chairperson Holland stated the project must have been completed within the last five years. The Commission
13 Members discussed previous award winners. Chairperson Holland stated she dropped off an application at the
14 home on the northwest corner of Cherry and Walnut. She noted the due date is May 24, 2019.
15

16 Ms. Comstock stated with regard to the preservation award, she referred to friends who made changes and
17 renovations to their homes. She referred to encouraging applicants who are restoring old homes to make them
18 livable for modern families and asked if it would be okay for them to apply. Chairperson Holland stated it would be
19 fine to nominate them for exterior work. She also stated for any work which is visible from the street, it would
20 qualify for an award. Mr. Marx stated one of the winners last year had changes on the rear of the home and it did
21 not have to be visible from the street.
22

23 Chairperson Holland stated as they talked about putting together a catalog of craftsman and people who can
24 restore properties, the Commission can only recommend that people go to the Historical Society for direction in
25 terms of people who can help them with older homes. Chairperson Holland asked Mr. Marx to forward an address
26 to her for a letter to be written on behalf of the Commission.
27

28 Ms. Papoutsis referred to the demolition request for 1376 Asbury and stated the home is so old and questioned
29 whether more information could have been received from the Historical Society or if there is anything else the
30 Historical Society can do. Chairperson Holland stated the Historical Society would be happy to have the
31 Commission Members come to their meetings perhaps in conjunction with the time the Commission made their
32 presentation to the Village Council with the matrix and recommendations. She stated the direction of the Village
33 Council was for the Commission to come to them with a landmark recommendation. She then stated it would be a
34 good idea to meet with the Historical Society to discuss what the Commission wanted to do and the Historical
35 Society Director is very open to anything the Commission wanted to do. Ms. Papoutsis stated it should be noted
36 when the architecture of the home changes the character of the community.
37

38 Mr. Enck stated when Glencoe looked at their list of things to be done in the process of revamping their ordinance,
39 they found out 30% of the households had been torn down and replaced over the last 20 years. He stated they can
40 figure out how many homes in the Village have been demolished since 2000 which may be approximately 675. Mr.
41 Enck then stated the census may contain that information and if it included multi-family housing, it would be an
42 even higher percentage. He then referred to the amount of construction sites around the Village and he has heard
43 around the community that it is an historical, environmental and visual aspect. Ms. Comstock added there is an
44 impact to storm water as well. Mr. Marx informed the Commission he would send a message to Mr. Saunders. He
45 also stated in their department, he referred to the GIS map and stated they did not have a list of homes
46 [demolished] directly and they could look into uploading that field on the GIS map. Mr. Marx then stated the map
47 included in the packet of materials is a Sanborn map from the 1950's or 1960's which showed a stamp on a home
48 which indicated when sewage was hooked up and for a majority of the homes, that was when it was built. He then
49 stated for the homes which are crossed out, that is when the property was redeveloped or rebuilt. Mr. Marx noted
50 there are some streets which are 70% blocks which meant they were redone in 2003, etc. He indicated in some
51 instances, the lot was small or large and represented a good calculus for redevelopment.
52

1 Chairperson Holland stated they would now go through the points to make sure this is what they want to impress
2 on the Village Council. She stated the first point is to lengthen the 60 day delay to one year. Chairperson Holland
3 stated the next point is to discount permit fees for renovation of historic or architecturally significant homes
4 although they did not discuss amounts which would be up to the CDC. Mr. Marx stated that it would depend on
5 the type of project or scope of the work and referred of the amount of square footage and for zoning requests,
6 they would have to enter the amount of square footage to be improved or created. Mr. Dearborn suggested it
7 would be helpful for the Village Council to have knowledge on some of these points and they should quantify the
8 amount. Chairperson Holland agreed with Mr. Dearborn's suggestion.

9
10 Chairperson Holland stated the next point is to accelerate the permit process for renovations versus demolitions
11 for historic or architecturally significant homes which would also be up to the Village staff. Ms. Comstock
12 commented it would be very helpful since time is money.

13
14 Chairperson Holland stated the next point is to publish and highlight landmarked properties which the Commission
15 already does. She stated the next point is to create an historic preservation plan which may take more time
16 although they can make the suggestion to the Village Council since they would also be looking at the
17 Comprehensive Plan. Mr. Dearborn referred to the PC and ZBA reviewing the suggestions. Ms. Comstock stated the
18 reason homes are being torn down is that developers know for a small home, they calculate how big the new
19 home can be depending on FAR. She suggested a recommendation be to reduce the allowable FAR and square
20 footage builders can build on since they are currently being allowed to build such big homes. Mr. Dearborn stated
21 that would relate to property rights. Mr. Enck stated it is done in Chicago. Mr. Dearborn agreed they can say it is
22 being done in other communities and with regard to the one year delay, the Commission has to show that other
23 communities are doing it and what the impact is.

24
25 Ms. Comstock stated people are very offended by the size of the new homes. Mr. Enck agreed it related to zoning,
26 what is allowed and what the impact would be. Mr. Dearborn referred to it as leveling the playing field and the
27 consideration of teardown versus rehab. Chairperson Holland informed the Commission FAR was initiated as a
28 result of a home on Walnut which had 1,000 square feet on three levels. She also stated restrictions came about
29 for smaller homes and garages being allowed in the front as well as the need for indentations for side yards.

30
31 Chairperson Holland noted she would first run the recommendations by President Rintz. She referred to permit
32 fees and the time delay and Glencoe which lost 2-3 three members of landmark design as a result of hopelessness.
33 Chairperson Holland confirmed she would make an appointment with President Rintz before the June meeting and
34 stated one of his main efforts was putting a stop to demolitions. Mr. Enck stated the Commission also has the
35 support of the community. Mr. Dearborn suggested they ask community members to attend.

36
37 Ms. Papoutsis suggested a petition be done to get signatures to further illustrate their point. Chairperson Holland
38 commented that may not be a good idea. She then stated with regard to the calendar, the second Tuesday in June
39 is graduation and suggested they go to the Village Council on the third Tuesday to present the matrix and
40 recommendations. Chairperson Holland suggested the Commission Members ask their neighbors to speak which
41 would influence the Village Council.

42
43 Ms. Comstock suggested Saturday morning coffee would be another forum for the Commission. Mr. Dearborn
44 stated it is not done on a regular basis. Mr. Enck suggested the use of emails for the Village news. Mr. Marx stated
45 they come from the Village Manager's office. Chairperson Holland confirmed it is done by Megan Pierce and Ann
46 Erickson. She confirmed the date for the Village Council presentation would be June 18, 2019.

47
48 Ms. Papoutsis questioned whether they wanted to add to the matrix what other communities have done with
49 regard to a delay and noted it is a two-tiered system. She also asked if they should quantify the amount of the
50 demolition permit and include what the Village charged for it. Mr. Dearborn stated if there is a delay, they need to
51 know what the impact of that would be. He also stated for other communities that have done it, whether it
52 affected resale properties. Mr. Dearborn added if it did not go out of bounds, it would help them in terms of what
53 they are trying to accomplish. Chairperson Holland stated they have included there is a 60 day delay with the HAIS

1 and the request is for it to be extended to one year. She also stated with regard to permit fees, that would be
2 separate.
3

4 Mr. Dearborn stated to Mr. Enck's point, to put it into context, they have a certain percentage of housing stock
5 that has been demolished although there are some that should be demolished. He stated with regard to the fabric
6 of the community, the Commission comes across them where there are homes being demolished and the fact they
7 have absolutely no way of stopping that from happening. Mr. Dearborn stated all they are trying to do is
8 encourage renovation through community incentives and evening the playing field. He added all they are trying to
9 do is move it in the direction of what other communities have done. Mr. Dearborn stated they are trying to get
10 people to buy into it in a way which is accepted and that it is not an aggressive position they are taking but are
11 making a reasonable set of suggestions.
12

13 Chairperson Holland confirmed she would talk with President Rintz. Mr. Dearborn stated with regard to permit
14 fees, they would need to know what it mean to the Village revenue-wise, how it is calculated and how it would be
15 different from the demolition permit fee. Mr. Marx stated demolition has a flat fee and new construction is
16 proportional. Mr. Dearborn referred to comparing the demolition fee versus the renovation fee. Mr. Marx
17 indicated the renovation fee may also be proportional and suggested the Commission Members send their
18 questions to him via email.
19

20 Chairperson Holland also stated FAR is something they can look at and suggested increasing it. Mr. Enck stated the
21 Village Council has stated FAR is part of the Comprehensive Plan and referred to the future liability of the
22 community and for families to be able to afford homes. He stated a lot of developers go after small homes which
23 keeps younger families from buying them. Mr. Enck also stated they are trying to find ways of keeping the smaller
24 housing stock and housing options. Mr. Dearborn stated that is why there is favorable sentiment around that
25 which resonated to the Village Council. He then referred to small homes on a huge lot. Chairperson Holland
26 referred to the subdivision on Brier Street where the subdivided lots were not that small. She agreed with the idea
27 of keeping small homes to accommodate younger families. Mr. Enck stated it has been done in other communities
28 and the information on it is available.
29

30 Mr. Dearborn agreed the argument of keeping smaller homes for young families is a good point and they need to
31 know there are positive reasons that make sense. Ms. Comstock stated it is the developers building these spec
32 homes and not families. She also stated a smaller footprint is better for owners. Chairperson Holland then stated if
33 the Commission Members thought of anything else, to let her know. Mr. Dearborn stated all of them should feel
34 free to voice their opinions.
35

36 **New Business**

37 No new business was discussed by the Commission at this time.
38

39 **ADJOURNMENT:**

40 The meeting adjourned at 8:10 p.m.
41

42 Respectfully submitted,
43

44 Antionette Johnson
45 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: MAY 24, 2019
SUBJECT: CASE NO. 19-10-LPC: 727 ARDSLEY ROAD

INTRODUCTION

On June 3, 2019 the Landmark Preservation Commission (LPC) is scheduled to consider a request from Tony Meyers (the "Applicant") to demolish the existing single-family residence on the property at 727 Ardsley Road (the "Subject Property"). The Applicant is representing Landmark Building Group, Inc. on behalf of Owen Schnaper, 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 0.73 acres in size, is located on the east side of Ardsley Road between Westmoor Road and Pelham Road, and it contains a single-family home with an attached garage. The property is zoned R-2 Single-Family Residential, and it is surrounded by R-2 Single-Family Residential zoning.

PROPERTY HISTORY

As represented on the attached preliminary property history study (Attachment B), the original date of construction was in 1974. There are no building permits in Village records for alterations to the principal structure. The structure is not a national, state, or local designated landmark. The Winnetka Historical Society (WHS) has indicated that the structure does not have architectural or historical significance. 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



Map created on May 13, 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

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: MAY 13, 2019
SUBJECT: CASE NO. 19-10: 727 ARDSLEY ROAD

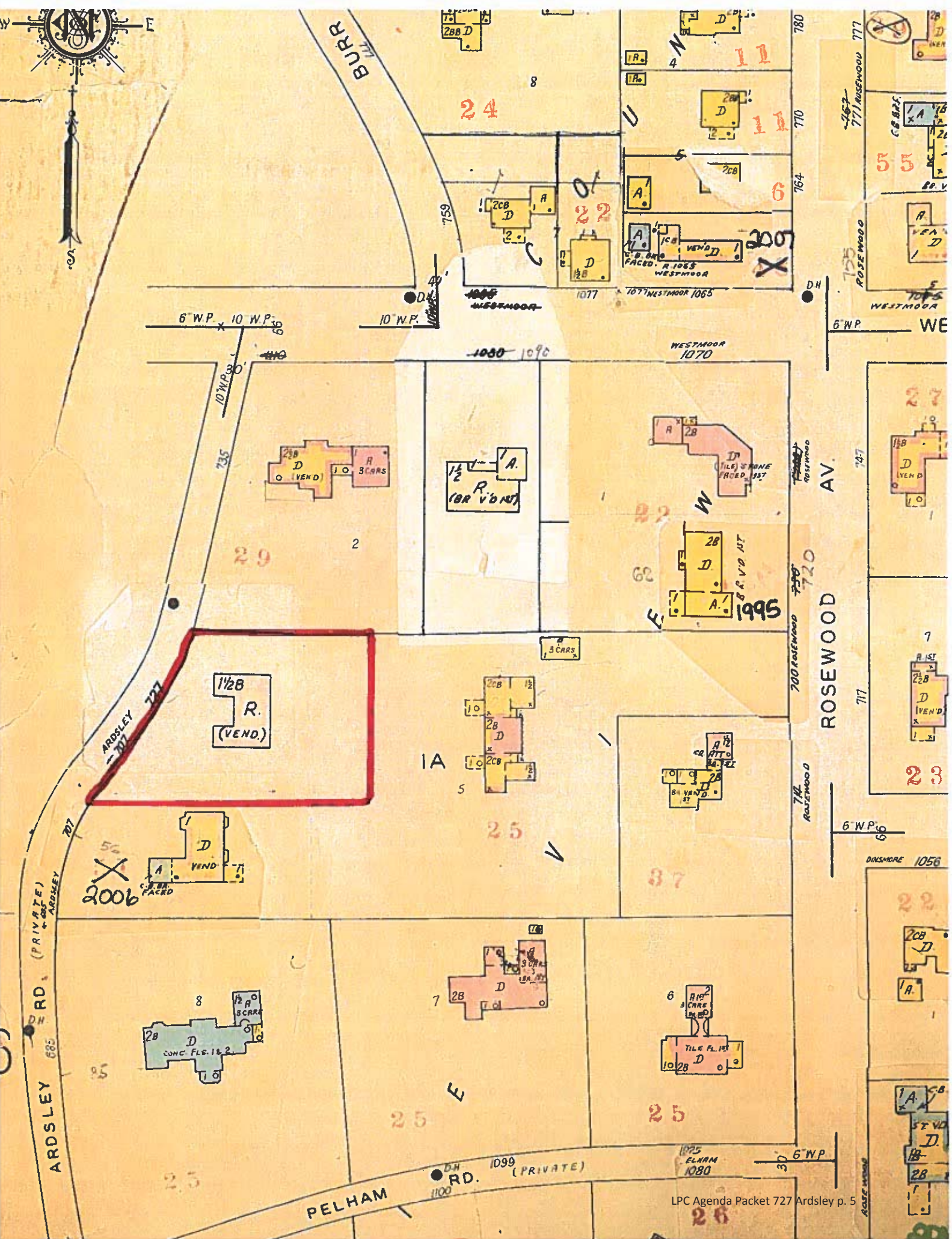
INTRODUCTION

On June 3, 2019, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage located at 727 Ardsley Road. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Thursday, May 23, 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

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
5-23-1974	New Single Family Residence	William K. Volckens	Charles L. Page









ATTACHMENT C

WINNETKA HISTORICAL SOCIETY HOUSE RESEARCH WORKSHEET

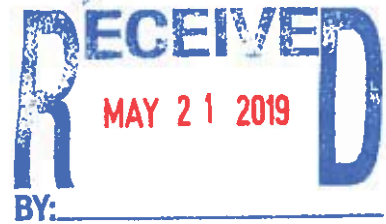
ADDRESS: 727 Ardsley Road

CONSTRUCTION DETAILS

ORIGINAL CONSTRUCTION DATE: May 1975

CONSTRUCTION TYPE: Mason and Wood Slat

STYLE: Cape Cod Colonial



OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Mr. & Mrs. William K. Volckens	1975-10/6/1997	Architectural Survey, RE listing	
Vernon T. & Julia Squires	10/1997-11/2018	RE listing, phonebook, Tax appeal info	

SIGNIFICANT EVENTS ON PROPERTY:

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Charles Page	1975	Winnetka Architectural Survey

RESEARCH SOURCES USED: Proquest database, RE Listings, County Tax Assessor's Office

Date of Research: May 16, 2019

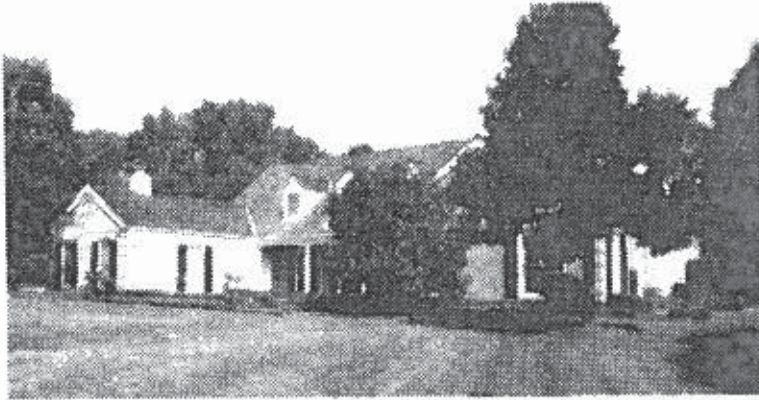
Charles Page, a reputable and popular architect in the Winnetka area designed this home. However, our research does not indicate that 727 Ardsley Road has historic or architectural significance. WHS has attached real estate listings.

NORTH SHORE MULTIPLE LISTING SERVICE

\$1,450,000

50NSH .NEW. #BDR- 4 BTH-4.55

~~\$1,495,000~~



Ad 727 ARDSLEY ROAD		Cty WINNETKA	Ar 40	L# 89 11114
Dir WESTMOOR OR PINE TO ARDSLEY		Zip 60093		
Rms 11	Br 4	Bth 4.55	CERAMIC TILE	Fp Y Bsm Y Blt 1975 Torrens U
Sty COLONIAL	Str 2	Ext BRICK	Gar 3 +	CAR,ATTAC*
Ltsz 147X257X165X182	Tax 1988	13180	Ho Y Hs	Inc Y
Heat GAS,FA		A/C CAC Poss TO BE ARRANGED		
Elec 200 AMP	Sewer SANIT.ST	Water MUNICIPAL	Spa PVT ROAD	
Appl RNG & O,KIT REF,DISHWSHR,DISPOSAL,TRSH CMP,WASHER,*				
Schools HUBBARD WOODS,WASHBURNE,NEW TRIER,SACRED HEART				
Transp NORTHWESTERN,LOCAL BUS		C 1.5 % MIL;5 % AFTER		
Liv 1 N 25 X 15'8	Mbr 1 N 22'6 X 14	Fam 1 N 24 X 16		
Din 1 N 17'5 X 15'5	Br2 2 N 20'6 X 12	LIB 1 N 18'10 X 11'6		
Comb N Sep Y L N	Br3 2 N 16'9 X 12	BRF 1 N 13 X 12		
Kit 1 N 16 X 14'8	Br4 2 N 16'10 X 12	UTL 1 N 11 X 11		
Mbb Y Xrm UTIL/LAUND,WLK UP ATT,DEN/OFFICE,FAM/REC,EAT-I*				
Brokers Opinion HANDSOME BRICK COLONIAL, BUILT BY CHAS.				
PAGE, LOCATED ON PRETTIEST, PRIVATE STREET. EXCELLENT				
FLOOR PLAN FOR GROWING OR GROWN FAMILY AND ENTERTAINING.				
EASY WALK TO SCHOOLS, VILLAGES, AND TRAIN. DELIGHTFUL				
Brok FIRST UNITED, REALTORS		No 6108	Ph 441-7500	
Slsp BALNCHE ROMEOY		No 1374	Ph 446-6327	

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IS LIABLE FOR ERRORS OR OMISSIONS

#01933 OLP-\$1,595,000 LP-\$1,495,000 SP-\$1,415,000
 CCD-06/29/97 CD-10/01/97 DOM-129 CB-3790 CA-3790

#04411 OLP-\$1,495,000
 CCD- CD-12/19/81



INFO NOT GUARAN

727 ARDSLEY ROAD

Zp 80093 -

Corp

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FR 24X16 1N

LIB 18X11 1N

BRF 13X12 1N

PAGE, LOCATED

FLOOR PLAN FOI

Dr WESTMOOR OR PINE

Owner SEE BROKER

Broker FIRST UNITED, REALTORS

Agent BLANCHE ROMNEY

727 ARDSLEY ROAD
 WINNETKA 60093 0 B 1976 Y SUB 93
 DIR BETWEEN WESTMOOR ROAD & PINE STREET ON ARDSLEY
 CRP WINNETKA C COOK T NEWTRCT 0 000 MOD:
 RM 12 BR 5 BTH 3.2 MBB Y 114
 STY CAPE COD COL* 1PF 15 STORY
 HIA F/A, GAS 2+ S* AC CEN AIR ZO*
 APLI CMPCTR, DW BLD, DISP, DRYER, EX*
 DIM 147X257X165X182 TX 20240 63
 LR 25X15 1 H MB 22X14 1 H
 DR 17X15 1 H B2 20X12 2 H
 KT 16X14 1 V B3 16X12 2 H
 FR 24X16 1 H B4 16X12 2 H
 LIB 18X11 1 H BR5 22X13 2 C
 BRK 13X12 1 V
 ROAD, THIS 1976 C PAGE COL CAPE COD IS SURROUNDED BY LOVELY
 GARDENS & PLANTINGS. SPACIOUS FORMAL ROOMS W/ TRADITIONAL
 HIGH CEILINGS & HDWD FLOORS, STATELY OAK LIBRARY, WARM
 FAMILY RM, WONDERFUL 1ST FLR MASTER SUITE/NEW BATH, 4 SECOND
 FLOOR BR5 PLUS OFFICE CONVENIENT KITCHEN & LARGE BRKFST RM.
 CC 2.5% \$1MIL 2% BAL \$45
 SHO CLO-AGT ACCOMPANY
 OWNER OWNER OF RECORD
 BROKER BRADBURY, ROMNEY, EGA
 AGENT MARY BRADBURY

SCIN AON N PH:
 ID# 4047 PH: 847-446-400
 ID# 31612 PH: 847-251-370

ID# 3490 Ph 441-7500
 ID# 31374 Ph 448-6327

WINNETKA ARCHITECTURAL SURVEY

NO. _____

DATE _____

Street Address 727 ARDSLEY RD.

Current Owner M/M WILLIAM K. V. VOLCKENS Years 7 to 1982

Original Owner ~~NONE~~ ABOVE Years _____ to _____

Other Owners NONE Years _____ to _____

_____ Years _____ to _____

_____ Years _____ to _____

Construction Date 1975 DESCRIBE

Dates of Additions NONE

or
Major Alterations NONE

Architect / Builder

CHARLES PAGE

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

Provide other
information
if available

Photograph
Please attach

Property Data

Exemption History

Appeal History

Certificate of Error

Property Characteristics

2019 Tax Year Property Information

PIN: 05-17-313-032-0000

***Property Location:** 727 ARDSLEY RD

City: WINNETKA

Township: New Trier

Property Classification: 204

Square Footage (Land): 31,742

Neighborhood: 80

Taxcode: 23008



05173130320000 05/13/2007

Assessed Valuation

	2019 First Pass	2018 Board of Review Certified
Land Assessed Value	53,961	44,438
Building Assessed Value	96,932	93,873
Total Assessed Value	150,893	138,311

Property Characteristics

Estimated 2019 Market Value \$1,508,930

Estimated 2018 Market Value \$1,383,110

Description One story residence, any age, 1,801 square feet and over

Residence Type 1.5 to 1.9 Stories

Use Single Family

Apartments 0

Exterior Construction Masonry

Full Baths 3

Half Baths 2

Basement¹ Partial and Unfinished

Attic Partial and Living Area

Central Air Yes

Number of Fireplaces 2

Garage Size/Type² 3 car attached

Age 44

Building Square Footage 4,622

Assessment Pass First Pass

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

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

APPLICATION FOR DEMOLITION PERMIT

RECEIVED
APR 29 2019
 BY: _____

I. PROPERTY INFORMATIONADDRESS: 727 ARDSLEY RD., WINNETKA, IL 60093REAL ESTATE INDEX NUMBER (P.I.N.): 05 - 17 - 313 - 032 - 0000DESCRIPTION OF ALL STRUCTURES TO BE DEMOLISHED SINGLE FAMILY HOUSE**II. APPLICANT INFORMATION**
 APPLICANT NAME: TONY MEYERS TITLE: PRESIDENT
 (If applicant is a corporation or partnership, provide name of registered agent or other responsible individual)
COMPANY NAME: LANDMARK BUILDING GROUP INC. PHONE NUMBER: [REDACTED]ADDRESS: P.O. Box 8500, Northfield EMAIL: [REDACTED]
60093
 APPLICANT'S RELATIONSHIP TO OWNER OF RECORD: General Contractor
 (If contract purchaser, attach copy of executed purchase agreement)
CLOSING/TRANSFER DATE: —**III. OWNER OF RECORD INFORMATION**OWNER: OWEN SCHWABER PHONE NUMBER: —ADDRESS: 727 Ardsley Rd. FAX NUMBER: —DATE OWNER PURCHASED PROPERTY: 2/4/19**IV. CONTRACTOR INFORMATION** (If known, otherwise indicate "not known")DEMOLITION CONTRACTOR: — PHONE NUMBER: —ADDRESS: — FAX NUMBER: —**OFFICE USE ONLY**

COOK COUNTY DEMOLITION PERMIT NUMBER: D -

DISCONNECT VERIFICATIONS

- ☐ Water: Date _____
- ☐ Gas: Date _____
- ☐ Electric: Date _____

Deposit paid:

EDWARD A. Anderson Company
20 Green Bay Rd.
Winnetka, IL 60093
ALL UTILITIES CLEAR (ATTACH CONFIRMATIONS)
 WINNETKA PERMIT NUMBER: DR-2019-307 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.

I (H/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 (L/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: 4/26/19

PRINTED NAME: TOMMY MEYER

OWNER SIGNATURE: _____

DATE: 4/23/19

PRINTED NAME: OWEN SCHAEFER

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: 4/26/19

PRINTED NAME: TOMMY MEYER

OWNER SIGNATURE: _____

DATE: 4/23/19

Revised 12.18.2018

PRINTED NAME:

Owen Schnaper



Revised 12.18.2018

MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

PHONE: (773) 282-5900
FAX: (773) 282-9434

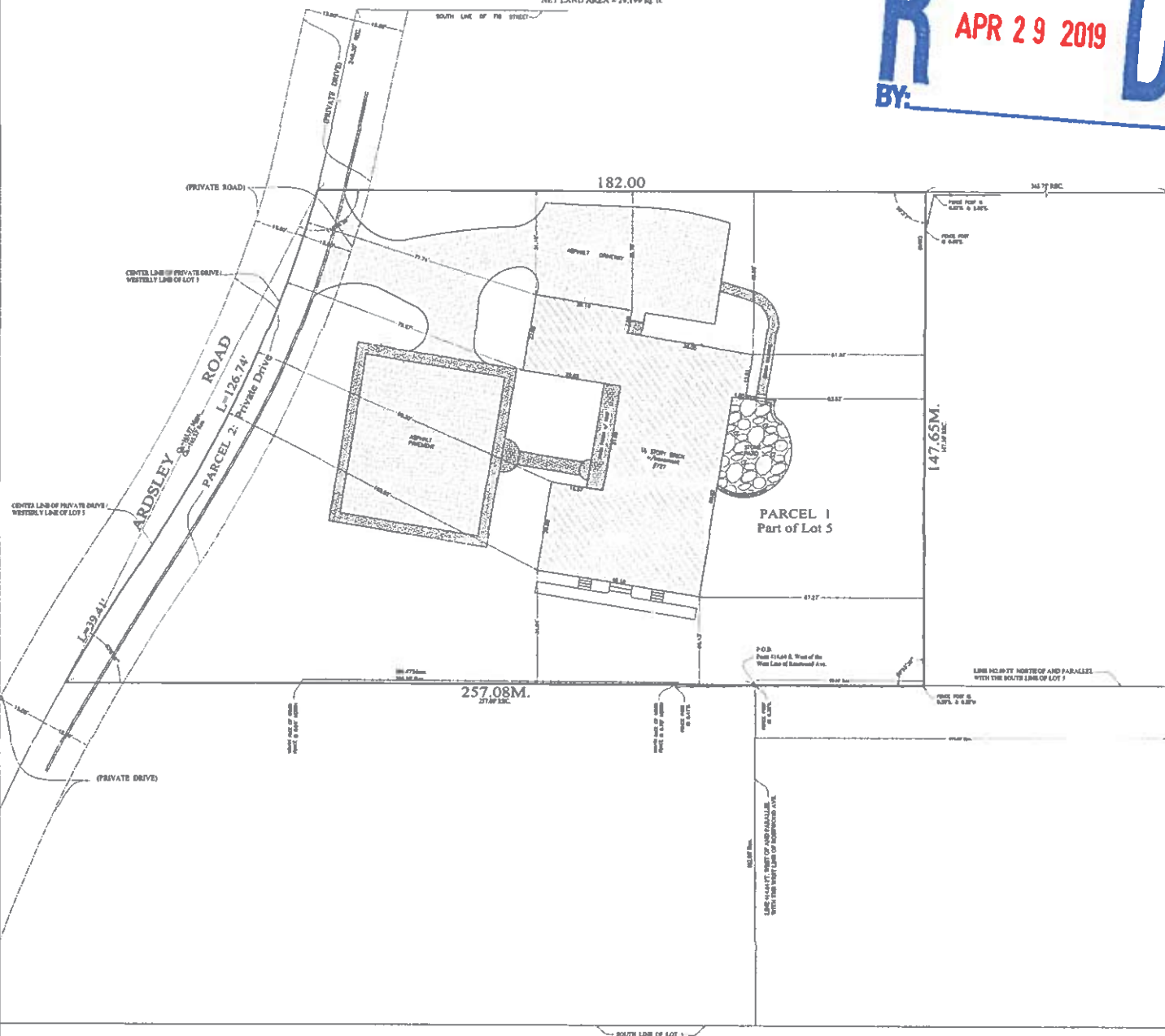
PLAT OF SURVEY

OF

[illegible]

GROSS LAND AREA = 31,686 sq. ft.
NET LAND AREA = 29,199 sq. ft.

RECEIVED
APR 29 2019
BY: _____



ALL DIMENSIONS ARE SHOWN IN FEET
AND DECIMAL PARTS THEREOF.

Order No.-----91519-----
Scale: 1 inch=-----16----- FEET
Field Completion Date: 27 OCTOBER 2010
Ordered by:-----MATT ALBRECHT-----

LEGEND

- | | |
|--|-----------------------|
| | - CHAIN LINK FENCE |
| | - WOOD FENCE |
| | - STONE FENCE |
| | - CONCRETE FENCE |
| | - BRICK FENCE |
| | - PICKET FENCE |
| | - SPLIT RAIL FENCE |
| | - POST AND RAIL FENCE |
| | - WIRE FENCE |

[illegible]

State of Illinois ss.
County of Cook

We, M M Surveying Co., Inc., do hereby
certify that we have surveyed the above
described property and that the plat
hereon drawn is a correct representation
of said survey.

Date: OCTOBER 22, 2018
 REG. B.L. Land Surveyor No. 35-3758
 LC Exp. NOVEMBER 30, 2020

727 Ardsley Road, Winnetka

Title	Duration (Days)	Start	Inspection Required
<u>Village of Winnetka Demo</u>			
Submit Village Application for Demo	1	5/3/2019	
Village Demo Hearing	1	5/6/2019	
Submit for Building Permit	1	5/3/2019	
<u>After Demo Approval Before Building Permit</u>			
Asbestos Inspection	-28	8/6/2019	
Asbestos Removal	-21	8/13/2019	
Submit Cook Demo Permit	-14	8/20/2019	
Receive Cook Demo Permit	-7	8/27/2019	
Receive Permit	1	9/3/2019	
<u>Construction Process</u>			
Lot Fencing	1	9/3/2019	YES
Install Temp Electric	3	9/6/2019	YES
Disconnect Utilities	3	9/9/2019	YES
Tree Removal	3	9/12/2019	YES
Demo	14	9/17/2019	
Order Exterior Doors	1	1/1/1900	
Order Steel	1	1/1/1900	
Order Trusses & Lumber	1	9/4/2019	
Order Windows	1	9/7/2019	
Deliver Port a John	1	9/10/2019	
House Stake Out	1	9/13/2019	
Excavate	7	9/24/2019	
Set & Pour Footings	7	10/1/2019	YES
Set & Pour Walls	14	10/15/2019	YES
Foundation Survey	1	10/16/2019	
Underground Plumbing	7	10/23/2019	YES
Drain Tile	3	10/26/2019	
Del Survey to Village	1	10/27/2019	
Water Proofing	2	10/29/2019	YES
Backfill & Rough Grade	14	11/12/2019	
Basement Prep/Pour	14	11/26/2019	YES
Deliver Framing Material	1	11/27/2019	
Order Gas	1	11/28/2019	
Set Basement Steel	1	11/29/2019	
Set Dumpster	1	11/30/2019	
Framing	45	1/14/2020	
Deliver Exterior Trim & Soffit Material	1	1/15/2020	
Deliver Trusses	1	1/16/2020	

Frame Roof	1	1/17/2020	
Plumbing Rough	14	1/31/2020	
Deliver Shingles	1	2/1/2020	
Deliver Windows	1	2/2/2020	
Order Stairs	1	2/3/2020	
Roof Top Height Survey	1	2/4/2020	
Shingle Roof	7	2/11/2020	
Insulate Tub/Fireplace	1	2/12/2020	
Deliver Stairs	1	2/13/2020	
HVAC Rough	14	2/27/2020	
Install Pre Fab Fireplace	3	3/1/2020	
Pour Stoops	2	3/3/2020	
Hang Garage Door	1	3/4/2020	
Electrical Rough	14	3/18/2020	
Install Brick or Stone	7	3/25/2020	
Schedule Rough Inspection	1	3/26/2020	YES
Order Appliances	1	3/27/2020	
Order Cabinets	1	3/28/2020	
Order Hard Surface Flooring	1	3/29/2020	
Order Interior Trim	1	3/30/2020	
Low Voltage Rough	7	4/6/2020	
Schedule Insulation Inspection	1	4/7/2020	
Insulation	3	4/10/2020	YES
Deliver Drywall	1	4/11/2020	
Deliver Siding	1	4/12/2020	
Drywall	14	4/26/2020	
Compensatory/Sanitary/Storm Wtr	30	5/7/2020	
Set & Pour Exterior Flatwork	2	5/9/2020	
Siding	14	5/23/2020	
Gutters	2	5/25/2020	
Final Grade Respread	3	5/28/2020	
Blown Insulation	1	5/29/2020	
Landscaping	14	6/12/2020	
Paint Interior	1	6/13/2020	
Deliver Cabinets	1	6/14/2020	
Deliver Interior Trim	1	6/15/2020	
Electric Trim	1	6/16/2020	
Install Ceramic	18	7/4/2020	
Install Hardwood	7	7/11/2020	
Install Interior Trim	30	8/10/2020	
Sod	3	8/13/2020	
Measure & Order Countertops	1	8/14/2020	
Paint/Finish Interior Trim	10	8/24/2020	
Install Corian/Granite	1	8/25/2020	

Deliver Appliances	1	8/26/2020	
Measure & Order Shower Doors/Mirrors	1	8/27/2020	
Plumbing Trim	7	9/3/2020	
sand and stain hardwood	10	9/13/2020	
Carpet Sweep	1	9/14/2020	
Deliver Light Fixtures	1	9/15/2020	
Final Electric	10	9/25/2020	
Low Voltage Trim	7	10/2/2020	
Install Carpet	2	10/4/2020	
Deliver Screens	1	10/5/2020	
Finish HVAC	7	10/12/2020	
Install Fireplace Logs/Doors	2	10/14/2020	
Install Shelving	3	10/17/2020	
Final Clean	1	10/18/2020	
Install Screens	1	10/19/2020	
Install Shower Doors/Mirrors	2	10/21/2020	
Final Inspections	1	10/22/2020	YES
Final Punch	5	10/27/2020	
Paint Touch Up	2	10/29/2020	
Obtain CO	1	10/30/2020	
Reclean	1	10/31/2020	
Homeowner Orientation	1	11/1/2020	





MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: MAY 29, 2019
SUBJECT: CASE NO. 19-11-LPC: 779 BRYANT AVENUE - LANDMARK DESIGNATION

INTRODUCTION

On June 3, 2019, the Landmark Preservation Commission (LPC) is scheduled to hold a public hearing on an application submitted by Joan Keller-Evanich and Kevin Evanich (the "Applicants") as the owners of the property commonly known as 779 Bryant Avenue (the "Subject Property"), to have the Subject Property designated as a locally designated 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 0.56 acres in size, is located on the east side of Bryant Avenue between Lloyd Place and Humboldt Avenue and contains a single-family home with a detached garage. The property is zoned R-3 Single Family Residential, and it is surrounded by R-3 Single Family Residential. The Subject Property is identified in Figures 1 and 2 on the following pages.

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 Van Doren Shaw for Albert and Anna Bradley Kales. According to Village files, there were several building permits issued in proceeding years that affected the Subject Property:

1. In 1921 a building permit was issued for the original detached garage which was then replaced by a newer garage from a permit issued in 1953;
2. In 1981 a building permit issued for a swimming pool that filled in the sunken garden on the west side of the property.
3. In 2002 a building permit for a new detached garage was issued.

4. In 2012 a building permit was issued for a family room addition on the southeast portion of the house that was designed by Ken Behles of the architectural firm of Behles & Behles.

The Applicants describe the family room addition built in 2012 as architecturally sensitive to the context of the house. The Applicants state that they acquired the property in 1993.

The Applicants have provided written responses to the Landmark Nomination Form describing the residence and its significance with the intention of support for the proposed designation, along with current photographs of the Subject Property, all of which are included in this report as Attachment A.

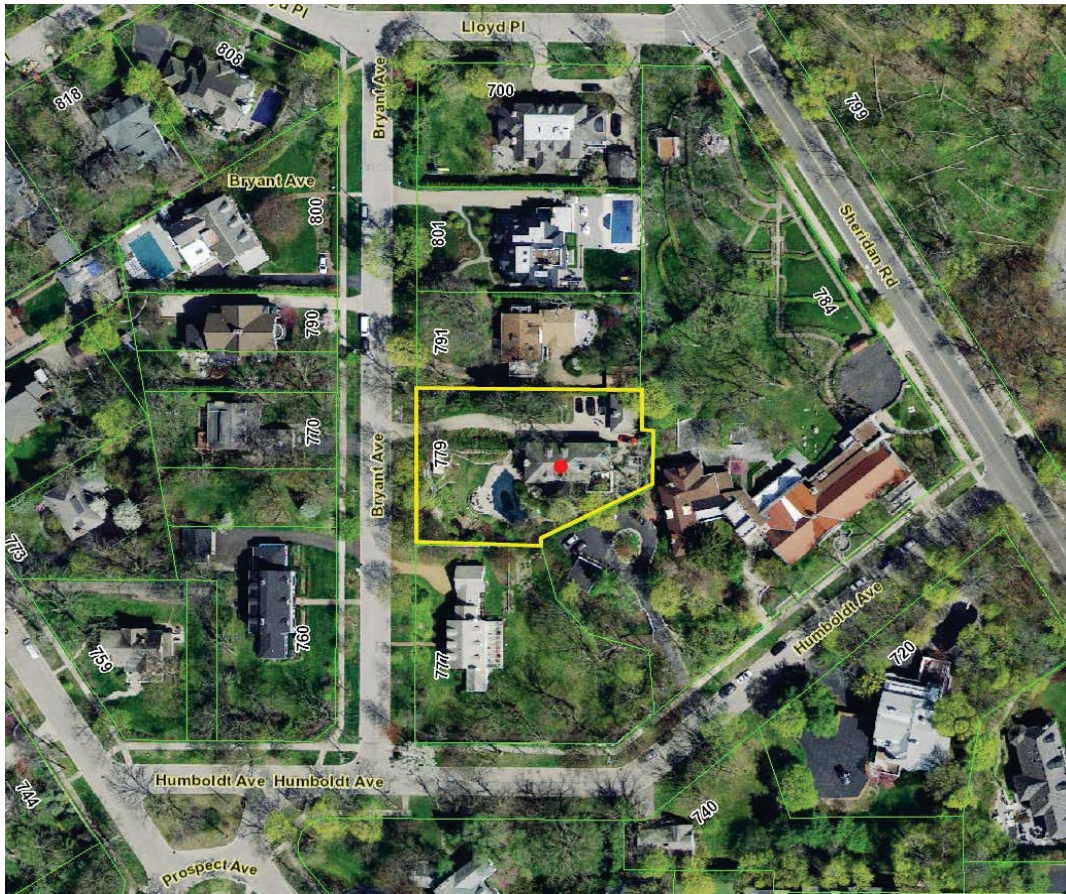


Figure 1 – Subject Property (Aerial)



Figure 2 – Subject Property (visibility from Bryant Avenue)



Figure 3 – Subject Property (visibility from Bryant Avenue)

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.

CERTIFICATION OF DESIGNATED LANDMARKS

The owner(s) of a designated landmark, the alteration of which is subject to the advisory review of the LPC, may request that any alteration be subject to the *binding* review of the LPC. Upon approval of such request by the LPC, a declaration shall be recorded by the Village in the office of the Cook County Recorder of Deeds. Upon recordation the designated landmark becomes a certified landmark, and any proposed exterior alterations **require approval** by the LPC prior to the improvements being made. After a designated landmark has been certified, the certification shall not be withdrawn except for an express determination set forth in a resolution of the Village Council.

At this time, the Applicants are not requesting certified landmark status. The request is to have the Subject Property recognized as a designated landmark, which **requires an advisory review** of proposed exterior alterations by the LPC. It should be noted that the Applicants' request does not include any exterior alterations.

FINDINGS

In the attached application materials submitted by the Applicants, the Applicants have provided a history of the Subject Property identifying the architect, the ownership history and a description of alterations to the Subject Property. Does the LPC find that the Subject Property meets the criteria for designation as a locally designated 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

1. Property owner's name(s) Joan Keller-Evanich and Kevin R. Evanich

2. Street Address: 779 Bryant Avenue Winnetka, IL

3. Property Identification Number (P.I.N.):05-17-409-009-0000

2014 Plat of Survey is attached

4. How long have you owned this property?

We have owned the property since 1993

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?

Albert M. Kales and Anna Bradley Kales 1910-1920

Arthur W. and Cora P. Cushman 1920-1945

John R. and Louise D. Rutherford 1945-1963

LeRoy Haskell, Jr. and Marie Antoinette Haskell 1963-1979

Dan and Carol C. Cassin 1979-1993

Kevin R. Evanich and Joan C. Keller-Evanich 1993-present

5. Date of construction: date on blueprints (1909), construction began spring 1909 (p. 37 Diary of Albert M. Kales, copy obtained from Northwestern University School of Law archives)

Landmark Nomination Package Page 1 of 6

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 Architectural firm Designer

And/or builder: Howard Van Doren Shaw (see attached bio)

Do you have original plans? We have some blueprints including exterior elevations dated 1909

Is the property associated with a historical person or group? Nothing local but some national impact within the bios of Albert Kales and Marie Antoinette Haskell

Is the property associated with a notable historic event? If so, explain.
No

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? No changes as viewed from the street except a custom wooden fence replaced a chain link fence.

Please include descriptions of alterations, dates and architects, if known.
The Cushman family, (Chester Walcott architect) enclosed the open porches on the south façade. The Cassin family replaced the original Shaw "sunken garden" with a swimming pool. We added an architecturally sensitive family room mimicking the sunroom in 2012. (Ken Behles of Behles and Behles, architect)

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.

We replaced a single frame detached garage with a detached 3-car stucco garage (matching house in color and design) in 2001.

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.

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): Kevin R. Evanich and Joan C. Keller-Evanich

Signature(s): _____

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): KEVIN EVANICH & JOAN KELLER-EVANICH

Signature(s): 

Date: 5/22/19

Phone:  Fax:  Email: 

Please forward your completed nomination to:

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

HOWARD VAN DOREN SHAW (b. 1869 in Chicago d. 1926 Baltimore)

Education: Yale B.A. 1890

MIT, Architecture 1891 (completed two year program in one year)

Career: Jenney & Mundie under the direction of William LeBaron Jenney

1894 established his own practice

Practice was turned over to his student David Adler after Shaw's death

Major works:

Ragdale	Lake Forest, IL	1898	Listed on NRHP 1976
Lakeside Press	Chicago	1899	Listed on NRHP 1976
Ryerson Thorne Summer House	Midlothian	1899	NRHP 1997
Second Presbyterian Church	Chicago	1900	Interior NRHP 1974 National Historic Landmark 2013
Louis Swift House	Lake Forest	1900	NRHP 2005
Cliff Dwellers Club	Chicago	1908	
Lake Shore Club	Glencoe	1910	
Albert Kales House	Winnetka	1910	
Market Square	Lake Forest	1916	
Marktown	Indiana	1917	NRHP 1983
Quadrangle Club U of Chicago	Chicago	1920	NRHP 1920
Kappa Kappa Gamma	Urbana	1921	NRHP 2004
McKinlock Court Art Institute	Chicago	1924	
Fourth Presbyterian Church	Chicago	1926	NRHP 1975

Parish buildings

**Sources: The Architecture of Howard Van Doren Shaw by Virginia Greene,
Frank Lloyd Wright and Howard Van Doren Shaw: Two Chicago Architects and their
Clients by Leonard K. Eaton**

Inventing the New American Home by Stuart Cohen

**Concerning Howard Shaw in His Home by his wife Frances Wells Shaw, printed by
The Art Institute of Chicago for the Howard Van Doren Shaw Society**



WIKIPEDIA

Albert M. Kales

Albert Martin Kales (March 11, 1875 – July 26, 1922) was an American lawyer and legal scholar.

With the exception of one year as a visiting instructor at Harvard Law School, he performed most of his scholarly work at Northwestern University School of Law, at which he taught in 1902-1916 and 1917-1922.^[1] He is best known for his 1914 work *Unpopular Government in the United States*, a work that helped pioneer the concept of appointing U.S. judges rather than electing them in a partisan political process. This concept spread in many states and is now commonly called the Missouri Plan, after the name of one of the first states to adopt it.

Biography

Kales was born in 1875 in Chicago. He graduated from Harvard Law in 1899 and was immediately licensed to practice in Illinois. He began teaching property law at Northwestern Law in 1902, and was named a professor in 1910. He continued to practice law privately after achieving this rank, asserting that his personal case load of 6 cases per year did not create a conflict of interest between his teaching load and his private practice, and further asserting that the active practice of law was a necessary element in the ability of a legal scholar to remain relevant. Offered a faculty position at Harvard Law in 1917, he turned down the honor because the school would have required him to lay down his practice. Kales' works related to property law included *Estates and Future Interests*, published in 1920.^[1]

Kales published *Unpopular Government in the United States* in 1914 in opposition to a new class of political operatives whom Kales labeled "politocrats." Political party bosses in his native Cook County, Illinois had devised a reliable way to control the elections of candidates to office, including judges, through the invention of so-called 'bedsheet ballots.' A 'bedsheet ballot' was a lengthy election paper with long lists of candidates for a wide variety of offices to govern a heavily populated area, such as Chicago. Utilizing a combination of game theory and thought experiments, Kales asserted that ordinary voters could not be expected to cast a thoughtful ballot for or against each of the members of a long list of candidates. Kales demanded that his readers face the fact that in any purely "elective" system for the popular selection of judges, the judges would in fact be nominated by political bosses; and that a system of merit selection could actually improve the ties of responsibility between the judiciary and the voters. He set forth several elements necessary for the success of a merit-selection system, of which the principal one is that the person publicly responsible for the appointment should be a single high-profile individual directly elected by popular vote. Examples given were the offices of governor and chief justice. Kales further urged that the ultimate appointer be advised by a professional panel, selected by other judges or by the bar association of the state where the appointment is made.^[2]

Kales died of typhoid fever in 1922^[1] and did not live to see any state adopt a merit selection program for appointment of U.S. judges. As of 2015, however, twenty-seven states and the District of Columbia had enacted statutory or constitutional laws to provide for some form of merit selection. Ironically, Kales' native state of Illinois was not one of them.

References

1. "Kales, Albert Martin. Correspondence on The Rule Against Perpetuities, 1904-1913: Finding Aid" (<http://oasis.lib.harvard.edu/oasis/deliver/~law00184>). *Harvard Law School*. Retrieved 2015-02-10.
 2. Kales, Albert M. (1914). *Unpopular Government in the United States*. Chicago, Ill.: *University of Chicago Press*. pp. 225–51.
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Retrieved from "https://en.wikipedia.org/w/index.php?title=Albert_M._Kales&oldid=776680126"

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MARIE ANTOINETTE "MIA" HASKELL

Mass for Marie Antoinette Haskell (nee Kerssenbrock) of Vernon Hill, IL, formerly of Winnetka and Glenview, will be said at 10AM Tuesday May 26, at Sacred Heart Church, 1077 Tower Road, Winnetka, IL. Visitation will be held on Monday, May 25, from 4-9 PM at the M. H. Scott & Hebblethwaite Funeral Home, 1240 Waukegan Road, Glenview, IL. Graveside services will be held at 11:30 AM Wednesday, May 27, at Woodlawn Cemetery, Toledo, OH. Local arrangements by the Bennett-Emmett Funeral Home, Secor Rd.

After years of breathing difficulties and heart problems related to emphysema, Mia died peacefully on Wednesday, May 20, in her daughter's home in Mr. Prospect, IL, surrounded by family.

She was born in Kiatovy, Czechoslovakia, the daughter of Count Klement Korff Schmising Kerssenbrock and Countess Marie Anna (nee Waldstein) Kerssenbrock.

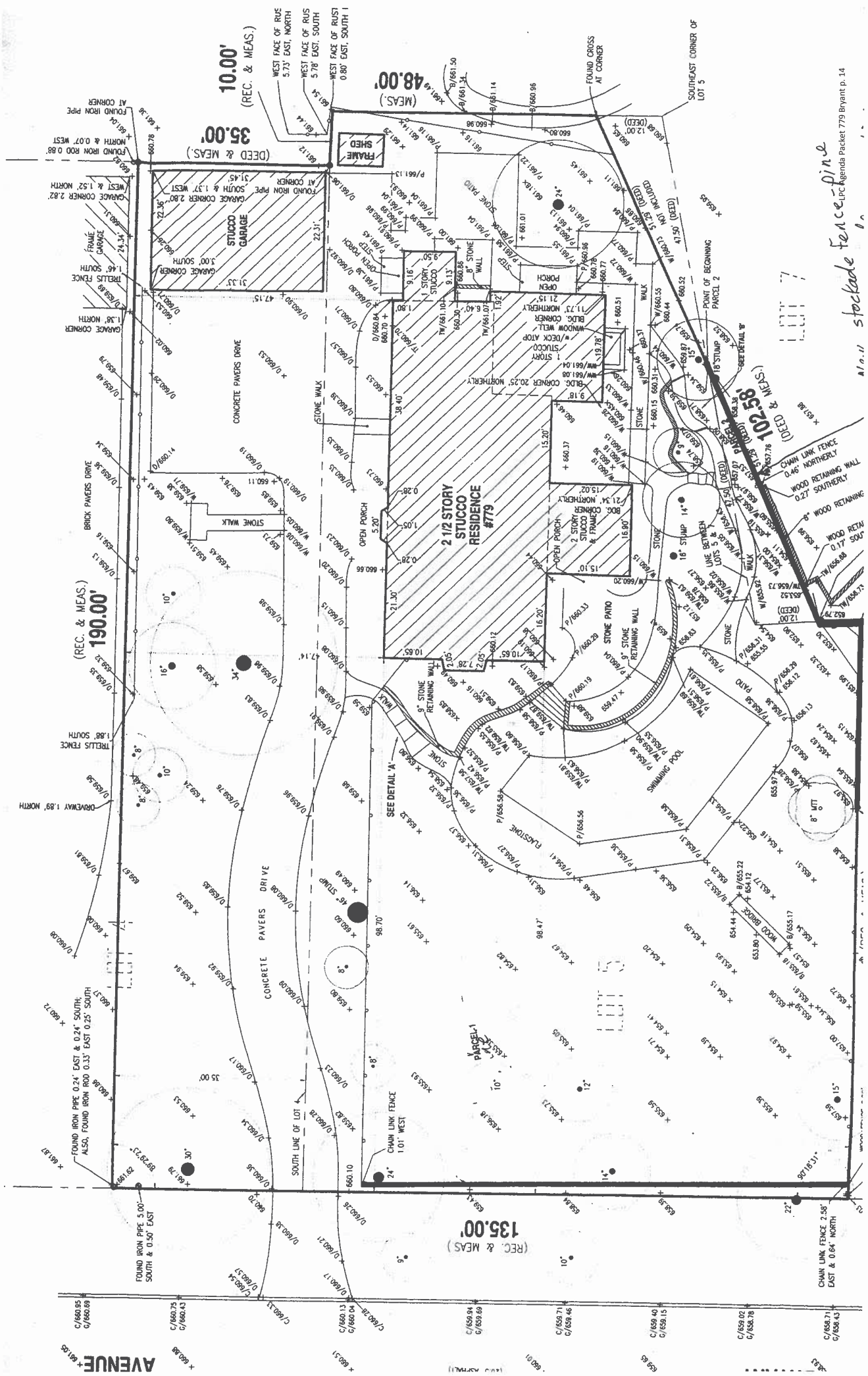
During World War II, she was a prisoner in a slave labor camp in Germany. After the war, she worked for the American Underground in Czechoslovakia as a translator. In 1949, facing imminent arrest, she fled the country by crossing over the mountains to Austria. With a student Visa and a scholarship to Barat College in Lake Forest, IL she entered the US in 1950. During the summers she gave lectures for Radio Free Europe and the Crusade for Freedom.

In 1952, President Truman signed a Bill granting her permanent residency in the United States. In 1955 she married her husband Roy, and lived in Winnetka until 1979, when the family moved to Glenview. In 1985, after her husband Roy died in 1983 she was diagnosed with emphysema. After a hospitalization in 1988, she moved to Hawthorne Lakes in Vernon Hills.

In November of 1991 she began to have health problems again. On December 20, 1991 with the help of Senator Paul Simon's office and the Immigration and Naturalization Service, her dream of becoming a US Citizen was fulfilled. The ceremony took place at Lake Forest Hospital. Mia said that becoming a United States Citizen was one of the happiest moments of her life.



WHS Housefiles
1946











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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: MAY 29, 2019
SUBJECT: CASE NO. 19-05-LPC: 949 FISHER LANE - ALTERATIONS

INTRODUCTION

On June 3, 2019, the Landmark Preservation Commission (LPC) is scheduled to consider a request from Jeffrey and Karen Watts (the "Applicants"), for an advisory review of exterior alterations to the property commonly known as 949 Fisher Lane (the "Subject Property").

PREVIOUS APPROVAL

On March 4, 2019, the LPC considered an application submitted by the Applicants to have the Subject Property designated as a locally designated landmark. After hearing from the Applicants and their representatives, by a vote of 6-0, the Commission recommended the Village Council designate the Subject Property as a locally designated landmark. Based on the "System for the Evaluation of Landmarks," the LPC found the level of significance of the Subject Property to be "Unique." For reference, the nomination submitted by the Applicants and the staff report from the March 4 meeting are included in this report as Attachments B and C. Additionally, the result of the Commission's evaluation of the Subject Property is included as Attachment D. Minutes of the March meeting are also provided and included as Attachment E.

PROPOSED PLAN

The Applicants have provided a written explanation along with photos, of certain exterior features that are in need of repair and maintenance (Attachment A). As represented in Figure 1 on the following page, the railings on the upper floor have been removed in order to replace rotting posts. The Applicants explain that the paint on the railings was peeling and they have been repainted to match the window and door trim, which is also peeling and in need of repainting. According to the Applicants, they were able to match the existing brown color at Sherwin Williams. The window and door trim will be repainted the same color, as weather permits. As explained by the Applicant at the March meeting, the window glazing is black and is also peeling. The Applicants will also repaint the window glazing black.

The Applicants have also discovered several areas where mortar has been repaired over the years, with more than four different colors of mortar. In the attached explanation, the Applicants note that they are going to match the new mortar to the grayer mortar on the front of the residence. The mortar on the parapets will be adjusted to match the existing brick in an attempt to have the repairs appear unnoticeable. Lastly, the Applicants have removed ivy in order to preserve the bricks.

It should be noted that the proposed alterations comply with the Zoning Ordinance.



Figure 1 – Subject Property (May 24, 2019)



Front (West) Façade (Fall, 2018)

Figure 2

COMMISSION REVIEW

Exterior alterations of designated landmarks are subject to an advisory review by the LPC. Given the Applicants are in the midst of repairing mortar and repainting certain exterior features of the Subject Property, the LPC should conduct an advisory review of the exterior alterations described above prior to the Village Council considering the LPC's recommendation to designate the Subject Property as a local landmark. The criteria to considering when conducting an advisory review of alterations are as follows:

1. General Standards:

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

2. Design Guidelines:

- a. Height. The height of any proposed alteration should be compatible with the architectural style and character of the designated landmark.
- b. Proportions of Windows and Doors. The proportions and relationships between doors

and windows should be compatible with the architectural style and character of the designated landmark.

- c. Roof Shape. The design of the roof should be compatible with the architectural style and character of the designated landmark.
- d. Scale. The scale of the structure should be compatible with the architectural style and character of the designated landmark.
- e. Directional Expression. The dominant horizontal or vertical expression of the facades should be compatible with the original architectural style or character of the designated landmark.
- f. Architectural Details. Materials, textures, colors and architectural details should be compatible with the original architectural style or character of the designated landmark.
- g. Appurtenances. Appurtenances including, but not limited to, signs, fences, accessory buildings or structures, permeable and impermeable surfaces should be compatible with the original architectural style or character of the designated landmark.
- h. Other. In addition to the foregoing, the Commission may consider the Secretary of the Interior's Standards for Rehabilitation Guidelines for Rehabilitating Historic Buildings.

FINDINGS

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

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

ATTACHMENTS

- Attachment A: Description of alterations provided by Applicants
- Attachment B: Landmark Nomination
- Attachment C: March 4, 2019 Staff report
- Attachment D: LPC results of the "System for Evaluation of Landmarks"
- Attachment E: Excerpt of March 4, 2018 LPC meeting minutes

ATTACHMENT A

- Repair Railings & Parapets
 - o Issue Identified:

During the roof replacement done shortly after our move in date (roof was leaking) it was discovered that the posts holding the existing railings were completely rotted (Exhibit A) and the brick work needed repairs (Exhibit B).
 - o Process:

To match the existing mortar, we inspected the house. During this process, we noticed that several repairs had been made previously that were not done with the same attention to detail that we were taking. (Exhibit C). We also noted that there were more than 4 different colors of mortar.
 - o Solution:

After discussing the house with multiple masons (some who had worked on historical homes) we decided to match the new mortar to the grayer mortar on the front of the house. Several test patches were made in the back of the house to ensure that we had a good color match. It was also decided that we would adjust that mortar color on the parapets to the existing brick in order to have the repairs look unnoticeable.
- Removed Ivy
 - o We removed all Ivy that was creeping up the house structure in order to preserve the bricks.
- Painting (Windows/Rails/Doors)
 - o Issue Identified:

The paint on the window trim, door trim, window glaze and railing is peeling and needing of repainting (Exhibit F).
 - o Process:

We removed a piece of the paint that was peeling from the existing trim paint and took it to Sherwin Williams for a match for the doors, windows and rails. They matched the color and we applied a test patch and determined it was a good match.

The window glaze is black so we purchased a black paint and it matched
 - o Solution:
 - o We have painted the railings, and are in the process of painting the window trim/doors (weather permitting)

EXHIBIT A



EXHIBIT B



EXHIBIT C



EXHIBIT F





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] [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 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]

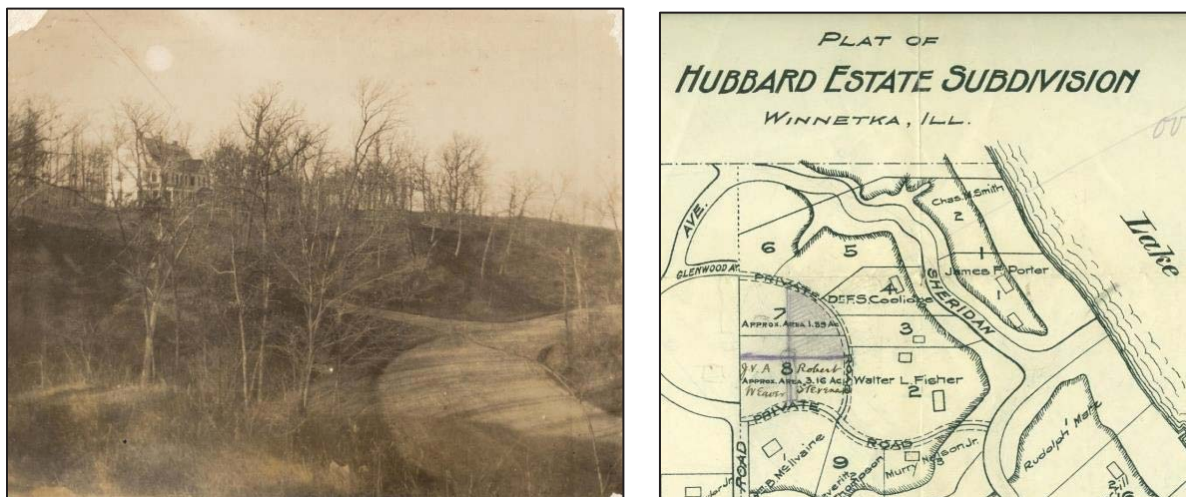
<http://nmsantos.com/Tangled-Branches/Walter%20Fisher/Walter-Fisher.html>.

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=AOvVaw0AcpTdHD9xZtEa-oGdpBCf>

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.

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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

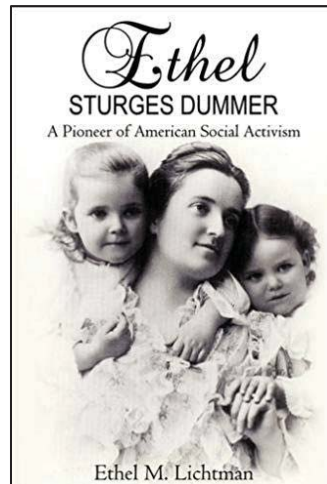
¹³ *Who's Who in Chicago and Vicinity*, (Chicago: The A. N. Marquis Company, 1941), 272.

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=gbs_ge_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

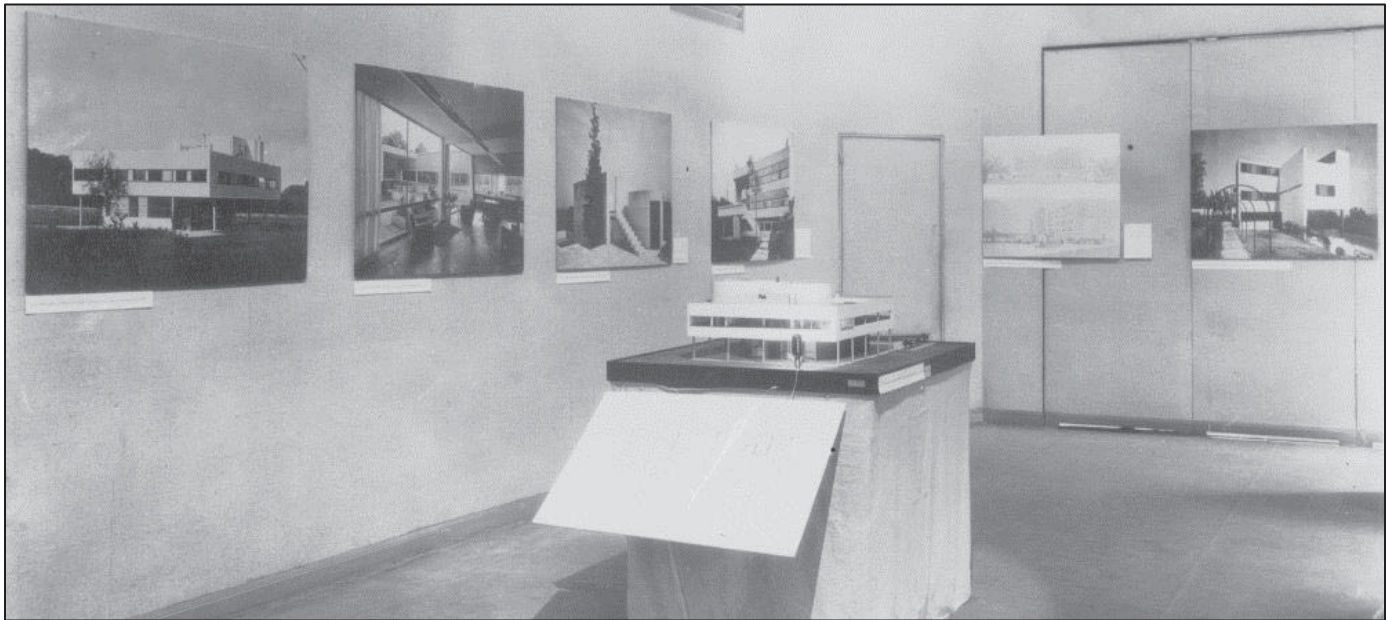
²² H. Ward Jandl, John A Burns and Michael J. Auer, *Yesterday's Houses of Tomorrow: Innovative American Homes: 1850-1950* (Washington, D.C. :National Trust for Historic Preservation, 1991), 157.

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

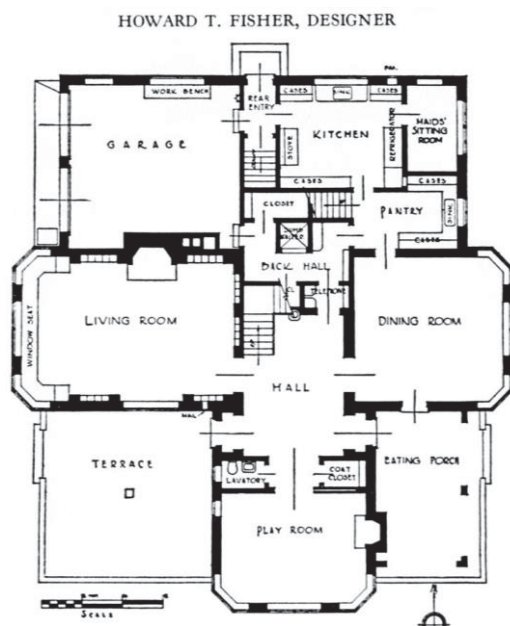
a unifying material. Le Corbusier's idea of a house as a "machine for living" ("*machine a habiter*") was another important concept of the International Style. Functionality was stressing in serving inhabitants needs, with utilitarian architecture that dispensed with merely decorative ornament.

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.

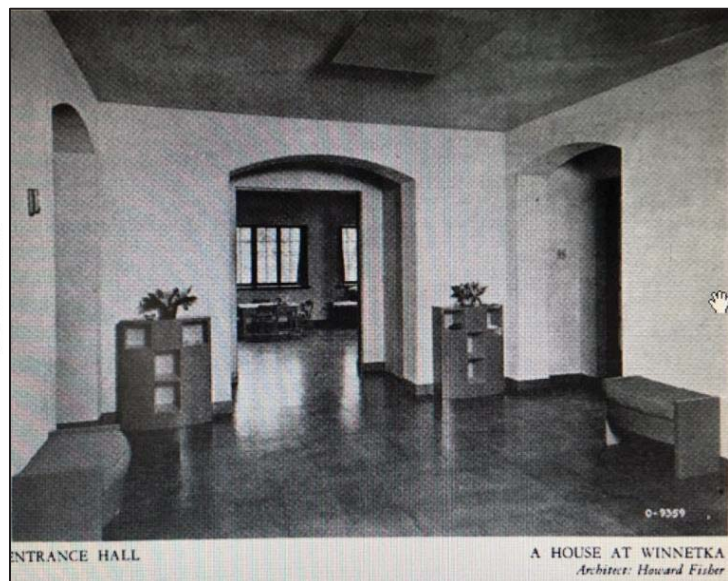
²⁵ Alfred H. Barr, Jr. "Preface", Henry-Russell Hitchcock and Philip Johnson, *The International Style* (New York: W. W. Norton & Company, Inc.), 1966. Originally published under the title *The International Style: Architecture Since 1922* (New York: W.W.Norton & Company, 1932), 13. Barr was Director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



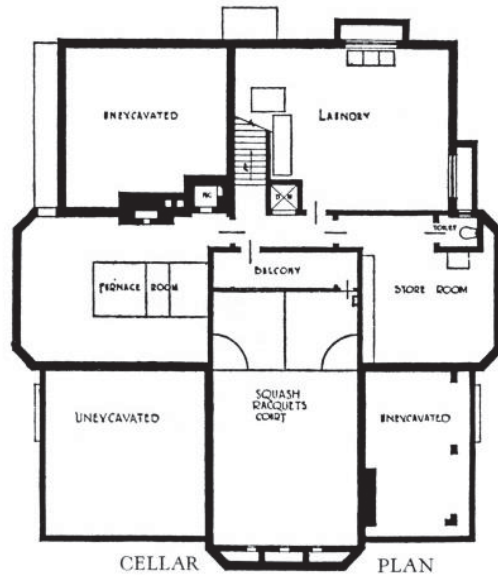
Looking south into the playroom. *The Arts*, 1930

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.

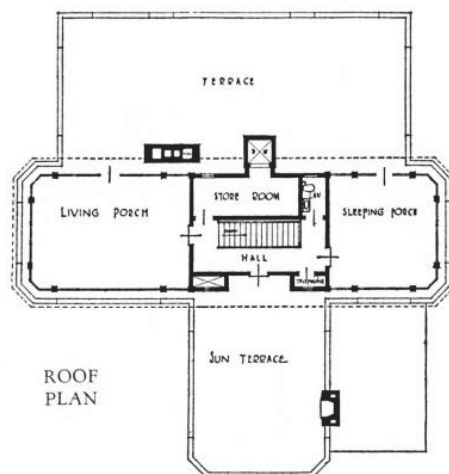
³⁰ *Ibid*, 386.

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

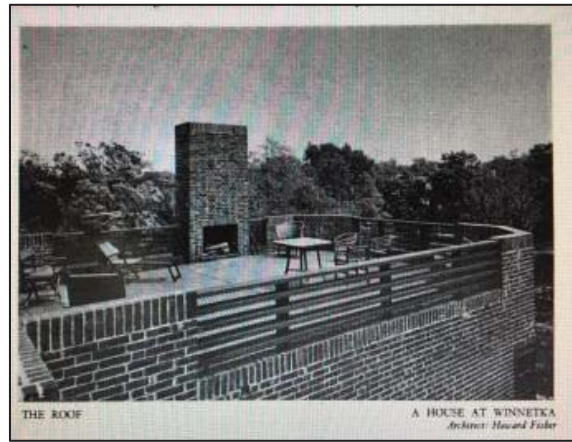
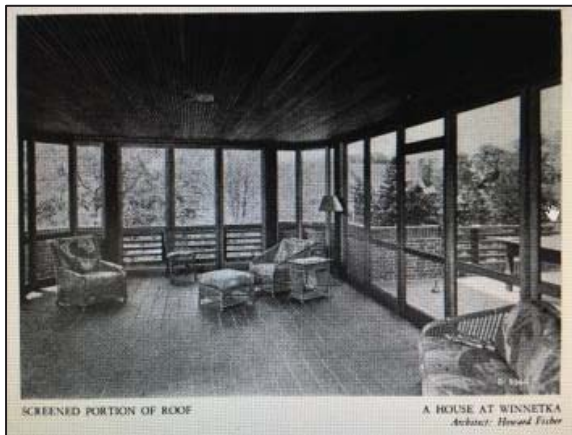


View looking northeast, with front entry at inside corner. *Horn & Hound*, 1929.

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.

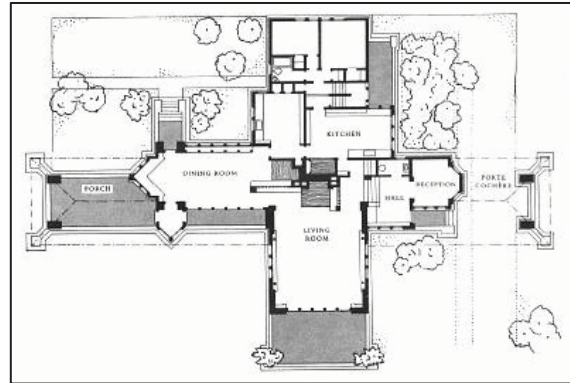
Howard Fisher's son recalled his father telling him that the architects he admired at the time he designed the house were J. J. P. Oud and Frank Lloyd Wright.³¹ Oud's modern brick Worker's Housing located in Hoek van Holland in the Netherlands, for example, dates from 1927.



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

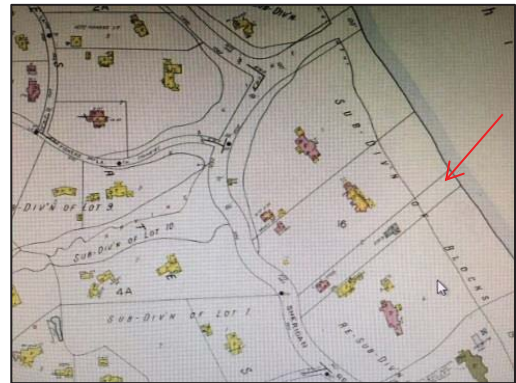
and the concrete Brigham House (1908) in Glencoe—all fronting Sheridan Road. Interestingly, just two blocks off Sheridan Road in Glencoe is the Sherman Booth House (1916), which was designed with a panoramic roof terrace, including a sleeping porch and outdoor fireplace.



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>

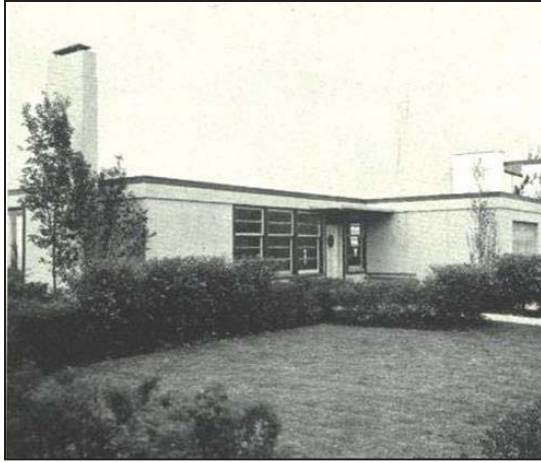
³⁴ *Who Was Who*, Vol VII, 1977-1981, 196.

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.

³⁶ Ibid, 161.
³⁷ Ibid, 158.



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 .



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

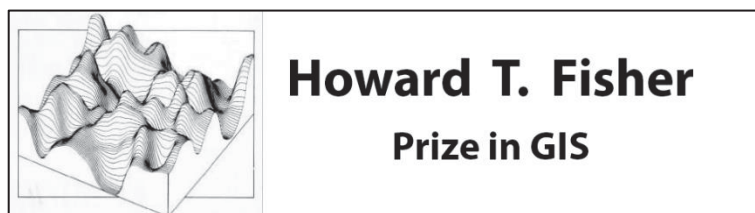
³⁹ Dorothy Raley, Editor, *A Century of Progress Homes and Furnishings* (Chicago: M. A. Ring Company, 1934). Facsimile publication. Delhi, India, books@facsimilepublisher.com, 2018. This book provides detailed information and photographs of the houses as they looked in 1934.

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)



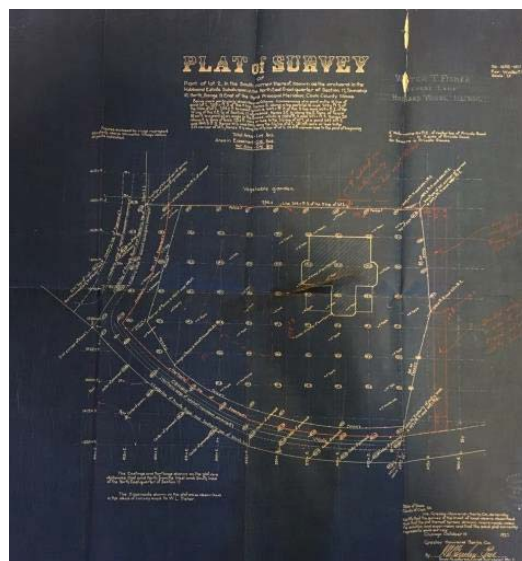
Side (North) façade (Fall, 2018)

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

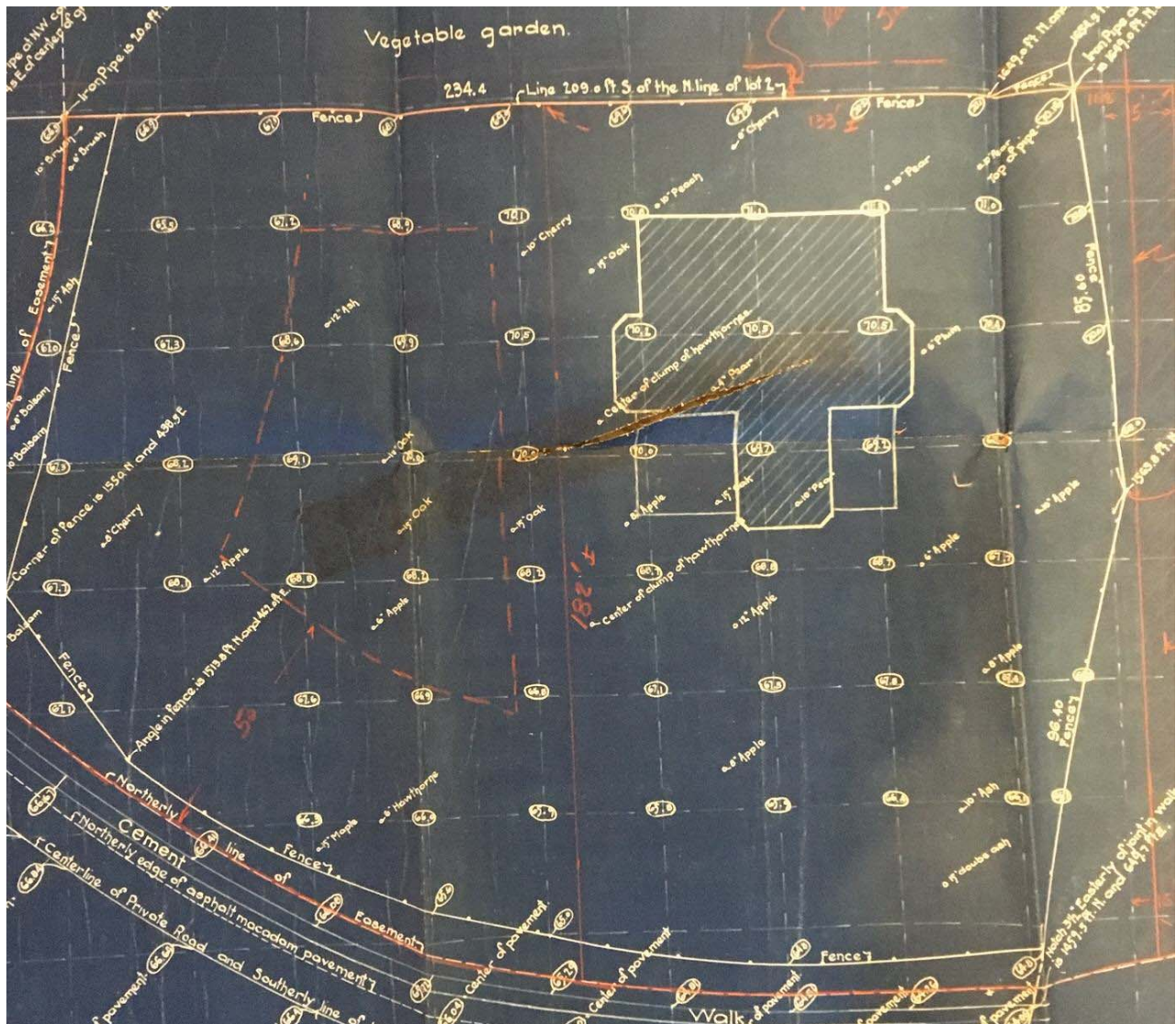
Permit Date	Permit Number	Owner	Description
4-24-1928	3367	Walter T. Fisher, 1051 Cherry Lane, Winnetka	2-story, tile and brick veneer residence, garage attached
6-24-1968	21218	E.M. Bush	Water tap—new 1 1/2" street off box used on water leak repair for above
7-2-1996	E96-0201	Suzanne Bush	New 200 AMP 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



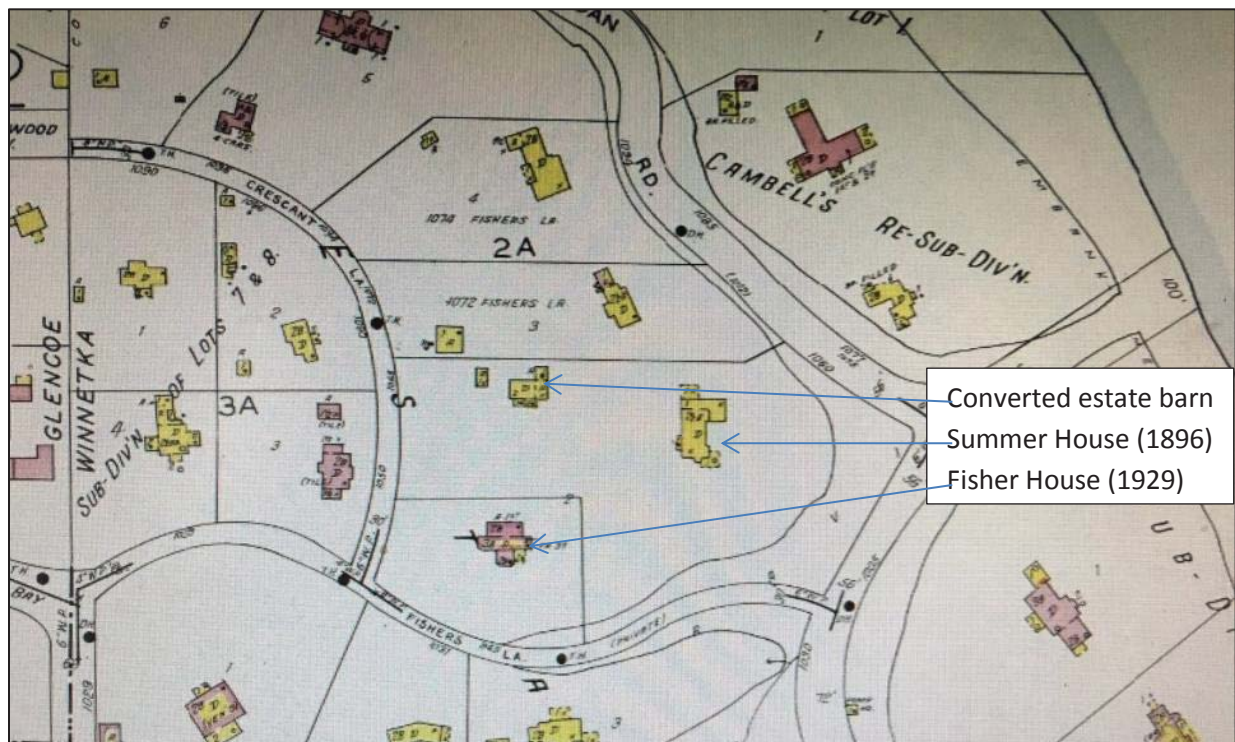
oak and a clump of hawthorne, plants Jens Jensen favored. Many of these trees and shrubs can be seen in Howard Fisher's 1929 *Hound & Horn* article photographs, and survive today.



Front and rear façades, *Hound & Horn*, 1929

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

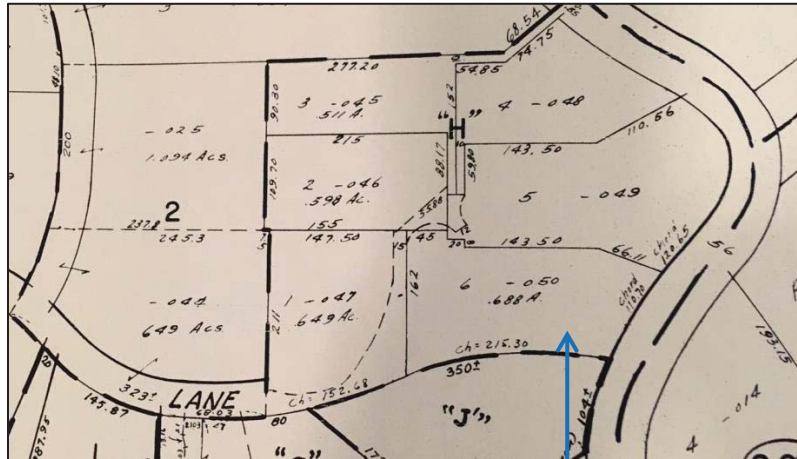
⁴⁵ Morgan Fisher, e-mail message to architect Stuart Cohen, February 4, 2005.

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 Shown



“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



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.

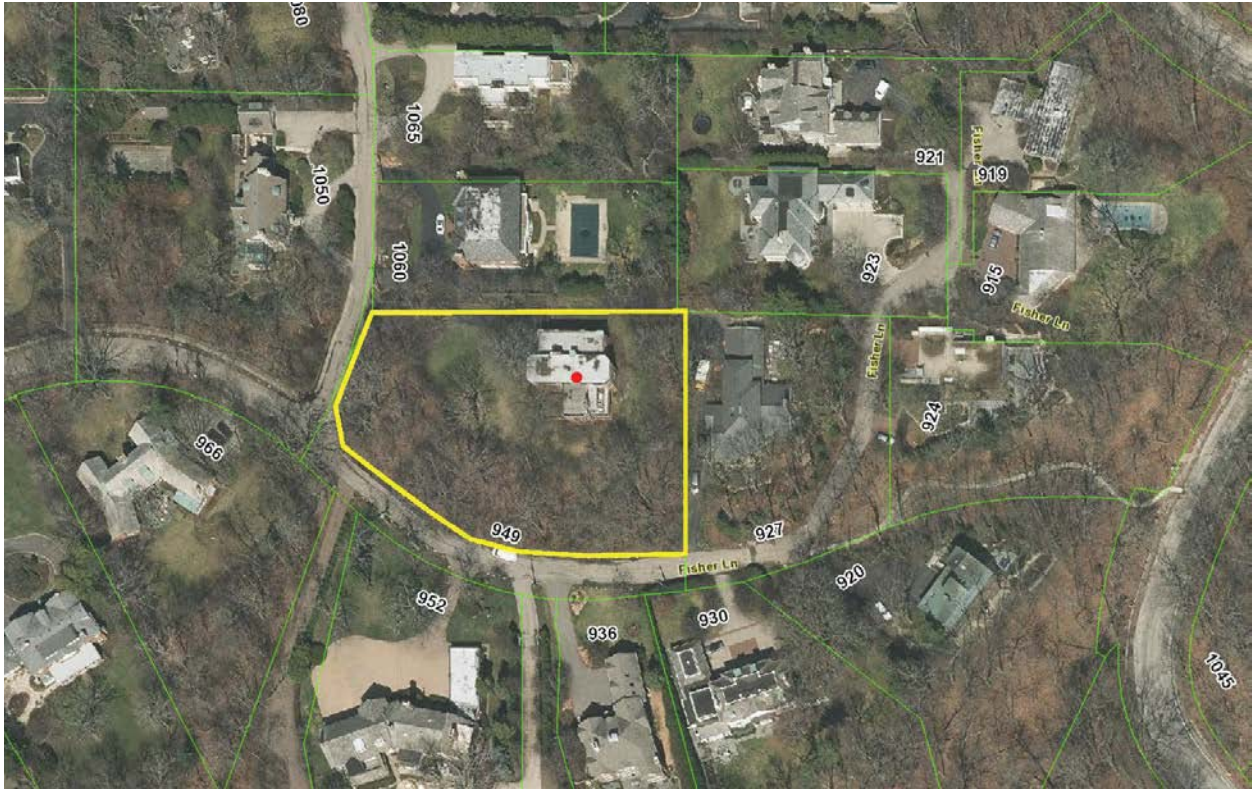


Figure 1 – Subject Property

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?

ATTACHMENT D

SYSTEM FOR THE EVALUATION OF LANDMARKS

TIER 1

CATEGORY	FACTORS	POINT VALUE	WEIGHT*	SCORE
Rarity: Architectural Type, Style and Period	-Extremely Rare	⑤	<u>10</u>	<u>50</u>
	-Rare	4		
	-Somewhat Rare	2		
	-Common	0		
Rarity: Method of construction and its application	-Extremely Rare	⑤	<u>1</u>	<u>5</u>
	-Rare	4		
	-Somewhat Rare	2		
	-Common	0		
Association with an Historical Event, Person, or Cultural Activity	-National	5	<u>1</u>	<u>5</u>
	-State, County or Local	⑤		
	-None	0		
Association with an Architect or Master Builder	-National	⑤	<u>1</u>	<u>5</u>
	-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	<u>1</u>	<u>4</u>
	-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 69
(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	=	50
	-Poor	0				
Age of Structure	-pre-1900	5				
	-1900-1930	3	x	4	=	12
	-1931-1950	2				
	-1951 to present	1				
Alteration of Surrounding Properties (View from Property)	-Original	5				
	-Minor Alterations	3	x	4	=	12
	-Major Alterations	0				
Alteration of Original Site (View of Property)	-Original	5				
	-Minor Alterations	3	x	3	=	15
	-Major Alterations	0				
Structural Condition	-Exceptional	5				
	-Good	3	x	3	=	15
	-Fair	1				
	-Deteriorated	0				
Tier 2 Score						104
(Add Above 5 Lines)						20.8
Avg. Tier 2 Score						
(Divide Total by 5)						

69 Tier 1 Score	+	20.8 Avg. Tier 2 Score	=	89.8 Total Score
--	---	---	---	--

Level of Significance

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

ATTACHMENT E

Minutes adopted 04.01.2019

LANDMARK PRESERVATION COMMISSION EXCERPT OF MEETING MINUTES MARCH 4, 2019

Members Present:

Louise Holland, Chairperson
Katie Comstock
Chris Enck
Laura Good
Joseph Stewart
Paul Weaver

Non-Voting Member Present:

Bob Dearborn

Members Absent:

Beth Ann Papoutsis

Village Staff:

Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

Case No. 19-05 - 949 Fisher Lane: Review of local landmark designation application.

Chairperson Holland commented it is one of the finest HAIS reports she has read and described it as a remarkable home and history. Gwen Sommers Yant of Benjamin Historic Certifications introduced herself to the Commission along with Susan Benjamin and the owners, Karen and Jeffrey Watts.

Ms. Yant stated in terms of orientation, the home is situated near the northeast corner of the 1.7 acre lot and the driveway is off Crescent Lane with Fisher Lane being at the southern edge of the property. She stated the footprint of the home is an irregular square with the service portion of the home being at the north end with a terrace on the west and a covered porch on the east and situated with beautiful views to the general landscape. She referred to her PowerPoint presentation and noted the blue outline gives the location of the property in context. She identified it as being near the bluff at the "S" curve of Sheridan Road and to the east is the lake. Ms. Yant noted it was formerly part of the family compound and the home retained its original location and original lot dimensions. She then stated it is a very large home with a strong presence in the landscape.

Ms. Yant stated in the 1920's when the home was conceived, there was a general design fascination with ships, planes and trains and the home looks like a ship with its abstract decks and railings. She stated the relationship with the landscape is sculptural and unlike a typical suburban lot with a clear front, side and rear facades and described it as fluid in space. Ms. Yant stated it also retains a very high degree of integrity and is an excellent example of international style and you can see where the design is balanced rather than symmetrical and responds to the function within. She stated an example of that function is the very large terrace which served as a small nursery school run by Mrs. Fisher. She stated the home displays plainer surfaces and crisp geometry as seen in the corners, window shapes and door vents, all which support the functional aspect of light and air.

Ms. Yant then stated with regard to a radiant twist to the story, part of the beauty of the home is the nature of the material and its coloration which is very lively and bonding. She stated the home simplifies international style in its proportion and technical perfection and lack of applied ornament of historic

1 detail. Ms. Yant identified the south façade on the first floor as the playroom space with a master
2 bedroom above.

3
4 Ms. Yant stated at the rear of the greenhouse was the master bedroom terrace and the greenhouse
5 which caused quite a few leaks and structural problems and was removed and the home reroofed. She
6 then identified the north façade as the service wing. Ms. Yant also stated the roof is a whole other living
7 space which she described as reaching out into the landscape. She informed the Commission the Fishers
8 loved to sleep outdoors and it was designed for it to be uncovered. Ms. Yant then stated the wings
9 facilitate the use of discreet spaces and the upper floor has an open plan and identified a space used for
10 shuffle board. She added it was served by a dumbwaiter.

11
12 Ms. Yant then stated with regard to the historical context of the property, it began with Walter Lowrie
13 Fisher who was the son of a minister and his father became the president of a small college. She stated
14 he was also the principal of a law firm and a very significant contributor to Winnetka. Ms. Yant described
15 him as a larger than life municipal reformer who was a prominent conservationist and from 1911-1913,
16 he served as the U.S. Secretary of the Interior under William Taft. Ms. Yant stated in the 1890's, he and
17 he wife bought a large parcel of land which is Lot 2 in the New Hubbard Estates subdivision located near
18 the Hubbard Woods train station which had a dramatic view of the lake. She stated the illustration
19 showed a property owned by his partner, Rudolph Matz of the Community House. Ms. Yant then stated
20 they built a large summer home in the 1890's for \$20,000. She stated it described another part of the
21 multiple ways the home was intricately entwined in Winnetka history. Ms. Yant stated it started the
22 whole spade of development along Sheridan Road through the 1920's. She then stated in 1914, the
23 Fishers hired Jens Jensen who designed landscapes for other North Shore residents. Ms. Yant informed
24 the Commission the Fishers also had a city home on the Gold Coast but this home was where they came
25 on a regular basis and became a beloved destination as the family grew and in the early 1930's, it
26 became their primary residence.

27
28 Ms. Yant stated in the late 1920's, his son, Walter and his wife Katharine were from prominent families
29 whose bios are included in the report. She stated they also had similar upbringings and education and
30 were socially active and civic conscious. Ms. Yant stated Walter Fisher was a member of his father's law
31 firm. She noted the Fisher home was planned in 1927 as identified in the plat of survey in the Village's
32 files and the home was platted in the orchard of the property. Ms. Yant also stated the building permit is
33 in the home file and the building permit was from 1928 from his younger brother who was an architect.

34
35 Ms. Yant then identified an early photo of the home from a 1929 article and she referred to the 1927
36 plat of survey and identified the brown circles as elevations and the locations of the trees. She stated
37 the trees in that landscape correspond to the trees in the photos many of which still remain. Ms. Yant
38 described the design of the home as extraordinary and was immediately recognized in publications
39 starting in 1929. She stated it was pointed out in the article the quality of construction, the conception
40 and skill interpreting the new concepts of modern architecture. Ms. Yant stated in the U.S., she
41 described information on European modernism as sparse and it was only three years after the home
42 was built that the principles of European modernism were explained to a larger audience. She informed
43 the Commission the work of four European leading modernists was showcased and identified examples
44 in an illustration. Ms. Yant stated their work represented an illustration of key concepts of international
45 style, one of which is a house as a "machine for living." She then referred to the geometric shapes
46 and lack of ornament and the rooftop living space.

1 Ms. Yant went on to state Howard Fisher published the home immediately after it was built in Horn &
2 Hound. She then referred to an illustration of the front and rear of the home which underscored
3 the high integrity of what the present home is. Ms. Yant noted it was designed for two adults, six
4 children and helped to embrace family functions and celebrate the enjoyment of outdoor activities. Ms.
5 Yant then stated the first floor contained the living room, dining room, playroom and service spaces. She
6 referred to the nursery school which Mrs. Fisher ran and which she identified where play spilled
7 outdoors on the terrace. Ms. Yant also identified the front hall which had a drinking fountain which is
8 still there.

9
10 Ms. Yant referred to an illustration of the front hall where you can see the very international style with a
11 lack of moldings and strong geometry. She stated the living room is lit from many angles and noted
12 the owners of the home were in possession of the original plans which were passed down from the
13 Fishers to the Bushes and on to the present owners. Ms. Yant indicated there were a large number of
14 drawings which include hand drawings of the cabinetry. She stated in articles written about the home in
15 architectural publications, the text would say how colorful the interior was with the cabinets
16 being painted green on the outside and red inside. Ms. Yant also identified the chair near the fireplace in
17 the drawing.

18
19 Ms. Yant stated the article also talks about the lacquered cork floors which are evident in the living
20 room. She also identified another view of the front living room and noted the walls were yellow and the
21 upholstery was red and green. Ms. Yant stated the basement plan had a racket ball court and balcony as
22 well as the laundry room. She noted the second floor contained mostly bedrooms with the service wing
23 at the north end and stated the whole home is light by a light court from the center. Ms. Yant also
24 identified the roof plan which showed the open sun porch with the fireplace, enclosed sleeping porch
25 and terrace.

26
27 Ms. Yant informed the Commission that Howard Fisher was interested in the work of J.J.P. Oud and
28 Frank Lloyd Wright. She referred to a portfolio released in 1910 which shared Frank Lloyd Wright's work
29 with a worldwide audience and described publications like this as the internet of their age. Ms. Yant
30 noted the Oud portfolio influenced generations of architects and added Oud is not written about much
31 now. She stated there was a limited amount of information available to Howard Fisher. Ms. Yant stated
32 with regard to the two plans, she referred to the organization of the wings, service portion and
33 monumental presence in the generous landscape. She also stated up Sheridan road in Glencoe is
34 the Glasner home by the ravine which had a similar setting. Ms. Yant also referred to the Brigham home
35 in Glencoe in 1908 as well as the Sherman Booth home in Glencoe from 1916. She noted Frank Lloyd
36 Wright explored in 1916 the idea of rooftop living spaces and stated the center wall contained a built-in
37 fireplace and terrace with sleeping porch on one side. Ms. Yant informed the Commission that Booth
38 was also a lawyer, a conservationist and friend of Jens Jensen.

39
40 Ms. Yant stated after the Walter Fisher home, Howard Fisher continued to make significant
41 contributions to architecture and technology and started general homes in 1933 which were mass
42 produced international style homes. She identified the first home of his sister-in-law, Ruth Page on
43 Sheridan Road. Ms. Yant noted the general homes made history at the 1933 World's Fair and are part of
44 the group which created the mapping for GIS.

45
46 Ms. Yant stated the Fisher homes' owners and architects were closely associated with the family
47 compound for decades. She informed the Commission Walter and Katharine Drummer Fisher remained
48 in the home until she died and the home was sold in 1963. Ms. Yant identified the summer home as the

1 yellow U-shaped building at the east end of the lot which was the original summer home where it
2 became the elder Fishers' main home. She stated the barn at the back of the Walter Fisher home
3 was made into a regular home and was moved further west and converted to a single family home by
4 Howard Fisher in 1940 where the Fisher's sister lived until 1990. Ms. Yant then stated after Mabel
5 Fisher's death in 1953, a portion with the summer home was subdivided into 6 lots with Howard Fisher
6 buying one of the sites where he built himself a modern home in 1956 and lived there until the mid-
7 1960's. She described the home you see today as a significant and early rare example of the
8 international style in Winnetka and which is also rare on the North Shore. Ms. Yant stated a few
9 buildings which were on the North Shore have been demolished while others have been remodeled
10 inappropriately. She also stated while there are several smaller homes, most of them are not
11 international style.

12
13 Ms. Yant stated with regard to the landmark criteria, they feel the home meets many of the Winnetka
14 landmark criteria and referred to the General Considerations and Architectural and Historical
15 Significance criteria. She then asked the Commission if they had any questions.

16
17 Chairperson Holland congratulated the owners on the remarkable home and asked the Commission if
18 they had any questions. Ms. Comstock stated she walked by the home and commented it is great and
19 exciting to hear about the history and its architectural significance. She then asked what happened to
20 the squash court. Karen Watts responded it is 15 feet tall and they plan on keeping it and that it is a
21 gymnastics playroom for now. She informed the Commission they also installed a circular staircase. Mr.
22 Watts noted it has a sump pump now and it is now dry and leak proof. He stated they made it
23 flexible for a place to do gymnastics.

24
25 Ms. Comstock asked do they still have the cork floors and Mrs. Watts confirmed that is correct. She
26 stated they found pieces of the original cork floor in the basement. Mrs. Watts noted the floors are
27 original and they will replace them since they are falling apart. She added it is in the bathrooms too.
28 Mrs. Watts described the lacquered covering as very slippery. Mr. Watts described it as quiet, warm and
29 durable and to do anything different would take away from how the home was designed. Ms. Yant
30 commented the home has amazing integrity inside.

31
32 Ms. Comstock then asked what their favorite part of the home is. Mrs. Watts responded it will be
33 the decks when they are fixed and it is warmer. She stated they use every room of the home. Mr. Watts
34 stated invention's quality is known by how obvious it is after afterward and the flow invites you in it. He
35 then described the home as a bear, but livable while they work on it.

36
37 Mr. Enck asked if they can see the lake. Mrs. Watts responded they can when the leaves are down.
38 Chairperson Holland stated the view was discussed in the mid 1990's by the neighbors. She noted the
39 Village has an easement to the lake and the Village used to trim the trees. Chairperson Holland then
40 stated the last home of Howard Fisher is 924 Fisher Lane from which you can see the lake nicely.

41
42 Mr. Stewart asked about the existing furniture. Mrs. Watts stated most of what was in there is gone and
43 the kitchen was repainted. She noted most of the built-ins such as the shelves are there. Mr. Watts
44 stated you can see the lines on the walls for the closet built-ins which are still there and work.

45
46 Mr. Stewart asked about the kitchen. Mrs. Watts responded it is 100% original and not that small. She
47 informed the Commission a stove was added and refrigerator with an extension cord. Mrs. Watts then
48 stated there is another section of cabinets built to match and that it is a pretty good size kitchen.

1 Mr. Enck commented he was excited to see the steel windows were in good condition. Mrs. Watts
2 informed the Commission they talked to window people and decided to keep them. She stated although
3 there was black paint on the glass, the glazing is not bad and they have not been cold in the winter. Mr.
4 Watts stated no corners were cut when the home was built and all of the pipes sit inside the home. He
5 described the maintenance on the windows as deplorable with others holding together nicely. Mrs.
6 Watts added they would get them back into good condition and some were glued shut. Mr. Watts
7 informed the Commission 30 of the frames were lost when the basement leaked and they are in no
8 hurry to do anything to windows which structurally work. Mrs. Watts stated some of the basement
9 windows did not completely shut and they plan to replace and restore the rest. Mr. Watts described it
10 as a decorating opportunity for the window sills and walls which are very thick.

11
12 Mr. Dearborn stated he would be interested in knowing whether influence from the World's
13 Fair influenced Fisher's architecture or vice versa. Ms. Yant responded the World's Fair in 1933 was after
14 this home was built in 1929.

15
16 Chairperson Holland asked if there were any other questions. Ms. Good asked if they would try to retain
17 some of the color schemes of red, green and yellow. Mrs. Watts informed the Commission the second
18 owners wallpapered and painted over paint. She also stated the doors were painted and there is no trim
19 or molding. Mrs. Watts stated they would go back to the color of the doors with modern colors and it
20 would not be primarily red and green. Mr. Watts described it as a colorful, bright home.

21
22 Ms. Good asked if it is pretty rare to have the exterior surface area of brick in the international style. Ms.
23 Yant responded not necessarily and stated European modernists used stucco as the preferred material.
24 Ms. Susan Benjamin stated for those who traveled abroad, they were enamored with Dutch architecture
25 which is brick and that expressionist buildings are brick buildings. She also stated for modernism
26 associated with international style, buildings tended to be white and stucco and there is a lot of color in
27 that building. Ms. Benjamin stated a component of European modernism embraced color and brick and
28 referred to Chicago being a brick city. She added many modernist homes are brick which dated back to
29 Frank Lloyd Wright.

30
31 Ms. Good commented the home is incredible and would be such an asset to the selection of landmarks
32 in Winnetka. Ms. Benjamin commented it is one of the greatest homes in the country. Chairperson
33 Holland suggested the trolley tour can come up Fisher and you would be able to see the home from the
34 fork in the road. She asked if there were any other questions. Chairperson Holland then congratulated
35 the applicants on their choice of saving and living in the beautiful home which is important in the lexicon
36 of modern architecture. She stated there are not many of them and described it as a very special home.
37 Chairperson Holland stated speaking for the Commission; she wished them a lot of joy and happiness in
38 the home and noted they have not had a landmark since 2012. She then stated the Commission would
39 now go through the findings. Ms. Yant added the history of the home is incredible as well. Chairperson
40 Holland then referred to a meeting of the League of Women Voters and described several of its
41 members involved.

42
43 Chairperson Holland referred the Commission to the General Considerations for designating 949 Fisher
44 Lane a landmark. She then read the following criteria: 1(a) the structure, building, object or site has
45 significant character, interest or value as part of the historic, cultural or architectural characteristics of
46 the Village, the state or the United States; 1(b) the structure, building, object or site is closely identified
47 with a person or persons who significantly contributed to the culture or development of the Village, the
48 state or the United States. Ms. Yant noted they went through each of the criteria at the end of the

1 report and the justification for each. Chairperson Holland confirmed they are listed on page nos. 2 and 3
2 of the agenda report. She then read the following criteria: 1(e) the activities associated with the
3 structure, building, object or site make it a current or former focal point of reference in the Village.
4 Chairperson Holland stated it did not meet this criteria. She then read the next criteria: 1(f) the
5 structure, building, site or object is of a type or is associated with a use once common but now rare, or is
6 a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or
7 architectural significance. She agreed it is true of being a utilitarian structure and possessed a high level
8 of integrity or architectural significance.

9
10 Chairperson Holland then read criteria: 2(a) the structure, building, object or site represents certain
11 distinguishing characteristics of architecture inherently valuable for the study of a time period, type of
12 property, method of construction or use of indigenous materials; 2(b) the structure, building, object or
13 site embodies elements of design, detail, material or craftsmanship of exceptional quality. She referred
14 to the brick work and terraces. Chairperson Holland then read the next criteria: 2(c) the structure,
15 building, object or site exemplifies a particular architectural style in terms of detail, material and
16 workmanship. The Commission Members agreed with the finding. Chairperson Holland read the next
17 criteria: 2(d) the structure, building, object or site is one of the few remaining examples of a particular
18 architectural style. The Commission Members agreed with the finding. Chairperson Holland read the
19 next finding: 2(e) the structure, building, object or site is, or is part of, a contiguous grouping that has a
20 sense of cohesiveness, expressed through a similarity of style characteristics, time period, type of
21 property, method of construction or use of indigenous materials and accents the architectural
22 significance of an era. The Commission Members stated this finding does not apply.

23
24 Chairperson Holland then read the criteria under the Historical Significance section: 3(a) the structure,
25 building, object or site is an exceptional example of an historic or vernacular style, or is one of the few
26 such remaining properties in the Village. The Commission Members agreed with the finding.
27 Chairperson Holland read the next criteria: 3(b) the structure, building, object or site has a strong
28 association with the life or activities of a person, persons, organization or group who significantly
29 contributed to or participated in historic or cultural events. Chairperson Holland referred to the Fishers
30 in Washington, Chicago and Winnetka and confirmed the criteria applies. She then read the last criteria:
31 3(c) the structure, building, object or site is associated with a notable historic event. The Commission
32 Members stated the home did not comply with this finding.

33
34 Chairperson Holland then referred to the System for the Evaluation of Landmarks on page 43. She stated
35 for Tier 1, it related to Rarity: Architectural Type, Style or Period. The Commission Members determined
36 the home to be extremely rare with a point value of 5. Chairperson Holland stated the next category
37 related to Rarity: Method of Construction and its Application. Mr. Enck stated in connection with the
38 application of materials, there is nothing else like it. The Commission Members determined the home to
39 be extremely rare with a point value of 5. Chairperson Holland stated the next category related to
40 Association with an Historical Event, Person or Cultural Activity which includes National, State, County or
41 Local. The Commission Members determined the home to certainly fall under the local and state
42 categories and national where the family is involved. Chairperson Holland stated the next category
43 related to Association with an Architect or Master Builder. The Commission Members determined
44 Howard Fisher to be on the national level with a point value of 5. Chairperson Holland stated the next
45 category related to Established or Familiar Visual Feature. Chairperson Holland stated the home
46 is certainly a visual feature and not hidden although it is not a symbol of the Village as a whole. She
47 stated with regard to it being a conspicuous and familiar structure in the context of the entire Village, it
48 is in its own way with a point value of 4. It was determined the Tier 1 score is a total of 69 with the first

1 category "Rarity" Architectural Type, Style and Period" given a weight of 10 and the other categories
2 receiving a weight of 1.

3
4 Chairperson Holland then stated with regard to Tier 2, the first category related to Alteration of
5 (Originality) Design Integrity. Chairperson Holland stated the windows are original and not much was
6 done to the home except for the greenhouse removal. The Commission Members determined it to be
7 excellent with a point value of 5. Chairperson Holland stated the next category related to Age of
8 Structure which fell into the 1900-1930 category with a point value of 3. Chairperson Holland stated the
9 next category related to Alteration of Surrounding Properties (View from Property). The Commission
10 Members determined it to be minor with a point value of 3. Chairperson Holland stated the next
11 category related to Alteration of Original Site (View of Property). The Commission Members determined
12 it to be original with a point value of 5. Chairperson Holland stated the next category related to
13 Structural Condition. The Commission Members determined it to be exceptional with a point value of 5.
14 The Commission determined the total score to be 89.8 which is unique and is the highest category.

15
16 Chairperson Holland congratulated the owners and the home and stated they would be proud to add it
17 to the list of landmarks in Winnetka. She also stated when the new catalog is published to be passed out
18 on the trolley tours, their home would be included. Chairperson Holland then asked for a motion to
19 welcome 949 Fisher Lane as a landmark designation. Ms. Klaassen clarified the Commission is making a
20 recommendation to the Village Council. Chairperson Holland asked for a motion.

21
22 A motion was made by Ms. Comstock and seconded by Mr. Weaver to recommend landmark
23 designation of 949 Fisher Lane. A vote was taken and the motion unanimously passed.

24
25 AYES: Comstock, Enck, Grubb, Holland, Stewart, Weaver

26 NAYS: None

27 NON-VOTING: Dearborn

28 ***
29



Louise Holland, *Chairperson*
Robert Dearborn
Chris Enck
Laura Good
Beth Ann Papoutsis
Paul Weaver
Katie Comstock
Joseph Stuart

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address:

514 Willow Rd

Owner:

Kendra + Matt Thornton

Owner's phone and email:

[REDACTED]

1. **Award Category (check one):**

☐ **Restoration:** The project restores the property to its original appearance using original plans and required research. The project may be a full-scale or partial restoration. An example of a partial restoration would include the replacement of an asphalt shingle roof with original roof material, or the restoration of a porch to its original condition.

☒ **Rehabilitation:** The project is sympathetic to the building's original design. Original plans and research materials are not available, but the project upholds the spirit of the building's style, use of materials and finish. Room additions or garages represent examples of rehabilitation.

☐ **New Construction:** Emphasizes the project's compatibility with its neighborhood. In this respect, issues regarding style, massing, scale, color, trees and context to adjacent properties feature in consideration.

2. **Property Type:**

- ☒ Private
☐ Commercial
☐ Public

3. Brief Description of the Project (use extra page if needed):

- New exterior updates and back yard porch
- Dig out new basement for more room added exercise room
- Expanded and renovated kitchen including new pantry, first floor office and mudroom
- Addition to home for large new family room and bar area
- Second floor addition included new bedroom with en suite bath, upstairs kids playroom and new hallway bathroom

4. Approximate date of project completion:

March 21, 2019

5. Name, address, phone number and email of nominator:

Kendra Thornton
514 Milton Rd
Winnetka IL

6. Photos enclosed

7. Signature of property owner:

Questions? Call or email Christopher Marx: 847.716.3587 or cmarx@winnetka.org

Please submit this form together with photographs and other documentation no later than Friday, May 24, 2019. Electronically submitted nominations and photographs are encouraged. Please email them to aklaassen@winnetka.org. Otherwise, please mail to:

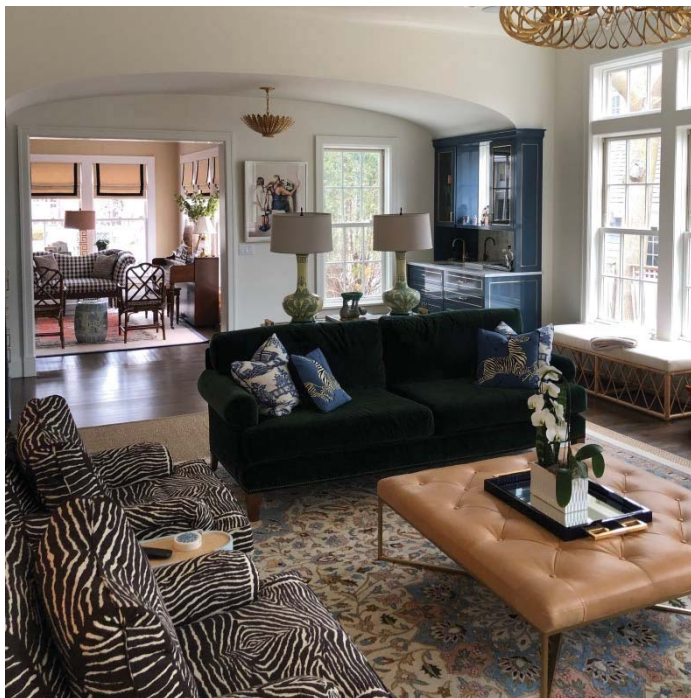
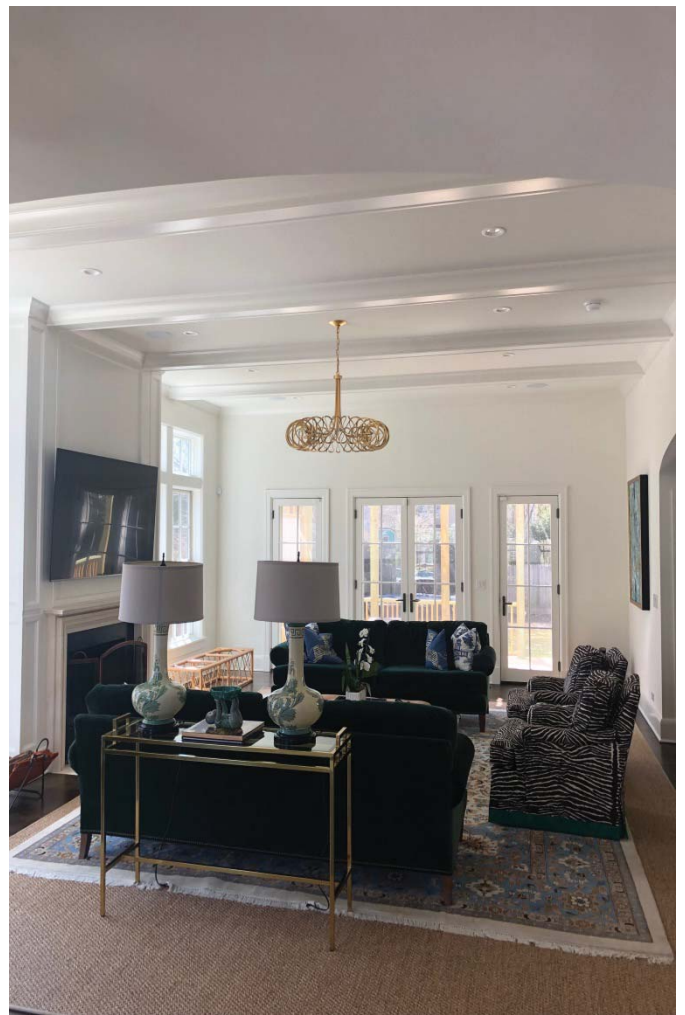
Winnetka Preservation Awards
Attn: Christopher Marx
Village Hall
510 Green Bay Road
Winnetka, IL 60093

Rules:

1. Nominate your own property or as many projects as you like, as long as you get the owner to sign the form.
2. The project must have been completed within the past five years.
3. Entries for restoration or rehabilitation must include at least one "before" and one "after" photo. New construction entries need only have the completed project photograph.
4. Commercial, public or private properties are eligible.
5. Exterior projects only.



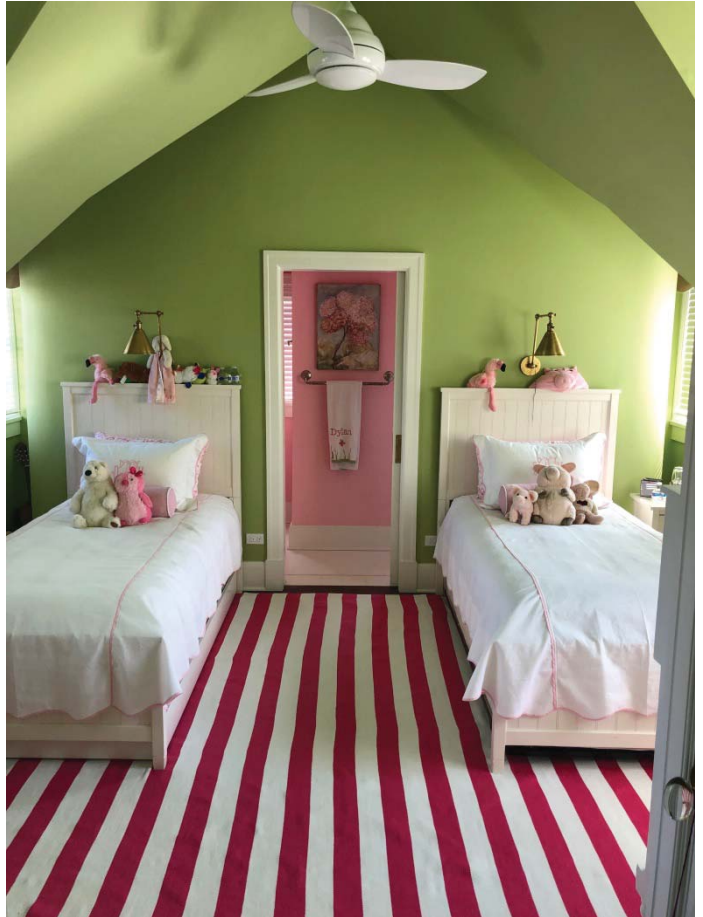
















Louise Holland, *Chairperson*
Robert Dearborn
Chris Enck
Laura Good
Beth Ann Papoutsis
Paul Weaver
Katie Comstock
Joseph Stuart

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address: 250 Poplar Street, Winnetka, IL 60093

Owner: Sherri and Eric Zion

Owner's phone and email:

1. Award Category (check one):

- ☐ **Restoration:** The project restores the property to its original appearance using original plans and required research. The project may be a full-scale or partial restoration. An example of a partial restoration would include the replacement of an asphalt shingle roof with original roof material, or the restoration of a porch to its original condition.
- ☒ **Rehabilitation:** The project is sympathetic to the building's original design. Original plans and research materials are not available, but the project upholds the spirit of the building's style, use of materials and finish. Room additions or garages represent examples of rehabilitation.
- ☐ **New Construction:** Emphasizes the project's compatibility with its neighborhood. In this respect, issues regarding style, massing, scale, color, trees and context to adjacent properties feature in consideration.

- 2. Property Type:**
- ☒ Private
☐ Commercial
☐ Public

3. Brief Description of the Project (use extra page if needed):

The project was an addition that added a mudroom and powder room to the downstairs, and two bedrooms and a full bathroom to the upstairs over the new garage. It also added a new front portico. The additions were designed to maintain the dutch colonial revival of this 1925 home while providing enough space for our family of 5.

4. Approximate date of project completion:

December 2018

5. Name, address, phone number and email of nominator:

Eric Zion, 250 Poplar Street, Winnetka, IL 60093, [REDACTED]

6. Photos enclosed

7. Signature of property owner:

[REDACTED]

Questions? Call or email Christopher Marx: 847.716.3587 or cmarx@winnetka.org

Please submit this form together with photographs and other documentation no later than Friday, **May 24, 2019**. Electronically submitted nominations and photographs are encouraged. Please email them to cmarx@winnetka.org. Otherwise, please mail to:

Winnetka Preservation Awards
Attn: Christopher Marx
Village Hall
510 Green Bay Road
Winnetka, IL 60093

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4. Commercial, public or private properties are eligible.
5. Exterior projects only.







Louise Holland, Chairperson
Robert Dearborn
Chris Enck
Laura Good
Beth Ann Papoutsis
Paul Weaver
Katie Comstock
Joseph Stuart

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address: 510 SHERIDAN RD

Owner: BRIAN AND MARGARET HIGGINS

Owner's phone and email: [REDACTED]

1. **Award Category (check one):**

☐ **Restoration:** The project restores the property to its original appearance using original plans and required research. The project may be a full-scale or partial restoration. An example of a partial restoration would include the replacement of an asphalt shingle roof with original roof material, or the restoration of a porch to its original condition.

☒ **Rehabilitation:** The project is sympathetic to the building's original design. Original plans and research materials are not available, but the project upholds the spirit of the building's style, use of materials and finish. Room additions or garages represent examples of rehabilitation. *Rehabilitation of Gardens*

☐ **New Construction:** Emphasizes the project's compatibility with its neighborhood. In this respect, issues regarding style, massing, scale, color, trees and context to adjacent properties feature in consideration.

2. **Property Type:**

- ☒ Private
☐ Commercial
☐ Public



3. Brief Description of the Project (use extra page if needed):

Rehabilitation of gardens/landscape to reflect style of home - addition of pea gravel courtyard and entertaining space, creation of more formal gardens (perennial) in front yard including espaliered pear tree fence and installation of vegetable/cut flower raised beds on east side of property.

Previous landscape was overgrown with no beds or delineated spaces.

4. Approximate date of project completion:

June 2018

5. Name, address, phone number and email of nominator:

Louise Holland

Margaret Higgins

570 Sheridan Rd

6. Photos enclosed

7. Signature of property owner:

Questions? Call or email Christopher Marx: 847.716.3587 or cmarx@winnetka.org

Please submit this form together with photographs and other documentation no later than Friday, **May 24, 2019**. Electronically submitted nominations and photographs are encouraged. Please email them to cmarx@winnetka.org. Otherwise, please mail to:

Winnetka Preservation Awards
Attn: Christopher Marx
Village Hall
510 Green Bay Road
Winnetka, IL 60093

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4. Commercial, public or private properties are eligible.
5. Exterior projects only.



Before



Before



Before



Before



Before



Before



After



After



After



After



After



After



Louise Holland, *Chairperson*
Robert Dearborn
Chris Enck
Laura Good
Beth Ann Papoutsis
Paul Weaver
Katie Comstock
Joseph Stuart

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address: 824 Boal Parkway

Owner: Steve & Kristin Dimakos

Owner's phone and email: [REDACTED]

1. Award Category (check one):

☐ **Restoration:** The project restores the property to its original appearance using original plans and required research. The project may be a full-scale or partial restoration. An example of a partial restoration would include the replacement of an asphalt shingle roof with original roof material, or the restoration of a porch to its original condition.

☐ **Rehabilitation:** The project is sympathetic to the building's original design. Original plans and research materials are not available, but the project upholds the spirit of the building's style, use of materials and finish. Room additions or garages represent examples of rehabilitation.

☒ **New Construction:** Emphasizes the project's compatibility with its neighborhood. In this respect, issues regarding style, massing, scale, color, trees and context to adjacent properties feature in consideration.

- 2. Property Type:**
- ☒ Private
 - ☐ Commercial
 - ☐ Public

3. Brief Description of the Project (use extra page if needed):

4. Approximate date of project completion:

Feb 15, 2018

5. Name, address, phone number and email of nominator:

6. Photos enclosed

7. Signature of property owner:

Questions? Call or email Christopher Marx: 847.716.3587 or cmarx@winnetka.org

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Winnetka Preservation Awards
Attn: Christopher Marx
Village Hall
510 Green Bay Road
Winnetka, IL 60093

Rules:

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2. The project must have been completed within the past five years.
3. Entries for restoration or rehabilitation must include at least one "before" and one "after" photo. New construction entries need only have the completed project photograph.
4. Commercial, public or private properties are eligible.
5. Exterior projects only.

Brief Description of the Project:

824 Boal Parkway is a custom designed Shingle Style home that uniquely emphasizes compatibility with the neighborhood. The architectural details incorporate sweeping roof lines, gables, arches and porte corchere. The craftsmanship is reminiscent of historical homes and it encompasses the feel of being an established home, with over 36,000 hand applied shingles that bring depth and warmth to its character. The unique project also embraces the flood plain location with a floodable crawl, and landscaping that incorporates the topography with mature shade trees and plantings. It blends seamlessly with the surrounding area.

Architect: Edward Deegan Architects

Builder: Giannetos Builders





MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: MAY 30, 2019
SUBJECT: SUMMARY OF BUILDING PERMIT FEES

INTRODUCTION

At their May 6, 2019 meeting, the Landmark Preservation Commission (LPC) requested information from Community Development staff regarding the cost of fees for building permits that are issued by the Village. The LPC hopes to gain a better understanding of building permit fees in regards to their ongoing conversation about incentives for historic preservation within the Village.

BACKGROUND

A property owner might pay several fees for a variety of permits related to construction that are issued by the Village. The schedule of fees is established by resolution and is amended from time to time as the Village Council sees fit. The fee totals can vary greatly depending on the scope and cost of the project. The following is a summary of the base building permit fee and plan review fee calculations associated with single-family residential projects, which are typically the most significant building permit fees associated with residential new home construction, additions, or renovation/remodeling projects.

	Base Permit Fee	Plan Review Fee
New Structures or Additions to Existing Structures	\$1.30/square foot	15% of base permit fee
Renovations/Remodeling to Existing Structures	3% of estimated total project cost	15% of base permit fee

In addition to the above fees, the Village has a variety of supplemental fees that might be applied depending on the type of project. The supplemental fees have a wide range of costs pertaining to various aspects of construction such as plumbing, electrical, HVAC, sewer, water service, tree removal, right-of-way occupancy, etc. The Village also has a separate single-family home demolition permit fee of \$16,070. Of the approximately \$1.26 million the Village collected in these fees, it is estimated that the **renovation/remodeling to existing residential structures base permit fee** made up approximately 33% of that amount, or approximately \$415,000. We do not have readily available the amount of base permit fees that are collected for additions to existing residential structures.

In addition to the above non-fundable permit fees; a project may also require additional fees associated with the provision/upgrade of water service and electrical service. This amount is project specific and dependent upon the needs of the project.

In addition to non-refundable fees, the Village also collects a series of deposits to ensure that certain aspects of a project are completed in compliance with Village requirements. They include such items

as a tree replacement deposit (\$250/diameter inch of qualifying removed trees), a single-family home demolition deposit (\$3,000), and a construction and demolition recycling deposit (\$2,000). The recycling deposit applies to the following types of projects: 1) construction of new structures of 2,000 square feet or more; 2) renovations of 10,000 square feet or more; and 3) demolition of 1,500 square feet or more. These deposits are refunded upon completion of the project within compliance with all Village codes and regulations.

COMMISSION CONSIDERATION

As the LPC considers recommending a reduction in building permit fees as an incentive to encourage the preservation of the existing housing stock, the LPC may want to contemplate the following questions regarding which projects would receive a reduced fee:

1. Would all permits for renovations or remodeling be accessed a reduced fee?
2. Would only a property of a certain age qualify for such benefit (i.e. a home that is at least 50 years old)?
3. Or would a property need to be deemed historically or architecturally significant by the LPC to qualify for a reduced fee? If so, how would that determination be made?