



# Village of Winnetka

## Historic Preservation Commission Meeting

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April 7, 2025 at 7:00 PM  
Winnetka Village Hall - 510 Green Bay Road

### AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
  - a. Approval of March 3, 2025, Regular Meeting Minutes
4. **Demolition Permit Applications**
  - a. **Case No. 25-05-HPC - 870 Heather Lane:** Review of the demolition permit application submitted for the single-family residence at 870 Heather Lane.
5. **Landmark Nomination**
  - a. **Case No. 25-06-HPC - 480 Oak Street:** Review of local landmark designation application for the property at 480 Oak Street.
6. **Other Business**
  - a. May 5, 2025, Regular Meeting - Quorum Check
  - b. Monthly Communications For Historic Preservation Commission - Discussion and Content Decision
7. **Adjournment**

### NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to [planning@winnetka.org](mailto:planning@winnetka.org); or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at [www.villageofwinnetka.org/agendacenter](http://www.villageofwinnetka.org/agendacenter).

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

**HISTORIC PRESERVATION COMMISSION  
MARCH 3, 2025 MEETING MINUTES**

**Members Present:** Jack Coladarci, Chairman  
Chris Enck  
Beth Ann Papoutsis  
Joseph Stuart  
Paul Weaver

**Members Absent:** None

**Non-Voting Members Absent:** Kim Handler

**Junior Commissioner Absent:** Louis Zaranski

**Village Staff:** Christopher Marx, Associate Planner

**Call to Order & Roll Call:**

Chairman Coladarci called the meeting to order at 7:05 p.m. Roll call was taken of the Commission Members present.

**Public Comment:**

No public comment was made at this time. Mr. Marx confirmed no additional public comment or materials were received.

**Approval of Minutes:**

Chairman Coladarci asked if there were any comments or corrections or for a motion to approve the January 6, 2025 meeting minutes. A motion to approve the January 6, 2025 minutes was made by Mr. Weaver and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver

NAYS: None

**Historical Architectural Impact Studies (HAIS):**

a. **Case No. 24-12-HPC - 760 Cherry Street (extended from the February 3, 2025, meeting cancellation): Review of the Historic Architectural Impact Study (HAIS) attached to the demolition permit for the single-family residence at 760 Cherry Street.**

Mr. Marx confirmed the HAIS was received in January 2025 with the Historical Society determining that the HAIS is complete and the home has historical significance. He stated no written comment was received and the consultants are available to answer questions. Mr. Marx then asked if there were any questions. No questions were raised at this time.

Jean Guarino, the HAIS author, offered to answer questions. Mr. Weaver asked with regard to the architect who is prolific in the area, how many of his buildings are still standing. Ms. Guarino responded Arthur Bowen lived in Wilmette and had mainly a residential practice. She stated he designed 35 buildings, 29 of which still remain and he likely designed more. Ms. Guarino identified The Chimneys on Green Bay Road as his most prolific work. No additional questions were raised at this time.

Chairman Coladarci asked the Commission Members if they felt the HAIS is complete. The Commission Members agreed it is complete. Chairman Coladarci asked for a motion to find the HAIS for 760 Cherry Street complete. A motion to find the HAIS for 760 Cherry Street complete was made by Mr. Weaver and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver

NAYS: None

1  
2 Chairman Coladarci then asked for a motion to issue a demolition delay. No motion was made. Chairman Coladarci  
3 then read findings into the record and asked for a motion to allow demolition to proceed without delay. A motion  
4 was made by Mr. Weaver to allow demolition to proceed without delay. Mr. Enck seconded the motion. A vote  
5 was taken and the motion unanimously passed, 5 to 0:

6 AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver

7 NAYS: None

8  
9 **Demolition Permit Applications:**

10 a. **Case No. 25-03-HPC - 326 Ridge Avenue: Review of the demolition permit application for the single-**  
11 **family residence at 326 Ridge Avenue.**

12 Mr. Marx identified the property owners, its location, size and zoning classification with an approximate 1872 date  
13 of construction and subsequent alterations. He stated the property does not appear on the Illinois Historic  
14 Structures Listing and no public comment was received. Mr. Marx stated the Historical Society determined that the  
15 property has architectural and historical significance for the main home and coach house with the findings  
16 included as Attachment C. He then asked if there were any questions.

17  
18 Chairman Coladarci asked if the home was on the statewide listing. Mr. Weaver confirmed that it was included in  
19 the Illinois Historic Structures Listing in 1972. Mr. Marx confirmed that is correct. Chairman Coladarci asked if that  
20 notation imposed any property restrictions. Mr. Marx confirmed it did not as far as the Village's preservation code  
21 is concerned and referred to the HAIS requirement criteria. Mr. Enck asked if the demolition is part of a related  
22 project. Mr. Marx confirmed no lot consolidation applications have been received and the applicants can provide  
23 that information. No additional questions were raised at this time.

24  
25 Chairman Coladarci asked for the applicants' presentation. Jacqueline Mitchell Magner and Patrick Casey Magner  
26 introduced themselves as the property owners who are current Winnetka residents. Mrs. Magner stated they  
27 purchased the smaller property in the same neighborhood with the plan to build a smaller home. She stated they  
28 appreciated the property's history and hired a structural engineer to review the home which recommended  
29 demolishing the home and coach house. Mrs. Magner described the proposed plans created with their architect  
30 which would honor the area and enhance the street aesthetic.

31  
32 Mr. Enck asked if their initial intent was to demolish the home when it was purchased. Mrs. Magner explained  
33 their reasoning for purchasing the home which included renovation consideration. Mr. Marx referred to the  
34 structural engineering report included as Attachment D. Edward Deegan, the architect, described the home's  
35 various structural issues in detail and the cost prohibitive aspects. The Commission Members and architect  
36 discussed the 150 year old home's structural issues at length. Chairman Coladarci stated the report represented a  
37 justification for a predetermined decision to tear the home down with the report being submitted near the  
38 demolition permit application date. He commented the home is very important to the Village and is not in terrible  
39 shape. Mr. Enck agreed with Chairman Coladarci's comments and commented more thought should have been  
40 given with regard to renovation.

41  
42 Julie Miller, the applicants' real estate agent, informed the Commission multiple people viewed the home which  
43 had full market exposure. She commented the real estate photos made the home appear exceptional and that the  
44 home had been minimally maintained. Ms. Miller also stated the applicants extensively considered renovation and  
45 due to the cost to bring the home up to modern standards, it would be punitive. Chairman Coladarci explained the  
46 Commission's position to the applicants. Mr. Deegan further explained the applicants' position. Mr. Enck stated  
47 the report did not provide any justification for demolition. Mr. Deegan provided further clarification for the  
48 Commission. The Commission Members and the applicants extensively discussed the condition of the home.

49  
50 Chairman Coladarci then asked for public comment.

51  
52 Jon Shabica informed the Commission he grew up at 326 Ridge and that his father showed the home extensively to  
53 ensure the purchasers were handy and had the ability to preserve the 150 year old home. He stated they were

1 unable to renovate the home to make it work for the family and the cost of performing updates in the 1980's and  
2 1990's was prohibitively expensive. Mr. Shabica stated the Village is changing and asked if there were any  
3 questions. He added his father was a former president of the Historical Society. No additional comments were  
4 made at this time.

5  
6 Chairman Coladarci called the matter in for discussion. Mr. Enck stated based on the Historical Society's  
7 comments, an HAIS would be appropriate. He asked for a motion to require an HAIS for 326 Ridge based on the  
8 following criteria: (i) the property or structures have sufficient architectural or historical merit to warrant a full  
9 HAIS prior to issuance of a demolition permit; and (ii) the property or structures have been included in the most  
10 recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation.  
11 Mr. Stuart seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

12 AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver

13 NAYS: None

14  
15 **b. Case No. 25-04-HPC - 945 Pine Tree Lane: Review of the demolition permit application for the single-**  
16 **family residence at 945 Pine Tree Lane.**

17 Mr. Marx identified the property owners, its location, size and zoning classification with a construction date of  
18 1951 and subsequent alterations. He stated the property does not appear on the Illinois Historic Structures and the  
19 Historical Society indicated that the property did not have architectural and historical significance with no public  
20 comment being received. He then asked if there were any questions.

21  
22 Mr. Weaver asked if the property had been previously submitted for demolition. Mr. Marx confirmed it has not. No  
23 additional questions were raised at this time.

24  
25 Chairman Coladarci asked for the applicant's presentation. Sohail Asmal introduced himself as the property owner  
26 representative and confirmed the home has been empty since February 2025. He stated the home would be  
27 replaced by new construction and described it as a transitional style home with stucco exterior with a 9 foot  
28 basement. Mr. Asmal confirmed it would be a spec home. No additional questions were raised at this time.

29  
30 Chairman Coladarci asked for a motion. Mr. Enck stated based on the Historical Society's comments, an HAIS  
31 would not be appropriate. The Commission Members agreed. Chairman Coladarci then asked for a motion to  
32 approve demolition for 945 Pine Tree Lane without delay. A motion as stated by Chairman Coladarci was made by  
33 Ms. Papoutsis and seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 5 to 0:

34 AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver

35 NAYS: None

36  
37 **Historical Architectural Impact Studies (HAIS):**

38 **a. Case No. 24-20-HPC - 1099 Fisher Lane: Review of the Historic Architectural Impact Study (HAIS)**  
39 **attached to the demolition permit for the single-family residence at 1099 Fisher Lane.**

40 Mr. Marx stated the Commission required an HAIS for 1099 Fisher Lane which was provided by Benjamin Historic  
41 Consultants on February 5, 2025. He noted one public comment was received at the December 2024 meeting and  
42 no additional public comments were received. Mr. Marx stated the consultant would present their findings and  
43 asked if there were any questions.

44  
45 John Crosson introduced himself as the applicant. Mr. Weaver stated the applicant agreed to keep their options  
46 open and questioned their position. Mr. Crosson responded after retaining Northworks Architects and following  
47 their preliminary discussions, they are in the conceptual phase in terms of the home's modernization. He added  
48 the demolition permit was submitted as a way to keeping their options open.

49  
50 Mr. Enck asked what are the architect's general concept plans. Mr. crossen responded their initial attempts are to  
51 maintain as much of the property as possible and make some improvements such as incorporating more natural  
52 light while acknowledging the home has some structural issues. He explained their reasoning for submitting a

1 demolition permit at this time. Mr. Marx further explained the applicant’s position to the Commission. Mr. Weaver  
2 identified his concerns with regard to the process. No additional questions were raised at this time.  
3

4 Susan Benjamin and Jean Sylvester presented the HAIS to the Commission. Ms. Sylvester referred to the  
5 PowerPoint presentation and began a detailed summary of the HAIS including the history of the home’s prior  
6 occupants. Ms. Benjamin then provided information with regard to the home’s architects including Frank Lloyd  
7 Wright and Dennis Stephens, the surrounding properties, the home’s additions and its specific features.  
8

9 The Commission Members commented the HAIS is great. Chairman Coladarci asked if there was any public  
10 comment. No comments were made at this time. Chairman Coladarci called the matter in for discussion.  
11

12 Chairman Coladarci asked for a motion to find the HAIS complete. A motion to find the HAIS for 1099 Fisher Lane  
13 complete was made by Mr. Stuart. Mr. Enck seconded the motion. A vote was taken and the motion unanimously  
14 passed, 5 to 0:

15 AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver

16 NAYS: None

17  
18 Chairman Coladarci asked the Commission Members if they felt a demolition delay should be imposed. The  
19 Commission Members discussed their position in that the applicant’s plans are not finalized and a demolition  
20 permit has not been filed. Mr. Marx explained the process and the options the Commission can consider. He then  
21 referred to the recent preservation award for a home initially submitted for demolition with an HAIS submitted  
22 and the applicant decided to preserve the front of the home. Mr. Weaver then stated he would impose a delay for  
23 the applicants to consider all options as opposed to demolition although the applicants’ decision to demolish has  
24 not been made.  
25

26 Chairman Coladarci suggested the applicants can ask the Commission to continue the matter until a decision is  
27 made by them one way or the other. Mr. Enck asked what is the procedure if a demolition delay is issued and the  
28 applicants decide not to demolish the home. Mr. Marx clarified the procedure to the Commission.  
29

30 Mr. Marx referred to page 279 in terms of making a motion for a demolition delay noting the applicable standards  
31 that would apply as well as identifying aspects of the structure which are architecturally or historically significant  
32 and suggested preservation alternatives.  
33

34 Chairman Coladarci then read the findings into the record and asked for a motion noting the following standards  
35 were met: (i) standard no. 1 - the structure exhibits a high quality of architectural design without regard to the  
36 time built or historic associations; (ii) standard no. 2 - the structure exhibits a high quality of architectural design  
37 that is not the result of a change or a series of changes in the original structure; and (iii) standard no. 4 - the  
38 structure exhibits an unusual, distinctive or eccentric design or construction technique that contributes to the  
39 architectural interest of its environs as an accent or counterpart. The Commission finds that the proposed  
40 demolition will have a significant negative architectural or historical impact on either the Village as a whole or on  
41 the immediate neighborhood due to the following architecturally or historically significant aspects of the structure:  
42 a distinctive mid-century modern house designed by architect, brick exterior, pagoda roof, wrap-around porch,  
43 and expansive windows. Preservation alternatives to the demolition of the structure include: renovation or  
44 building addition that maintains character defining features.  
45

46 A motion was made by Mr. Weaver to include the previously stated criteria and that there would be a 270  
47 demolition delay from December 2, 2024 and that demolition cannot occur prior to August 29, 2025. Ms. Papoutsis  
48 seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

49 AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver

50 NAYS: None

51  
52 **Other Business:**

- 53 a. April 7, 2025 Regular Meeting – Quorum Check.

1 The Commission Members discussed their availability. Mr. Marx advised the Commission Members of possible  
2 agenda items.

3

4 b. 2025 Preservation Awards - Call For Nominations.

5 Mr. Marx advised the Commission Members nominations are now being accepted and the publication methods.

6

7 c. Monthly Communications for HPC - Discussion and Content Decision.

8 Ms. Papoutsis asked if Mr. Enck's nomination with regard to Landmarks Illinois can be included in a future  
9 publication. She offered to create a draft and speak with Bonnie McDonald to obtain additional information. Mr.  
10 Marx provided a deadline of April 1, 2025 for submission.

11

12 **Adjournment:**

13 Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Stuart and seconded by  
14 Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

15 AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver

16 NAYS: None

17 The meeting adjourned at 9:45 p.m.

18

19 Respectfully submitted,

20

21 Antionette Johnson

22 Recording Secretary

23

DRAFT



# MEMORANDUM VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** HISTORIC PRESERVATION COMMISSION  
**FROM:** CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER  
**DATE:** APRIL 3, 2025  
**SUBJECT:** 870 HEATHER LANE - DEMOLITION PERMIT (CASE NO. 25-05-HPC)

<b>INTRODUCTION</b>	
Meeting Date	April 7, 2025
<b>Commission Action</b>	<b>Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay.</b>
Property Address	870 Heather Lane (See Attachment A – Aerial Map)
Property Owner	Amit Prachand and Ratna Kanumury
Application Submitted by	Kathryn Huff, on behalf of the property owner
Mail Notice to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	As of the date of this memo, staff has received one written comment from the public for this application. (See Attachment E – Public Correspondence)
<b>PROPERTY DESCRIPTION</b>	
Size	0.5 acres
Location	West side of Heather Lane between Tower Road and Hickory Lane
Improvements	Single-family residence with an attached garage
Zoning	R-2 Single Family Residential
Surrounding Zoning	R-2 Single Family Residential
<b>PROPERTY HISTORY</b>	
	See Attachment B, Preliminary Property History Study; See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	1954
Additional Construction Activity	1974 - Construct two bay windows on an existing single-family dwelling
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	WHS research indicates that the property does not have architectural or historical significance. (See Attachment C - Historical Society Research)
<b>NEIGHBORHOOD CONSTRUCTION ACTIVITY</b>	
Other Permits for New Primary Structures on Same Block (either side of the right-of-way block face and/or along the alley)	None

Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	Building permit application for a new single-family home has been submitted and is under review.

## DEMOLITION AND HISTORIC PRESERVATION

The Commission may order the issuance of a demolition delay of a historic or architecturally significant structure for up to but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the structure the applicant wishes to demolish.

Should the HPC request an HAIS for the subject property at the April 7<sup>th</sup> meeting, and after reviewing the HAIS at a future meeting, the HPC determines the structure is significant and issues a delay, the Commission may issue a demolition delay up to but not exceeding 270 days from April 7<sup>th</sup>, 2025.

## COMMISSION REVIEW

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

### Historical Architectural Impact Study Required

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

1. **The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit;**
2. ~~The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;~~ **(Subject Property is not a landmark)**
3. ~~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; and~~ **(Subject Property is not on the state survey)**
4. ~~The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic Places.~~ **(Subject Property is not on National Register or Illinois Register of Historic Places)**

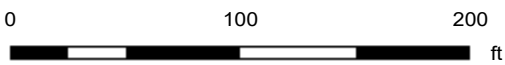
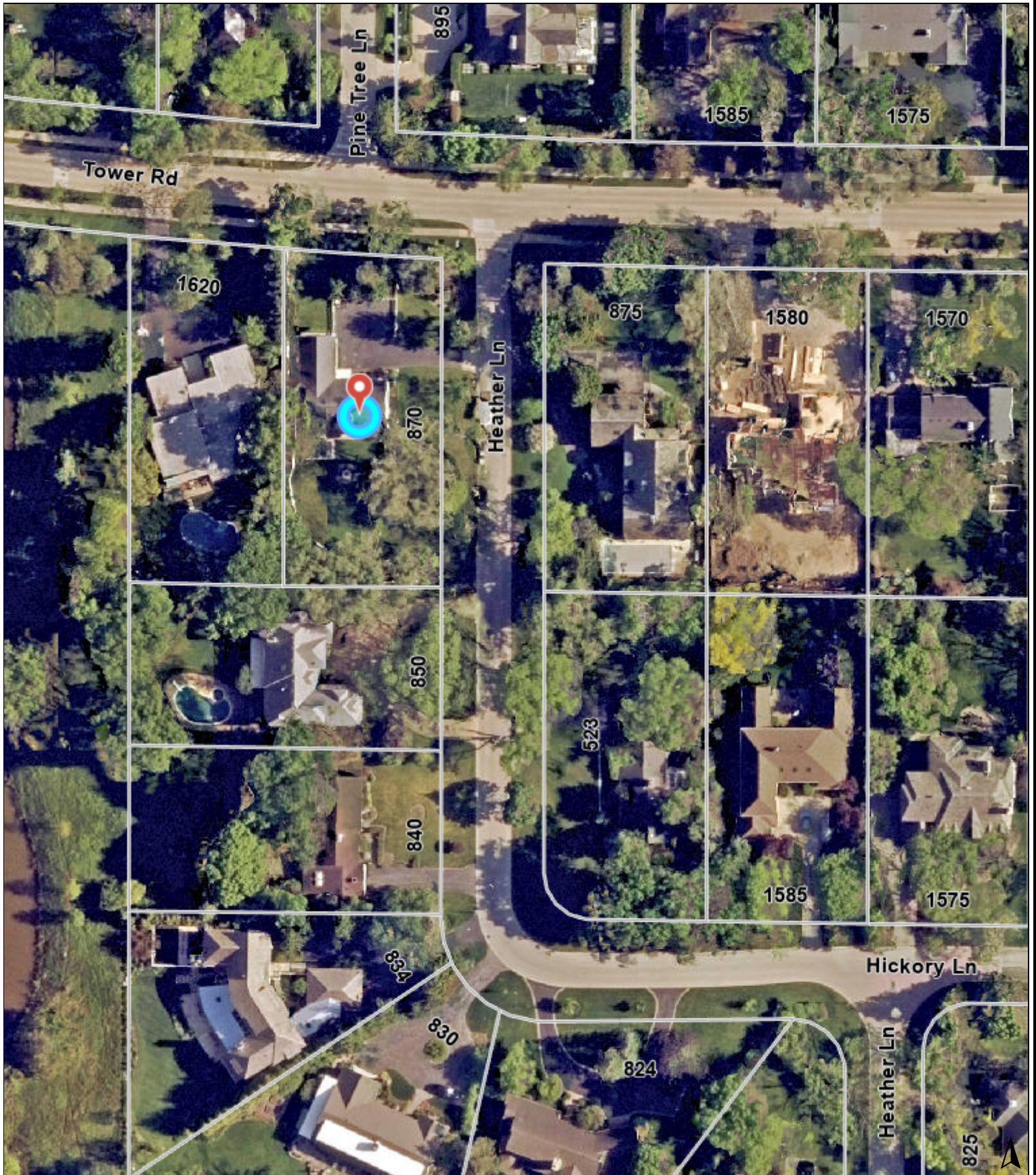
### Building and/or Property Lacks Historic or Architectural Significance

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

## ATTACHMENTS

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

ATTACHMENT A



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



**MEMORANDUM  
VILLAGE OF WINNETKA**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** WINNETKA HISTORICAL SOCIETY  
**FROM:** CHRISTOPHER MARX, ASSOCIATE PLANNER  
**DATE:** MARCH 17, 2025  
**SUBJECT:** CASE NO. 25-05-HPC: 870 HEATHER LANE

**INTRODUCTION**

On April 7, 2025, the Historic Preservation Commission (HPC) is scheduled to consider a request to demolish the residence at 870 Heather Lane. Please return any available information regarding the architectural and historical significance of the structure to Christopher Marx by the end of the day on Monday, March 31, 2025. If you have any questions, please feel free to contact me at [aklaassen@winnetka.org](mailto:aklaassen@winnetka.org) or (847) 716-3587.

**PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS**

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
2-3-1954	Construct one-and-a-half story single-family residence.	O&O Construction Co.	J.C. Schour
7-16-1974	Construct two bay windows on an existing single-family dwelling.	Morton Silfen	James M. Goldberg



**Land Surveyors**

Illinois Professional Land Surveying Firm Corporation License No. 184-002845

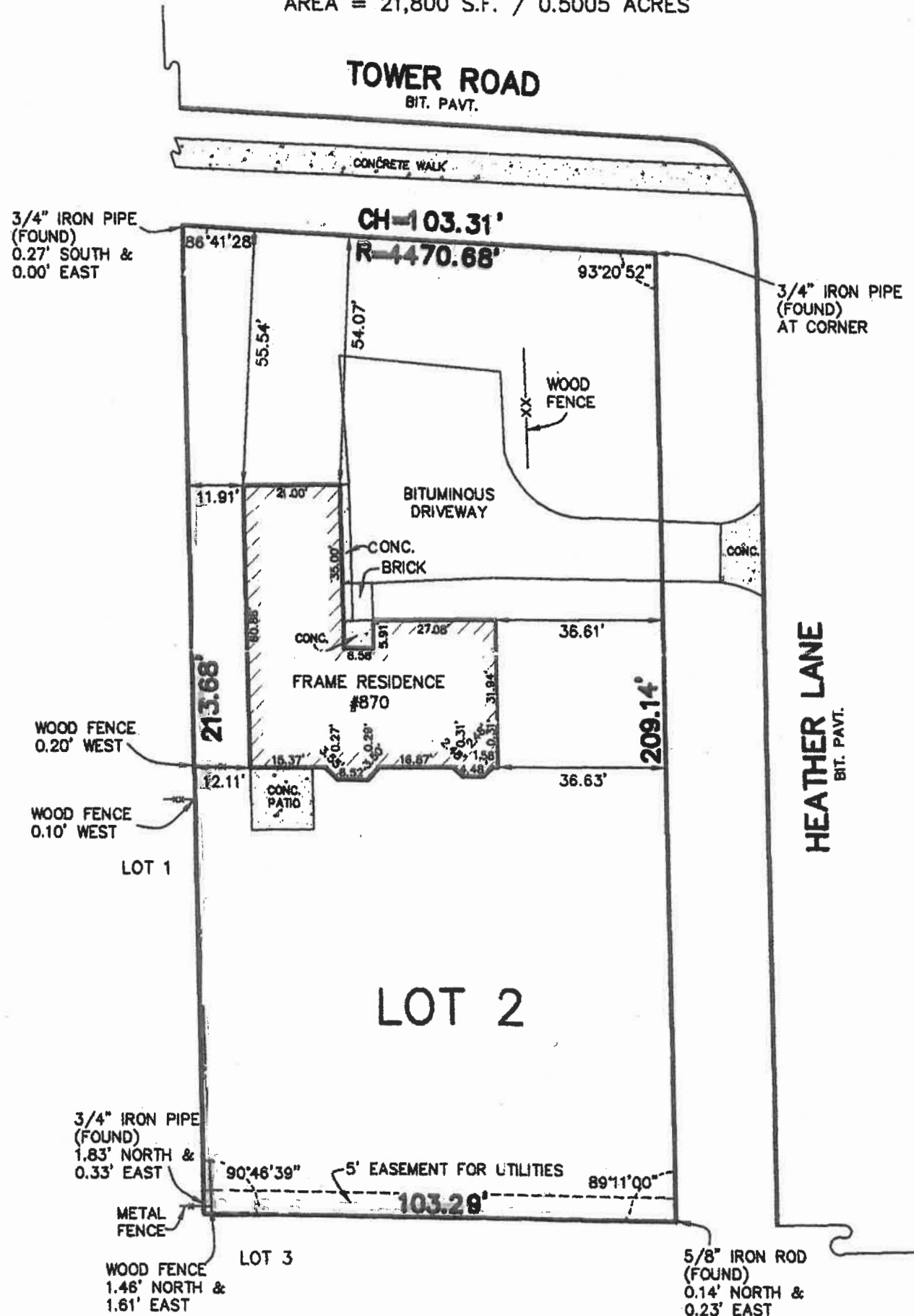
933 S. Plum Grove Road, Suite 101  
Palatine, Illinois 60067

www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

# PLAT OF SURVEY OF

LOT 2 IN FORESTVIEW RESUBDIVISION OF LOTS 1 TO 12 INCLUSIVE AND LOTS 14 TO 17 TOGETHER WITH VACATED FORESTVIEW ROAD IN FORESTVIEW BEING A RESUBDIVISION OF BLOCKS 1, 2, 3, 7 AND 8 TOGETHER WITH VACATED STREET AND ALLEYS IN AND ADJOINING SAID BLOCKS IN ANDERSONS ADDITION TO GLENCOE BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1953 AS DOCUMENT NO. 15749741 IN COOK COUNTY, ILLINOIS.

AREA = 21,800 S.F. / 0.5005 ACRES



**LEGEND AND NOTES**

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00" indicate degrees, minutes and seconds.

50.25 / N 90°00'00" E indicates measure dimension / bearing.  
(50.25) / (N 90°00'00" E) indicates record dimension / bearing.  
[50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.


Order Number: 11-1183

**STATE OF ILLINOIS } s.s.  
COUNTY OF COOK }**

I, Barbara C. Murry, an Illinois Professional Land Surveyor, certify that I have surveyed the above described property, plat is a correct representation of said survey and that the same conforms to the current Illinois minimum standards for a

Date of completion of field work: September 29, 2011

Palatine, Illinois: September 30, 2011

  
\_\_\_\_\_  
Illinois Professional Land Surveyor - Barbara C. Murry  
License Renewal date: November 30, 2012

Project Number: 11-1183

Field Book: 275L-17



**870 Heather – 2024**





# ATTACHMENT C

## PROPERTY RESEARCH COVERSHEET



**Address:** 870 Heather Lane

**Construction Details:**

Original construction date: 1954

Construction type: Frame

Style: Ranch

**OWNERSHIP HISTORY:**

OWNER/RESIDENT NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
O & O Construction Co.	1954	Building permit application	
Robert W. Sanders	1954 – at least 1968	1956 directory, <i>Winnetka Talk</i> articles	
Maxwell D. & M. Maxine Rudgers	By 1969 – 1973	1969 directory, real estate listing, <i>Winnetka Talk</i> article	
Donald Edward and Jeanne Arlene Smith	1974	Real estate listing	
Morton and Shirley W. Silfen	1974 – 2011	Building permit application, Cook County Recorder records, <i>Chicago Tribune</i> obituary	
Matthew Roehrborn and Courtney Kafkis	2011 – 2023	Cook County Recorder records	
Amit Prachand and Ratna Kanumury	2023 – 2025	Cook County Recorder records	
Brian and Lindsey Taich	2025	Cook County Recorder records	

**ARCHITECTS:**

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
J. C. Schour	1954 – construct 1 ½ story single-family residence	

James M. Goldberg	1974 – construct two bay windows on an existing single-family dwelling	
-------------------	--	--

**RESEARCH SOURCES USED:** *Winnetka Talk*, Cook County Assessor records, Cook County Recorder records, historic phone books, WHS property files, WHS digital files, Ancestry.com, *Chicago Tribune*

**Findings:**

Our research does not indicate that this property maintains architectural or historical significance. While it is an attractive Ranch-style home, we did not find any information about the architect, architectural details, or former residents that warrant further research.

**Date of Research:** 3/31/2025

**Submitted by:**

Meagan McChesney, PhD  
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed  
Executive Director, Winnetka Historical Society

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Feb 1, 19 54

THE SUPT. OF PUBLIC WORKS:

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

PROPERTY DESCRIPTION—LOT 2, Block — Subdivision Forestview Resub

STREET and NUMBER 870 Heather Ln.

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

NUMBER of ROOMS 6

KIND of MATERIAL Brick Veneer & Frame

OWNER O & O Const. Co. Address 20 Green Bay Rd. Winnetka

TOTAL COST 30,000.00

ARCHITECT J.C. Schaur Address

BUILDER O & O Const. Co Address 20 Green Bay Rd. Winnetka

CARPENTER " " " " " Address " " " " "

MASON " " " " " Address " " " " "

SEWER BUILDER Shore Line Plumbing Address

PLUMBER " " " " " Address

ELECTRICIAN We hereby certify that We are the legal owner of all the

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

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

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

Permit Issued Feb 3 19 54

Building Permit Number 6317

Occupancy Permit Number 3013

SIGNED O & O Const. Co. ADDRESS

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, July 5, 1974

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct two bay windows on an

(work to be performed)

existing single family dwelling.

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	18	308	020
Vol.		ITEM	

STREET and NUMBER 870 Heather Lane

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

NUMBER of ROOMS \_\_\_\_\_

EST. CONST. COST \$4,000. KIND of MATERIAL Wood Frame PHONE NO. \_\_\_\_\_

OWNER Morton Silfen Address 870 Heather Lane

ARCHITECT James M. Goldberg Address 720 Central Ave. H.P. 433-1420

BUILDER Barba & Barba Remodelers Address 1025 S. Arlington Hts. A.H. 593-55

CARPENTER Same Address \_\_\_\_\_

MASON \_\_\_\_\_ Address \_\_\_\_\_

SEWER BUILDER \_\_\_\_\_ Address \_\_\_\_\_

PLUMBER \_\_\_\_\_ Address \_\_\_\_\_

ELECTRICIAN \_\_\_\_\_ Address \_\_\_\_\_

REMARKS \_\_\_\_\_

Date Job Completed \_\_\_\_\_

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

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

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

Permit Issued July 16, 1974 by HWB SIGNED By: *Morton E. Silfen*

Building Permit Number 9306 ADDRESS 870 Heather Lane

Occupancy Permit Number \_\_\_\_\_ Winnetka, Ill. 60093

C. B. No. 48555 PHONE NO. \_\_\_\_\_

Code 34/22	Address 870 Heather Lane, Winnetka, Ill. (FR)	Size of Lot 1/2 Acre	Rooms - Bed 6 3	Baths 2	Porches 1	Price 41,500.00
Open House Date	Const. & Style Frame Ranch	Roof	Built Arch.		Terms:	
Listing Date	1st Floor Living room dining combination, 3 bedrooms, 2 baths,					<i>Sold</i> <i>9/7/54</i>
Recheck Dates	2nd Floor					
MAY 6 - 1954	3rd Floor					
	Basement no	Heat Forced air	Cost	Hot Water		
	Garage: No. Cars 2	Det. or Att. X				
	Poss.	Title Form				
	Mortgage					
	Taxes					
	Tenant	Lease Exp.	Rent			
	Restrictions, if any, and Remarks					
	Living dining comb., Rec. room					
	Completion date: May 30, 1954					
	Owner	Address			Bus. Ph.	Res. Ph.
	Exclusive of Sales person	L.C. Odh Realty Company			Phone Wi6 4900	Home Phone
	20 Green Bay Rd. Winnetka, Ill.					

- FSB ✓
- JT ✓
- JAE ✓
- FW ✓
- JCM ✓
- EH ✓
- MW ✓
- ACT ✓
- JLW ✓

Code: 8425  
 Address: 870 East Main St., Winnetka, Ill.  
 Rooms - Bath: 3 2  
 Size of Lot: 1/2 Acre  
 Price: \$1,200.00



Open House Dates  
 Listing Date  
 Backed Dates  
 MAY 6 - 1954  
 FSB  
 JT  
 JAS  
 FW  
 JCN  
 EH  
 HW  
 AGI  
 JLN

Owner: L.C. Odb Realty Company  
 20 Green Bay Rd., Winnetka, Ill.  
 Phone: 420-1300

CORPORATION  
 Multiple Listing  
 North

Directions: Tower Road to Heather Lane.

Address: 870 Heather Lane		Lot Size		\$ 74,500
City: Winnetka		Approximately 209 x 103*		
Constr: Frame	3-2-73 1185R <i>Sold Tower Country</i>	Rms. 7	Bed. 3	Heat FA Gas
Style: Colonial Ranch		Year — Taxes 1971	Baths 2	
Roof: Asphalt	Faces: East & North	Porches Concrete patio		Garage 2 car +
Built: 1954 by Odh		\$1950.06	Att. <del>200</del>	
Basmt: None.	70,000			Contract:
1st	Charming entry; living rm-dining rm w/marble fpl, French doors to patio; family rm; efficient kitchen w/breakfast area & laundry area; 3 bedrms; 2 baths (one off master bdrm). Kitchen is carpeted, has a new range w/self-cleaning oven, double-door refrigerator-freezer, newer dishwasher & disposal, washing machine; many closets. Furnace in attic reached by Bessler stairs.			ENTRY: 9 x 7
<del>2nd</del>				LR) 30 x 15
<del>3rd</del>				DR) K-util: 21 x 8'2
Check:	School: Grade: Hubbard Woods	JHS: Skokie-Washburne	HS: New Trier West	DEN
	Transp: RR. C&NW	Bus: to Evanston	Other: Sacred Heart	FR 19 x 11
	Mortgage: Existing	Available:		BR's 15 x 11'6
	City water, <del>W&amp;M</del> Sanitary Sewer, Storm Sewer, <del>S&amp;M</del>	VACANT-SHOW BY KEY		13 x 11
	Special Assessments \$ 10/annually for Homeowners Association			11 x 10
	Remarks and any special conditions: Absolutely charming home. Property is beautifully landscaped & affords complete privacy, in most desirable area. Include: all appliances, tacked-down carpeting, 2 window air conditioners (1 installed, 1 portable). ALL HARDWOOD FLOORS THRUOUT.			Possession: Immediate
	*Restrictive Homeowners Covenants available in our office.			Reason for Sale: Other in area
Titleholder: RUDGERS, Maxwell D. & M. Maxine	Brokerage Fee: 6% thru \$50M; 5% thereafter		50/50 split	Title CT&T
Phone:	This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the Realtor is liable for errors. The listing may be changed without notice.			
For office use only	Realtor Office: QUINLAN and TYSON, INC. - Winn.	Phone: 446-4500		
R 020873	Sales Person: Sibyl W. Johnston	Home Phone: 446-6677 or 446-6671		



Sold 4/5/74 Friend

Evanston-North Shore Multiple Listing Corporation

Directions:

Address: 870 Heather Lane		Lot Size 103.31 x 209.14 x 103.29 x 213.68		<b>\$ 75,500.00</b> <i>Sold for \$72,000.</i>
City: Winnetka	9960R	Rms. 7	Bed. 3	
Constr: Frame		Baths 2	Heat F.A. Gas	<b>Contract:</b> Entry- 7 x 9 LR ) 30 x 15 DR ) K + Util. - 8'4 x 21'4 FR 11 x 19 BR's 10 x 11'6 13'7 x 11'6 11'6 x 15'2
Style: Ranch		Year - Taxes 1972	Cost	
Roof: Asphalt		Porches Concrete	Garage 2 car	<b>ATTN: E.E.</b>
Built: 1954 by Odh	Faces: East & North	\$1978.48	Att: Deck E.E.	
Basmt: None - (Furnace in attic reached by Bessler stairs)	1st Spacious entry, Living Room-Dining Room with marble fireplace, Thermopane picture window and French doors to Patio, Family Room, Kitchen with breakfast and laundry areas, includes self-cleaning oven, refrig.-freezer, D&D, washer. Master Bedroom with Bath, 2 other Bedrooms, hall Bath.			
Check: School: Grade: Hubbard Wds. JHS: Skokie, Washburne HS: New Trier West	Transp: RR. C&NW	Bus:	Other: Sacred Heart	
Mortgage: Existing	City water, <del>Wet</del> Sanitary Sewer, Storm Sewer, <del>Septic Tank</del>			
Special Assessments \$ 10/annually for Homeowners Association				
Remarks and any special conditions: Superbly constructed ranch with country atmosphere - yet close to everything. Incl: tacked down carpeting, 2 window air conditioners, drapes in Living Room and Dining Room, all appliances.				
Titleholder: Donald Edward Smith and	Brokerage Fee: 6% 1st \$50M			
Phone: Jeanne Arlene Smith, h/w 446-8417	5% over \$50M			
<small>This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the Realtor is liable for errors. The listing may be changed without notice.</small>				
For office use only	Realtor Office: Koenig & Strey, Inc., Wilm.	Phone: 251-0330		
R 011074	Sales Person: Helena Lathrop	Home Phone: 446-1605		
			Possession: T.B.A.	
			Reason for Sale: Other	
			Title CT&T	



1956 directory

580 Locust St  
**HEATHER LN**  
790 Gluck D J WI6-4837  
840 Rudgers M D WI6-5017  
855 Dendler O B WI6-3190  
870 Sanders R W WI6-5558  
875 Lamy R P WI6-0102

1969 directory

Rudenberg Norman J 1042 Edgebrook G... VE 5-1098  
Ruderman Marshall 270 Sheridn G ..... 835-2706  
Rudgers Maxwell P 870 Heather Win ... 446-0096  
**RUDMAN OLDSMOBILE INC**  
Old State & Clover Bldg Highlft Pk ... 821-4000

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00390487 Page 1 of 3  
2000-05-31 09:47:55  
Cook County Recorder 25.50



QUIT CLAIM DEED

MAIL TO:  
Mark E. Thompson  
Attorney at Law  
1168 Margret Street  
Des. Plaines, Illinois 60016

NAME & ADDRESS OF TAXPAYER:  
Shirley W. Silfen  
870 Heather Lane  
Winnetka, Illinois 60093

GRANTOR(S), SHIRLEY W. SILFEN, of the Village of Winnetka, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to the GRANTEE(S), SHIRLEY W. SILFEN, of the Village of Winnetka, County of Cook, and State of Illinois; DALE SJOGREN, of the State of New Hampshire; and THOMAS E. SILFEN, of the State of Maryland, not as TENANTS IN COMMON but as JOINT TENANTS, all interest in the following described real estate:

LOT 2 IN FORESTVIEW RESUBDIVISION OF LOTS 1 TO 12 INCLUSIVE AND LOTS 14 TO 17 TOGETHER WITH VACATED FORESTVIEW ROAD IN FORESTVIEW BEING A RESUBDIVISION OF BLOCKS 1, 2, 3, 7, AND 8 TOGETHER WITH VACATED STREET AND ALLEYS IN AND ADJOINING SAID BLOCKS IN ANDERSON'S ADDITION TO GLENCOE BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1953 AS DOCUMENT NO. 15749741 IN COOK COUNTY, ILLINOIS.

Permanent Index No: 05-18-308-020-0000

Property Address: 870 Heather Lane  
Winnetka, Illinois 60093

SUBJECT TO: (1) General real estate taxes for the year 1999 and subsequent years. (2) Covenants, conditions and restrictions of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 18<sup>th</sup> day of May, 2000.

*Shirley W. Silfen*  
SHIRLEY W. SILFEN

# UNOFFICIAL COPY



## WARRANTY DEED

375124515/2011-3384 (33)  
127

Doc#: 1129333029 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee \$10.00  
Cook County Recorder of Deeds  
Date: 10/20/2011 10:25 AM Pg. 1 of 3

GRANTORS, Shirley W. Silfen, Dale Sjogren and Thomas E. Silfen, for and in consideration of Ten and no/100 Dollars, in hand paid, CONVEY and WARRANT TO

GRANTEES, Matthew Roehrborn and Courtney Karkis, husband and wife as Tenants by the Entirety, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 2 in Forestview Resubdivision of Lots 1 to 12 inclusive and Lots 14 to 17 together with vacated Forestview Road in Forestview, being a Resubdivision of Blocks 1, 2, 3, 7 and 8 together with vacated street and alleys in and adjoining said Blocks in Anderson's Addition to Glencoe being a Subdivision of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 42 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded September 21, 1953 as Document No. 15749741 in Cook County, Illinois.

Subject to: General taxes for the year 2011, and subsequent years; covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

**GRANTOR HEREBY STATES THAT THIS IS NOT HOMESTEAD PROPERTY**

TO HAVE AND TO HOLD said premises not in joint tenancy or tenancy in common, but as tenants by the entirety forever.

Permanent Real Estate Index Number: 05-18-308-020-0000  
Address of Real Estate: 870 Heather Lane, Winnetka, Illinois 60093

Dated this 23<sup>rd</sup> day of September, 2011

*Shirley W. Silfen*  
Shirley W. Silfen

*Dale Sjogren*  
Dale Sjogren

REAL ESTATE TRANSFER		10/07/2011
	COOK	\$222.50
	ILLINOIS	\$445.00
	<b>TOTAL</b>	<b>\$667.50</b>

05-18-308-020-0000 | 20111001600439 | LBLMN9

Thomas E. Silfen

00X 333-00

SN  
P 3  
S N  
SC V  
INT 3



# UNOFFICIAL COPY

Doc# 2505918020 Fee: \$107.00  
MONICA GORDON  
COOK COUNTY CLERK'S OFFICE  
Date 2/29/2025 9:28 AM Pg. 1 of 3

Doc ID 20250201821780  
ST-Clt Stamp 1.785-748-096 ST Tax \$1.188 00 CO Tax \$592.60

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTORS (NAME AND ADDRESS)

Amit Prachand and Ratna Kanumury  
301 Kilpatrick Avenue  
Wilmette, IL 60091

(The Above Space for Recorder's Use Only)

THE GRANTORS Amit Prachand and Ratna Kanumury, husband and wife for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Brian Taich and Lindsey Taich, husband and wife as tenants by the entirety, whose address is 440 Sunset Drive, Wilmette, IL 60091,

### (BUYERS' ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

\_\_\_\_\_ Individually

\_\_\_\_\_ as Tenants in Common

\_\_\_\_\_ as Joint Tenants

\_\_\_\_\_ not as Joint Tenants, nor Tenants in Common, but as Tenants by the Entirety

Chicago Title

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 05-18-308-020-0000

Property Address: 870 Heather Lane, Winnetka, IL 60093

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2024 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

# Rudgers elected to two boards

Maxwell D. Rudgers, 834 Heather Ln., Kemper Insurance Group executive vice president, has been elected to the boards of directors of Federal Mutual Insurance Company and Economy Fire & Casualty Company. He is chief operating officer of the major Kemper insurance companies, of which Federal Mutual and Economy are affiliated.

Northbrook resident Roger M. Simpson Jr. has been promoted to manager of the research and planning department of Rollins Burdick Hunter Co., multinational insurance brokers. Simpson, who has had 10 years of insurance-related experience, joined the firm more than two years ago.

Robert L. Day has joined FMC Corporation as counsel in the legal department. The Northbrook resident had been general counsel for Sunstrand Corporation in Rockford. He lives at 2541 Shannon Ln.

Glenview resident J. Jay Gillespie, 1617 Woodlawn Ln., recently was appointed brokerage manager in Prudential's Chicago brokerage agency on W. Jackson Blvd. He began his career with Prudential last winter as a sales management trainee in the Plaza agency in the Prudential Building.

Two area men have been promoted by The First National Bank of Chicago. John M. Davis Jr., formerly assistant vice president, becomes vice president, business and economic research division. The Wilmette resident joined the bank in 1965, became an officer in 1967, and in 1970 was made an assistant vice president. He lives at 1018 Eleventh St. Michael S. Saper, formerly a trust officer, becomes assistant vice president, trust department. Also a Wilmette resident, Saper lives at 1330 Richmond Ln. He has been with the bank for seven years.

Rosemary Corsiglia, daughter of the Louis Corsiglias of Glenview, has been named an associate foods editor for the consumer book division of Meredith Corp., Des Moines, Iowa. Miss Corsiglia joined Meredith last year as a home economist in the test kitchen.

Nancy B. Masterson of Glenview recently attended the 53rd conference of the Illinois Association of Women Deans and Counselors in Oak Brook. A former high school counselor, Mrs. Masterson now specializes in college admissions counseling with North Shore Educational Consultants in Glenview.

Dr. Martin Brandfonbrener of Winnetka is among Northwestern University researchers receiving grants-in-aid from the Chicago and Illinois Heart Associations. With the cardiovascular section, Dr. Brandfonbrener will study

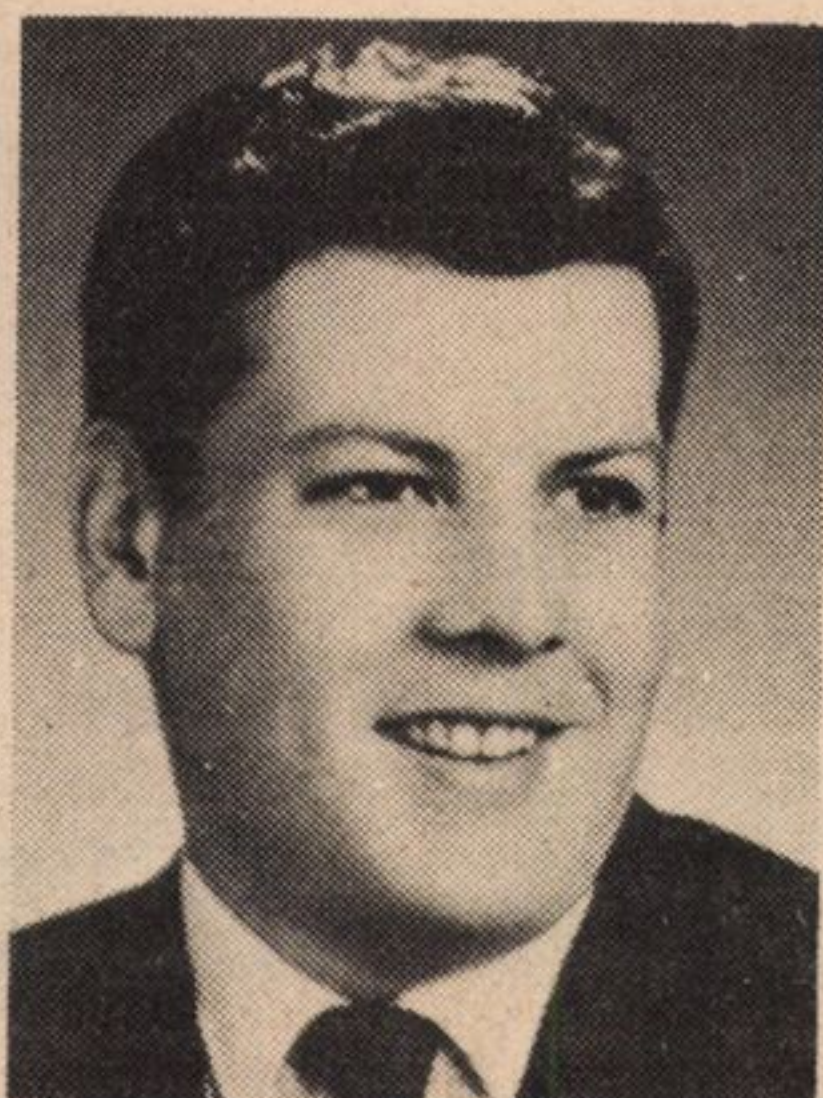
William O. Beers has been elected chairman of the board of trustees of the Food and Drug Law Institute, a non-profit corporation dedicated to educational activities designed to improve the understanding of food, drug, cosmetic and related laws. He is chairman of the board and president of Kraftco Corporation. Beers' first duty was to deliver the keynote address Dec. 12 at the institute's 16th annual educational conference held in Washington, D.C.

R. Dean Nelson has been elected to the board of directors of the International Foodservice Manufacturers Association. He is vice president of marketing, food service, Kraft Foods, a division of Kraftco Corporation. The Northbrook resident began his career with Kraft Foods in 1953.

Gordon B. Bonfield Jr., senior vice president, container division of Packaging (Continued on page 66)



Maxwell Rudgers



John M. Davis Jr.



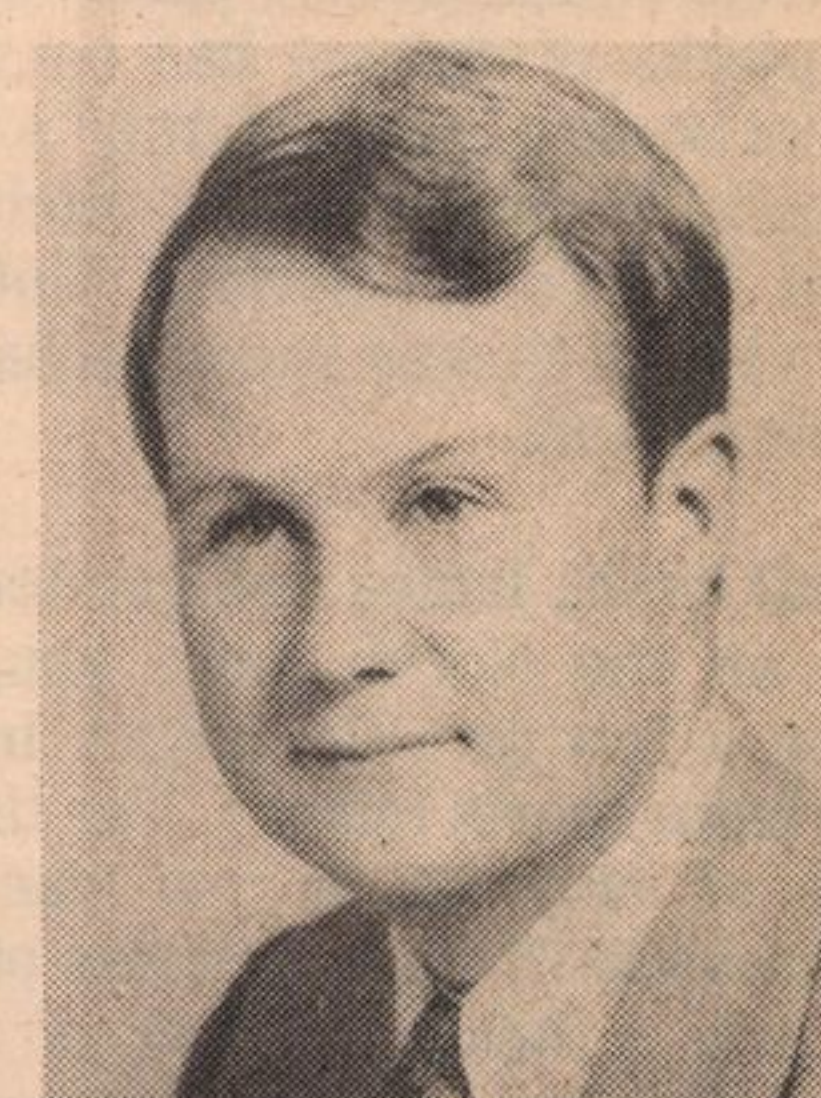
Michael S. Saper



Roger M. Simpson Jr.



Robert Day



J. Jay Gillespie



**DON'T**  
Miss this chance for the home of your dreams. Cathedral ceiling in liv. rm. & din. rm., 2 fireplaces. Central Air Cond., 27' family rm. SEEING IS BELIEVING. 8 rooms, 3 bedrooms, 3 baths ..... Upper Range



**DON'T**  
... let this one slip away. Quiet street, fenced yard, family area. Attractive living rm.-dining rm., family rm. 6 rms., 3 bdrms., 2 baths ..... \$40,500



**IF**  
... You love space, here it is. Either in the house or outdoors. Family rm. w/den—possible in-law suite. 9 rms., 4 bdrms., 1 1/2 baths ..... \$67,000.

## FOR HAPPINESS AND PROSPERITY IN 1973

As the old runs out, and the new comes in, we want to wish you and yours every success and happiness in the New Year.

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WINNETKA  
38 Green Bay Road  
446-0900

NORTHBROOK  
1739 Shermer Ave.  
498-2900



**NOSTALGIA?**  
Then inspect this perfect home for your antiques. 30 ft. living rm. plus family rm. Modern kitchen, many inclusions, 2 1/2 car garage. 10 rooms, 5 bdrms., 2 baths ..... \$74,000.



**EXCELLENT**  
... little house with great potential for the small or large family. Full basement, 2 car garage. 6 rms., 3 bdrms., 1 bath ..... \$37,900.



**TAKE ADVANTAGE OF**  
... so much space for so little. Large family rm.—many closets—sundeck. Appliances & carpeting included. 8 rms., 4 bdrms., 2 1/2 baths ..... \$51,900.



**RUN!**  
Don't walk — to see this delightful family home on dead end street. Full basement, Central Air Cond. living rm. w/fireplace, many inclusions. 7 rms., 3 bdrms., 1 bath ..... Only \$49,900.

<https://www.chicagotribune.com/obituaries/shirley-silfen-center-conway-new-hampshire-il/>

## **Shirley Silfen** OBITUARY

At age 94, Shirley Silfen appeared on Oprah. The subject of the show was women aging brilliantly. The oldest guest, Shirley stunned the viewers with her charm, grace and beauty. She glowed. That was Shirley Silfen all her life. She could sing and dance, tell jokes in and out of dialect and generally wow every audience. Had she been born a little later in the century (and not called home from college by the Depression), her prospects (from real business to show business) would have seemed unlimited. As it was, she had a splendid 62 year love affair with her elegant husband, Morton Silfen. In the 1950s, at a time when suburban moms were most definitely at home, she used her early training as a stenographer to go back to work where, we all assumed, she was secretly running the show. Independent and socially aware, when dad voted for Eisenhower, mom voted for Stevenson. Her life spoke to the entire century, a thoroughly modern lady with an older kind of grace. In her last years, Shirley left beloved Chicago to live, in comfort and warmth, with her daughter's family in the mountains of New Hampshire. To everyone's surprise, it turned out that her big city shtick made the trip intact. A new audience, heavily populated by doctors but also new friends, adored her. Mom couldn't cook at all, but for her unique style, it seemed the flaw that framed her brilliance. Shirley passed away on April 19, three months short of 100. Donations should be sent to Doctors Without Borders/Medecins Sans Frontieres.

Published in:  
Chicago Tribune  
from April 27, 2015 to May 3, 2015

# Two Men Elected By Clubs

Two North Shore men have recently been elected to offices with professional clubs in Chicago.

Realtor Leon Goledberg, 710 Elder Ct., Glencoe, has been elected president of the Chicago Real Estate Board Salesman's Club. In 1967 Mr. Goldberg served the club as a director and as vice president.

He has been in the real estate business for 12 years and is a specialist in handling property on Chicago's near north side. A member of the Lincoln Park Chamber of Commerce and the planning committee for the Lincoln Park Conservation Association, he is also secretary of the North Side Real Estate Board.

Mr. Goldberg is a graduate of Northwestern University and Tri State College, Angola, Ind. He is also a member of the Lions Club, Suburban Lodge of B'nai B'rith, the North Shore Congregation Israel, and the real estate committee for the United Jewish



Mr. Goledberg

Mr. Gillum

Relief Fund.

Virgil H. Gillum, 431 Greenleaf Av., Wilmette, has been elected a vice president of the Administrative Management Society, Chicago Chapter.

Mr. Gillum is the office manager of Kiwanis International, where he has been employed for 13 years. He is a graduate of Occidental College, Los Angeles.

The Administrative Management Society is a group of office executives who study ways of improving office management.

## Six to Graduate From Denver U.

Six students from the North Shore will be graduated this month from the University of Denver.

Graduates from Winnetka are Roger Anderson, 470 Hawthorn Ln.; Barbara Lawrence, 320 Sunset Rd.; Joseph Muhlke, 732 Oak St.; and Thomas Sanders, 870 Heather Ln.

Others are David Kaplan, 823 Lavergne St., Wilmette, and Thomas Ingram, 3855 Brittany St., Northbrook.

### BELGIAN DEPARTS

Jack James has returned to Brussels, Belgium, after a visit with his brother and sister-in-law, Mr. and Mrs. Howard L. James, 135 E. Hawthorne Ct., Lake Bluff. Other guests with the Jameses during his visit were the brothers' parents, Mr. and Mrs. C. G. James, and another brother and his wife, Mr. and Mrs. Virgil James, all of Pocahontas, Ia.

## First Federal Savings Elects D. C. Twigg

First Federal Savings and Loan Association of Wilmette has elected Duane C. Twigg of Chicago assistant treasurer.

Mr. Twigg has been controller of the association since April of

this year and has been in the savings and loan field for the past seven years. He is a member of the National Society of Controllers and Financial Officers of Savings Institutions.

In other First Federal news, the

association announced that Mrs. Amy F. Griffin of Wilmette has been appointed a new accounts counselor. Mrs. Griffin, who has been with First Federal since 1965, formerly worked in the bookkeeping department.

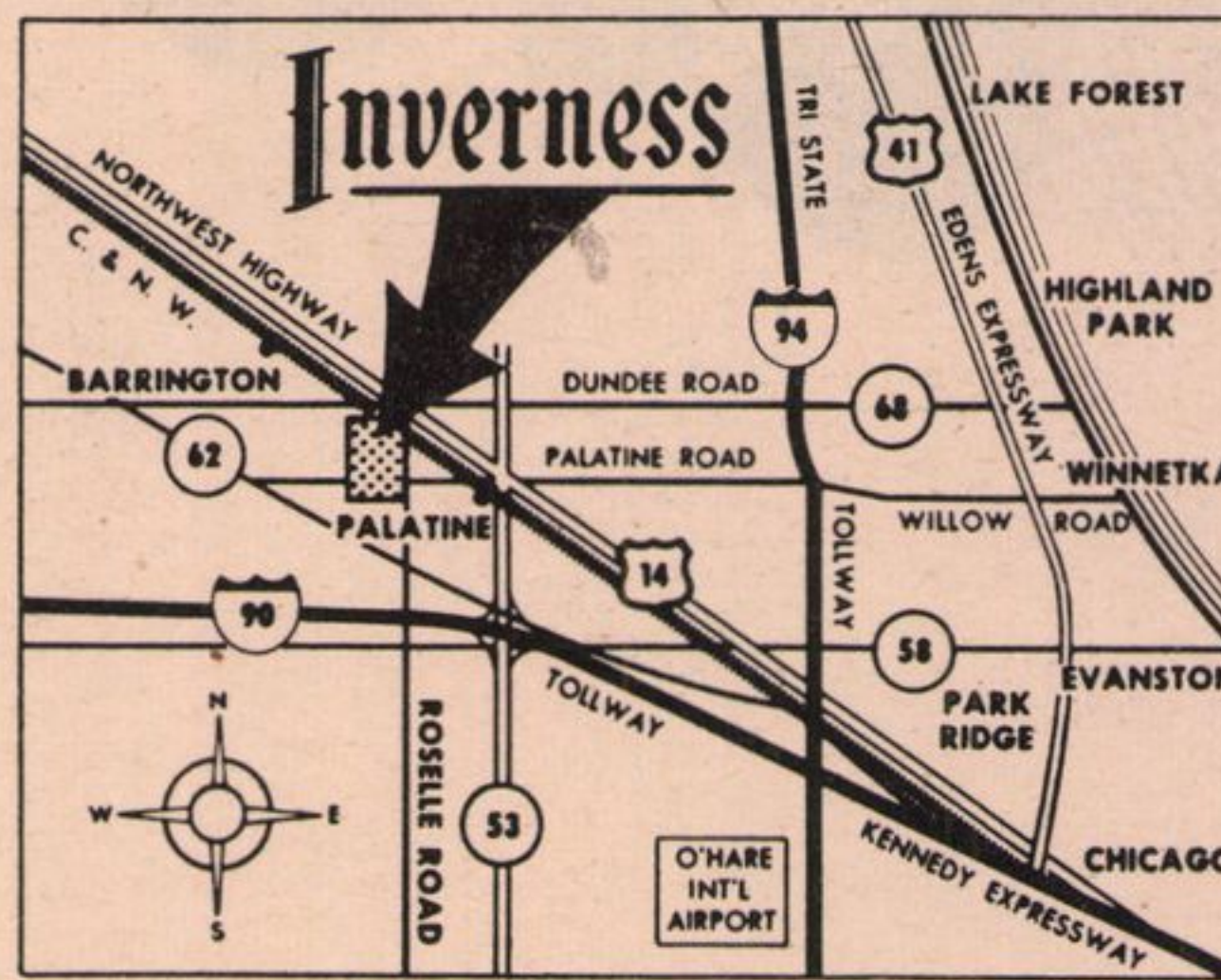
### BACK FROM VACATION

Mr. and Mrs. Henry J. Donnelly and their children, Gail; Irene; and Bruce, 921 Rockland Rd., Lake Bluff, have returned after a vacation in the eastern states. The Donnellys visited Niagara Falls, N. Y., and also visited Mrs. Donnelly's mother, Mrs. Marjorie Medeiros, in Cape Cod, Mass.



## Inverness announces the opening of its new Pheasant Hills section

Here is a rare opportunity for 44 fortunate families to join the picturesque village of Inverness. Pheasant Hills offers untouched acres of rolling countryside with breathtaking views and a choice of 44 homesites averaging 1½ acres each. The new section retains the same jealously guarded protections and good taste that have made this 27 year old community so great. Homesite boundaries have been determined by the natural contour of land with an absolute minimum of one acre each. Architectural approval is required, and no two home designs may be alike. Sites start at \$10,000. Open season starts now. Happy hunting.



**Arthur T. McIntosh & Company**

ESTABLISHED IN 1907

105 West Madison Street · Chicago, Illinois 60602 · FR2-2040

Inverness Office Phone: FL9-1776 Area Code 312

## Vose Bootery



SLIPPERS  
ARE  
ALWAYS A  
PRACTICAL  
GIFT

837 Elm St., Winnetka

## SPEAK FRENCH

Only Berlitz can teach you any spoken language as easily and as thoroughly as you learned your own.

Enroll Now

## BERLITZ SCHOOL OF LANGUAGES

EVANSTON

518 Davis St., Greenleaf 5-4341  
Chicago: 30 N. Michigan Ave., Franklin 2-4341

Buy Christmas Seals!



A PERFECT GIFT  
THE WHOLE FAMILY  
CAN ENJOY

Boats — Motors — Supplies — Easy Terms  
Trade-Ins Accepted

NOW AT  
**AIRMARINE**

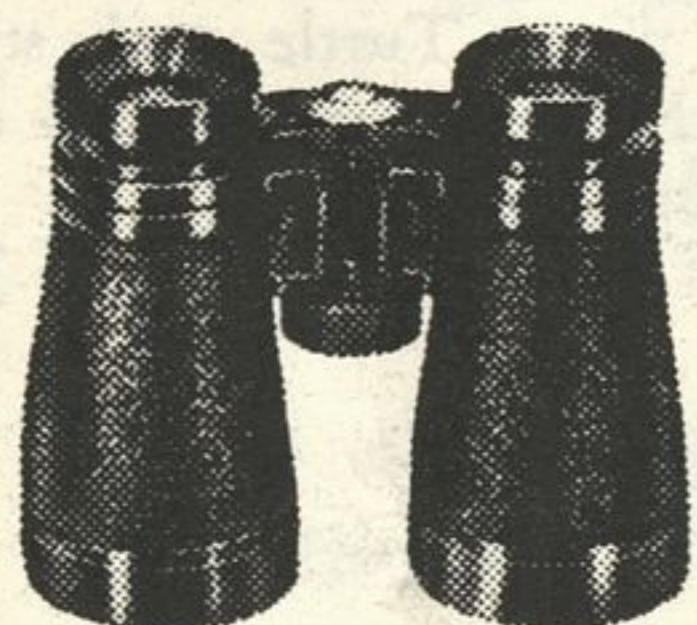
The North Shore's Exclusive Authorized  
JOHNSON SALES & SERVICE

1017 Central St. Davis 8-3700  
Open Mon. & Thurs. Evenings

# 69<sup>th</sup> Anniversary Sale

in time for  
**CHRISTMAS**

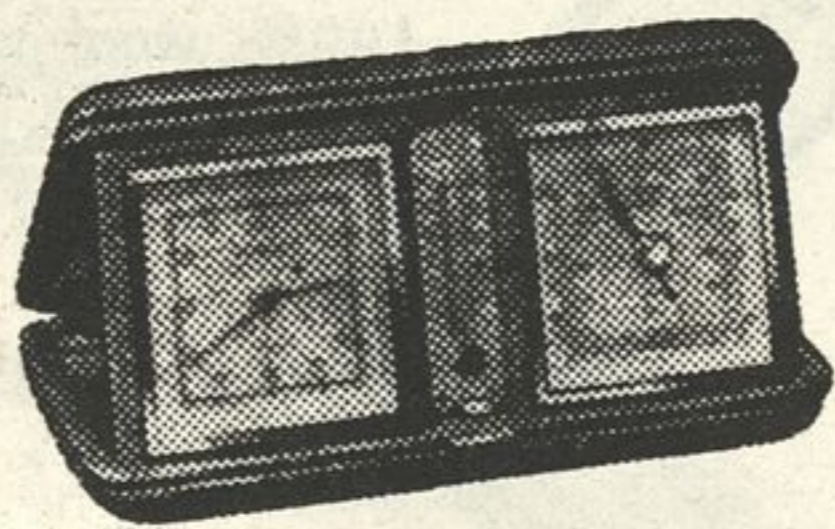
Here is a once-in-a-lifetime selection of special purchases to help us celebrate our 69th Anniversary and to help you give finer gifts this Christmas . . . all at special savings. Come in!



### 4x40 SPORT BINOCULARS

Wide 40 mm. lenses give broad field. Coated lenses, center focusing, 4 power. Case incl.

Reg. \$19.95 NOW \$14.95 plus tax



### PALOMAR TRAVEL CLOCK

For travel, desk or home. Silent tick. 7 jewels. Alarm clock. Thermometer and barometer. Gold-brown leather folding case.

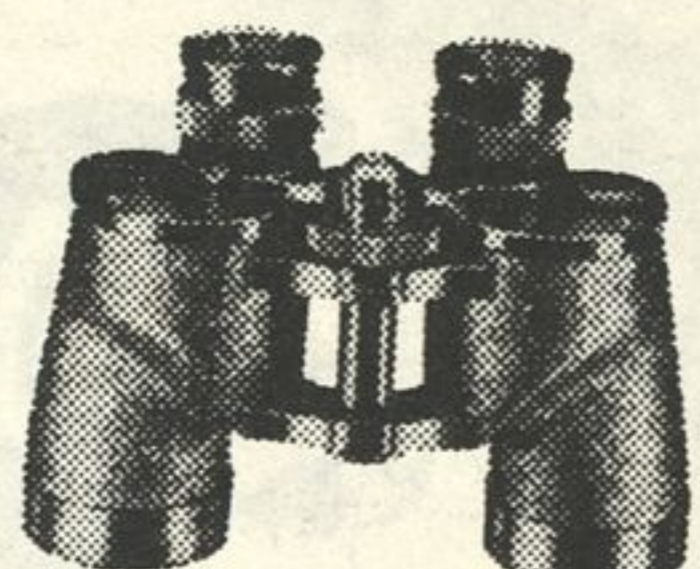
Reg. \$19.95 NOW \$16.95 plus tax



### WALL BAROMETER

Polished mahogany finished wood. Imported.

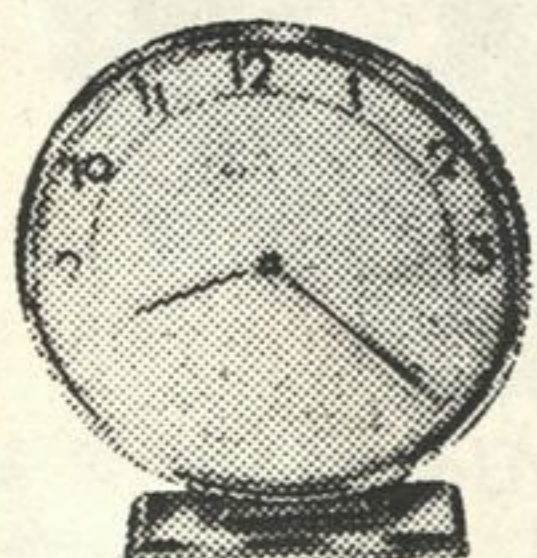
Reg. 7.50 NOW \$4.95



### 7x35 IMPORTED BINOCULARS

Center focus—coated lenses. Pig-skin case.

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### 8-DAY DESK CLOCK

7 jewels. Beautiful jeweled brass finish. 7 1/2" high by 6 5/8"

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### SUN GLASSES

A special purchase of sun glasses from one of America's top manufacturers.

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# Almer Coe

The Finest in Glasses

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1645 ORRINGTON AVE., EVANSTON—UN 4-3636



### At University

Miss Jean Krause, daughter of Mr. and Mrs. Lawrence Krause, 707 Ouilmette Lane, Wilmette, a graduate of New Trier High School in last June's class, is now attending the University of Illinois where she is majoring in fine arts. (Bernie photo)

She was a member of the girls' ensemble at the high school and is continuing her singing studies at the university. She has been pledged to Zeta Tau Alpha.

### NEWCOMERS TO GLENCOE

Mr. and Mrs. Jerry Rubens are newcomers to Glencoe. They and their two children, Tommy, 3 years old, and Joy, 1 year, moved from Chicago to their new home at 476 Oakdale Avenue.

### CARPET-LINOLEUM

## -Creaney-

CARPETS  
LINOLEUM

Install It Yourself and  
**SAVE**

on all materials  
Resilient Tile—  
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CUSTOM MADE FORMICA  
COUNTER TOPS

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**Wilmette 334**

If no answer Res. WIL 5923  
1909 LAKE AVE.

## Dr. Benjamin Mays to Be Speaker Sunday at Chicago Evening Club

Dr. Benjamin E. Mays will speak before the Chicago Sunday Evening Club in Orchestra Hall at 8 p.m., Sunday, December 12. His subject will be "Brotherhood, a Moral Imperative."

John H. Kraft, 18 Indian Hill Road, Winnetka, is on the program to read the Scripture at this meeting. Admission is free and no tickets are required.

Dr. Mays was the leading Negro member and race spokesman at the World Council of Churches Assembly. He was the first member of his race to give major lectures at Yale University. He was voted 1949 Alumnus-of-the-Year by the Divinity School of the University of Chicago, and has been given many citations, awards, medals and degrees for his work in education, religion and civic affairs.

Since 1940, he has been president of Morehouse College, Atlanta, one of the outstanding Negro colleges in the United States, having a Class A rating by the Southern Association of Colleges and Secondary Schools. Many of the leading Negroes of the country are graduates of Morehouse College. It was founded in 1867 by the American Baptist Home Mission Society and is now affiliated with Atlanta University and Spelman College in a University System.

### FROM HIGHLAND PARK

Mr. and Mrs. Robert W. Sanders and family recently moved to 870 Heather Lane, Winnetka, from Highland Park. They have two sons, Tommy, age 10, a student at Hubbard Woods School, and Bob, nearly 14, who is a student at Lake Forest Academy. Mr. Sanders is associated with the Chicago office of Atlas Auto Accessories.

# DAVID

DAVID

**STORAGE**

1830 Ridge Ave.  
EVANSTON  
UNiversity 4-0355  
Wilmette 362

**MOVING**

DAVID

# DAVID



### Lodge Master

Philip W. McDowell, 607 Melrose Avenue, Kenilworth, will be installed as master of the Wilmette Masonic Lodge in ceremonies to be held at the temple, 1010 Central Avenue, on Saturday evening of this week at 8 o'clock. (Bernie photo)

Mr. McDowell, a member of the foreign language department of New Trier High School, is a 32nd degree Mason, holding membership in the Scottish Rite bodies in Chicago and in Wilmette Chapter 253, Royal Arch Masons.

Performing the ceremonies of installation will be George W. Schneider, grand lecturer of Illinois, as installing officer; Donald Patten Lapp as secretary; Sterling B. Douglas as chaplain; and Ernest C. Cazal as marshal. All are past masters.

Other officers to be installed include: James T. Wilson, senior warden; Richard McPherron, junior warden; Harold H. Lundberg, treasurer; Paul C. Dever, secretary; James Doig, chaplain; Carl E. Wolf Jr., senior deacon; Ralph H. Martin, junior deacon; John W. Mills, senior steward; Robert I. Patterson, junior steward; Robert Pleuthner, marshal; Harrington Mitchell, tyler; Angus Davidson, organist; and Mr. Schneider, instructor. Mr. Lundberg and Mr. Dever are also former masters.

### BUY GLENVIEW HOUSE

Mr. and Mrs. Ward McFadden and their 17-month-old son, Thomas, moved from Evanston last month to the home they purchased from Marquis Kirk at 725 Juniper Road, Glenview.

## WINNETKA FARMHOUSE



### ATTRACTIVELY REMODELLED

Here is a home that you must see inside; you would never believe that it has a first floor bedroom and bath, a powder room, modern kitchen, attractive dining room with colonial dado, 28 foot living room, 1st floor utility room, and upstairs three bedrooms plus a studio room and two modernized tile baths. The basement has a large open room with natural fireplace ready for you to panel in your leisure time. New heating system, new wiring and many other improvements. Immediate possession, owner transferred. Priced at only \$28,500.

MR. RUMSFELD

## BAIRD & WARNER, REALTORS

576 Lincoln Avenue  
Winnetka, Illinois

Winnetka 6-2700  
Briargate 4-9001

V I L L A G E O F W I N N E T K A, I L L I N O I S  
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. \_\_\_\_\_

**Property Information**

Site Address: \_\_\_\_\_

Parcel Identification Number(s) (PIN): \_\_\_\_\_

Description of all structures to be demolished: \_\_\_\_\_

**Current Property Owner Information**

Legal Name: \_\_\_\_\_

\_\_\_\_\_

Primary Contact: \_\_\_\_\_

Address: [REDACTED]

City, State, Zip: \_\_\_\_\_

Phone [REDACTED]

Email: [REDACTED]

Date owner acquired property: \_\_\_\_\_

**Applicant Information**

Legal Name: \_\_\_\_\_

\_\_\_\_\_

Primary Contact: \_\_\_\_\_

Address: [REDACTED]

City, State, Zip: \_\_\_\_\_

Phone [REDACTED]

Email: [REDACTED]

**Applicant's relationship to current property owner:** \_\_\_\_\_

*(As previously noted, if contract purchaser, attach copy of executed purchase agreement)*

**Demolition Contractor Information** *(If known, otherwise indicate "not known at this time")*

Legal Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Phone No: \_\_\_\_\_

Email: \_\_\_\_\_

**Property Maintenance Requirements**

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

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

**Applicant/Owner Acknowledgments**

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Winnetka that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property for purposes of conducting any inspections that may be necessary in connection with this application.
2. I (We) have carefully read this application, the applicable sections of the Winnetka Municipal Code and fully understand the applicable terms and provisions.
3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.
4. I/We hereby agree to demolish the above structure or portion thereof, in accordance with the information submitted herewith and in strict compliance with all provisions of the Building Code and other related ordinances and regulations of the Village of Winnetka, and I/We hereby consent to inspection of the work during demolition and to the responsibility of maintaining the subject site and adjacent public and private properties in a good, safe and clean condition, including but not limited to the "Property Maintenance Requirements" listed in the previous section.
5. I (We), in accordance with the requirements of the Annual Fee Resolution and the Winnetka Village Code agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Signature of Applicant:  Date: 01/13/2025

Print Name & Title: Kathryn Huff Vice President  
DocuSigned by: [Redacted]

Signatures of Property Owner(s)  Date: 2/12/2025 | 2:08 PM

Print Name & Title: Amit Prachand Ratna Kanumury Property Address: 870 Heather Lane

**\*\*If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

**Schedule of Demolition and Construction:**

870 Heather

April 14	Demolition
April 30	Footings/Foundation
June 1	Backfill
June 26	Framing
July 23	Rough Plumbing/HVAC/Electrical
September 1	Insulation/Roofing
September 6	Drywall/Siding/Masonry
October 25	Tile/Flooring
November 22	Trim Carpentry
December 13	Cabinetry Install/Appliances
January 27	Painting
February 24	Countertops/Floor finishing/Sod
March 15	Grading/Hardscapes/Final exterior work
April 15	Final Inspection

# ATTACHMENT E

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** CASE NO. 25-05-HPC  
**Date:** Saturday, March 22, 2025 1:43:31 PM

---

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

Hello:) I am writing this email regarding the property at 870 Heather Ln in Winnetka, IL. It is our understanding that this was the first home built in this area, so we would hate to see it get demolished because of the historical value of the home.

I also want to add that we have actually been in the home and it has great bones for adding on, which would permit the home to get bigger but not eliminate the historical value.

Please consider the option of allowing more flexibility regarding renovations, , rather than demolishing the property so we can preserve the historical significance of the home.

Thank you and take care,  
Maureen and Bob Kafkis who previously lived at 900 Pine Tree Ln in Winnetka.



# MEMORANDUM VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** HISTORIC PRESERVATION COMMISSION  
**FROM:** CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER  
**DATE:** APRIL 7, 2025  
**SUBJECT:** 480 OAK STREET - LANDMARK DESIGNATION NOMINATION (CASE NO. 24-06-HPC)

<b>INTRODUCTION</b>	
Meeting Date	April 7, 2025
<b>Commission Action</b>	<b>Determine whether the subject property meets the criteria for landmark designation, for a recommendation to the Village Council which has final approval.</b>
Property Address	480 Oak Street (See Figure 1)
Property Owner	Jeff and Susan Barton
Application Submitted by	Susan Benjamin, on behalf of the owners
Mail Notice Sent to Property Owners within 250 feet	Completed with certified mail
Public Comments as of Date of Memo	As of the date of this memo, staff has not received any written comment from the public regarding this application.
<b>PROPERTY DESCRIPTION</b>	
Size	0.44 acres
Location	South side of Oak Street between Sheridan Road and the lakefront
Improvements	Single-family residence and attached garage
Zoning	R-2 Single Family Residential
Surrounding Zoning	R-2 Single Family Residential
<b>PROPERTY HISTORY</b>	
	See Attachment A, Application Materials
Constructed	1909
Architect	Benjamin Marshall
Additional Construction Activity	1961 – Addition of attached garage, 1995 – Building addition and demolition of existing greenhouse, 1999 – Replacement of front and rear stairs of residence, 2007 – Construction of outdoor terrace and landscaping
Illinois Historic Structure Survey Listing	No



**Figure 1 – Subject Property (Aerial)**



**Figure 2 – Subject Property – Front Entrance of House (Northwest Elevation)**



**Figure 3 – Subject Property – Side of House Facing Lakefront (Northeast Elevation)**



Figure 4 – Subject Property – Overhead View of Side of House and Courtyard (Southeast Elevation)



Figure 5 – Subject Property – Side of House and Lakefront-Facing Terrace (Northeast Elevation)

## COMMISSION REVIEW AND 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 any alterations to the Subject Property.

The HPC is to make findings and a recommendation to the Village Council on the application. Following receipt of testimony at the public hearing, the HPC 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 HPC 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** in 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 HPC’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 HPC may deem pertinent to the determination or recommendation.

**A Commission member may make one of the two following motions (a) the Building and/or Property Does Not Meet the Criteria for Designation, or (b) the Building and/or Property Does Meet the Criteria for Designation:**

**Building and/or Property Does Not Meet the Criteria for Designation**

The Commission finds that the application for the Landmark Nomination for 480 Oak Street does not meet the criteria set forth for designation.

**Building and/or Property Does Meet the Criteria for Designation**

The Commission finds that the application for the Landmark Nomination for 480 Oak Street does meet the criteria set forth for designation.

The Commission finds that the reasons for preservation and protection, as well as any other pertinent information to the recommendation include:

1. ***[Commission member to fill in]***
2. \_\_\_\_\_
3. \_\_\_\_\_

**Based upon these findings, the HPC recommends approval of the landmark nomination.** The Village has final jurisdiction regarding the designation of a local landmark.

**CERTIFICATION OF DESIGNATED LANDMARKS**

The owner(s) of a designated landmark, the alteration of which is subject to the advisory review of the HPC, may request that any alteration be subject to the binding review of the HPC. Upon approval of such request by the HPC, 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 HPC. It should be noted that the Applicants’ request does not include any proposed exterior alterations.

**ATTACHMENTS**

- Attachment A: Application Materials
- Attachment B: System for Evaluation of Landmarks

ATTACHMENT A

<b>LDMK</b>	<b>VILLAGE OF WINNETKA, ILLINOIS</b> DEPARTMENT OF COMMUNITY DEVELOPMENT
	<b>LANDMARK NOMINATION APPLICATION</b>

Thank you for considering landmark status for your property. If you have questions about landmark nomination or about this application, please contact Christopher Marx, Associate Planner in the Community Development Department, at 847.716.3587 or [cmarx@winnetka.org](mailto:cmarx@winnetka.org).

Please attach responses to questions on this form separately. 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 assist you, attached is How to Research Your House, a page of useful resources for learning more about your property. Both the Community Development Department (phone no. 847.716.3587) and the Winnetka Historical Society (phone no. 847.501.6025) can answer many of your questions.

The Historic Preservation Commission (HPC) meets the first Monday of each month at 7:00pm at Village Hall. Your application is reviewed by the HPC at a public hearing. The Village will notify your neighbors of this public hearing at least 15 days before the meeting date.

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

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

**MATERIALS FOR SUBMISSION**

Please provide 1 hard copy and 1 electronic copy (.pdf), of the following information. (Email electronic copy to [cmarx@winnetka.org](mailto:cmarx@winnetka.org).)

1. Property Information

Site Address: 480 Oak Street Parcel Identification Number(s) (PIN): 05-21-200-002-0000

2. Property Owner Information

Name: Jeff and Susan Barton Phone No. [REDACTED]  
Email: [REDACTED]

3. Current plat of survey.

4. Deed proving ownership.

5. How long have you owned the property? 5 years

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

See attached.

6. Date of construction, if known: 1909

In the following 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 copy 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, name of architect: Benjamin Marshall Architectural firm: Marshall & Fox  
Designer and/or Builder: Benjamin Marshall Do you have original plans? Site plan  
Is the property associated with a historical person or group? If so, please explain. Charles B. Hayes  
See attached.  
Is the property associated with a notable historic event? If so, please explain. No

2. Alteration History: Please include current photos of all sides of the building 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 change been made to the property as viewed from the street in the last 50 years? Please include descriptions of alterations, dates and architects, if known. (Note: Building permit records at Village Hall are helpful.)

See attached  
If known, describe changes made over the last 50 years to the original property, not including alterations to the building itself. These changes could include subdivision, fences, or new structure added to the property. (Note: Sanborn maps at Village Hall and the Historical Society are helpful. Also, many buildings in the Village have been moved from their original sites.)  
See attached.

3. Do you have any other information about the property or anecdotes you would like to share? This information can be based upon here-say, so long as you tell the source. \_\_\_\_\_  
See attached.

4. Provide a written statement describing the building, structure, property, object or site and set forth reasons of support of the proposed designation, such reasons including but not limited to one or more of the criteria listed in Section 15.64.030 [Evaluation of Landmarks] of the Village Code (attached).
5. An evaluation of the building, structure, property, object or site pursuant to the "System for the Evaluation of Landmarks" (attached).
6. A written statement describing the buildings, structures or properties adjacent to or across from the subject building, structure, object or site.
7. Please specify whether you are applying to be a "designated landmark" or a "certified landmark". Exterior alterations of a "designated landmark" are subject to an advisory review by the Historic Preservation Commission (HPC). Whereas exterior alterations of a "certified landmark" are subject to a binding review by the HPC. For more information on the certification of designated landmarks please see Section 15.64.070 of the attached chapter of Village Code (15.64).

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

Name(s): Jeff and Susan Burton  
Signature(s): \_\_\_\_\_ Date: 2/23/25



**WINNETKA LANDMARK DESIGNATION NOMINATION**  
**480 Oak Street: The Benjamin Allen Estate Coach House/Garage**



**Front Entrance, North Side of House, 2025 photo**

**INTRODUCTION**

The Coach House/Garage located at 480 Oak Street is eligible for listing as a Winnetka Landmark for its significant architecture and its storied history. Built in 1909, this dressed limestone building that has been a home for 65 years was designed in an 18<sup>th</sup> Century French Neoclassical style by architect Benjamin Marshall as part of a large estate property for jewelry business executive Benjamin Allen (1848-1924). On the drawing the building is called a “garage.” A car in the first decade of the 20<sup>th</sup> Century years was a prized possession.

Over the years several accomplished residents have lived in both the estate house and in the garage that was converted into a house over 50 years ago. The estate that was built for Benjamin and Mae Allen was

sold to Charles M. and Ella Hayes in 1925. Hayes was president of the Chicago Motor Club and grew the organization during a time when car ownership was surging in popularity. Under his leadership the 1929 Art Deco Motor Club building, a Chicago Landmark, was built. The property was in the Hayes family until 1959, when it was purchased, platted and subdivided into 10 lots, *Winnetka Beach Estates*, by Chicago realtor and developer Winfield H. Jackson. He retained Lot 1 where the garage is located, converting it into a family home.



**Aerial View of Benjamin Allen Estate, date unknown**



**Estate House, 483 Sheridan Road, W. Façade, 1914**



**Garage, 480 Oak N. Façade, 2025 photo**

Like the estate house, which was demolished ca. 1960, the garage was built in a disciplined 18<sup>th</sup> Century Louis XVI Neoclassical style with detailing that bears Marshall's original design vocabulary. The design detailing is not textbook Classicism derived from Doric, Ionic or Corinthian orders, it is unique to both this house and the estate house built for Allen.



HOUSE OF BENJAMIN ALLEN, ESQ., WINNETKA, ILL.  
Marshall & Fox, Architects.

**Benjamin Allen Estate House, published in *The Architectural Record*, October, 1914.**



**18<sup>th</sup> Century French Chateau in the south of France**

Marshall was a devoted Francophile whose designs for the Blackstone Hotel and for 1550 North State Parkway in Chicago reflect this interest. In fact, he was known to name rooms in French on apartment house floorplans.



**North Façade, 480 Oak: Garage repurposed to a house in 1961 with Garage addition, 2025 photo**

## **HISTORY**

### **Benjamin Allen**

In February, 1909, Benjamin Allen began purchasing property where he planned to build his house and garage. One entry at the Cook County Recorder of Deeds states that it included Riparian land. The last parcel he purchased was recorded in December, 1910.<sup>1</sup>

Benjamin Allen moved from his home on Chicago's south side at 1815 Michigan (a street along with Prairie Avenue sometimes known as "Millionaire's Row") to his new estate in Winnetka. He moved to be next door to the William M. Hoyt's residence where his daughter, the widow of Phelps B. Hoyt, lived with her in-laws.<sup>2</sup>

At the time Benjamin Allen built his estate house and garage he was 63 years old, having had a long successful career as the head of the wholesale jewelry house of Benjamin Allen & Company — one of

---

<sup>1</sup> Cook County Recorder of Deeds. Block 42 in Charles B. Peck Subdivision of the NE Quarter of Section 20 and the N half of the fractional Section 21, line of that part of non-vacated Cherry Street, South of the Northerly line of the S. 10.0' of Oak Street, and Easterly of the E. line of Sheridan Road, all in the Village of Winnetka. Book 249B, 74-75.

<sup>2</sup> *Chicago Tribune*, May 2, 1909.

the largest institutions of its kind in the country. Allen was born October 7, 1848, in Goderich, Canada. He came to Chicago, beginning work as a clerk for a wholesale jewelry business, married and had three children — two sons and a daughter. He worked his way up in the business, starting with a store at 109 Lake Street. After the 1871 Chicago Fire he opened his own business.

At the time he moved to his new home in Winnetka, Allen continued to supervise his business but also took on positions with other companies. He served as president, treasurer and ultimately full owner of the Silversmith's Building Company on Wabash Avenue, was a large stockholder in the Elgin National Watch Company and director of the First National Bank and First Trust & Savings Bank. In addition, he was secretary and treasurer of Spaulding & Company (jewelry) and an extensive stockholder in the Commonwealth Edison Company. He also was a Mason and member of the Chicago Club, Union League Club, Calumet Club, Mid-Day Club, Onwentsia Club and Chicago Historical Society. His wife was a member of the Woman's Athletic Club. The following sums up his biography:

**ALLEN, Benjamin**, wholesale jeweler; born Goderich, Ont., Oct. 7, 1848; son John and Mary (Braden) Allen; ed. grammar and high schools of Canada; married Mae West Lamos, of Chicago, Aug. 29, 1871; children: Benjamin C., Lewis D. and Bessie (Mrs. Phelps B. Hoyt). Came to Chicago, 1865; began with firm of M. T. Quimby & Co., wholesale jewelers, 1865, succeeding to the business in 1870 under name of Stark & Allen, and in 1872 firm became Benj. Allen & Co.; vice-pres. and treas. Spaulding & Co.; dir. First Nat. Bank, First Trust & Savings Bank, Nat. Safe Deposit Co.; pres. Silversmiths Bldg. Co.; largely interested in other corporations. Mem. Chicago Jewelers' Assn. (ex-vice-pres.), Jewelers' Board of Trade (dir.), Chicago Assn. of Commerce. Republican. Episcopalian. Mason. Clubs: Chicago, Calumet, Union League, Mid-Day, Onwentsia, Chicago Automobile. Recreations: motoring and travel. Residence: Winnetka, Ill. Office: 10 S. Wabash Av.

#### **Benjamin Allen Obituary<sup>3</sup>**

In an article on Allen provided by the owners of 480 Oak, Jeff and Susan Barton, Allen's home is described. "The Allen Home, recently completed in Winnetka, constitutes one of the most beautiful homes on the North Shore. Situated on spacious grounds amid picturesque backgrounds its gentility and refinement may well be taken as an index to the character of Mr. Allen and his wife, who presides over

---

<sup>3</sup> Benjamin Allen. U. S. Find a Grave Index. Ancestry.com.

it.”<sup>4</sup> The article is from a multi-volume book by historian Seymour Curry: *Chicago: Its History and Its Builders: A Century of Marvelous Growth* written in 1912 and published in Chicago by the S. J. Clarke Publishing Company.<sup>5</sup>

### **Benjamin Marshall, Architect**

Allen selected for his architect Benjamin Marchall, one of Chicago’s most respected and acclaimed architects. Marshall is best known for his luxury apartment buildings and hotels, including the Blackstone Hotel, the Drake Hotel and 1550 North State Parkway. William Westphal, writing in 1982 for the *Chicago Architectural Journal*, stated in his article that the Blackstone “established Marshall as Chicago’s foremost hotel designer....”<sup>6</sup> Since the Blackstone was built in 1908, Allen would have very likely known the building when he was selecting an architect. He also would have known the South Shore Country Club (founded in 1906) also designed by Marshall since Allen lived on the south side.

Benjamin Marshall (1874-1944) was born in Chicago and attended a south side prep school, the Harvard School, in Kenwood. His family lived at 4730 Drexel Boulevard.<sup>7</sup> Although he received no formal architectural education, Marshall apprenticed with the firm of Marble and Wilson from 1893 to 1895. Upon the death of Marble, Wilson made Marshall a full partner. Following an extended European trip Marshall established his own firm. In 1905, he formed a partnership with Charles Eli Fox (1870-1926). Fox had studied architecture at the Massachusetts Institute of Technology and then moved to Chicago, where he worked for Holabird and Roche from 1891 to 1905. In the partnership of Marshall & Fox, Fox served as construction specialist and project manager, while Marshall used his talents as a designer as well as an entrepreneur, soliciting commissions from Chicago’s elite. They practiced together until Fox died in 1926; then Marshall worked alone.



**Benjamin Marshall at his studio in Wilmette<sup>8</sup>**

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<sup>5</sup> Historian Seymour Curry: *Chicago: Its History and Its Builders: A Century of Marvelous Growth*. Chicago: S. J. Clarke Publishing Company, 1912.

<sup>6</sup> William Westfall. “Benjamin Marshall of Chicago. *Chicago Architectural Journal*. Vol. 2, 1982

<sup>7</sup> 1900 Census. Ancestry.com

<sup>8</sup> Photo from the Harry Ransom Humanities Research Center, The University of Texas at Austin. Literary File 109, Call number 981:0013:0005

The firm of Marshall & Fox designed a wide range of building types, including banks, theaters, office buildings, and houses, as well as elegant apartments and hotels. Among the homes he designed were country estates for Samuel Insull in Libertyville, (1937 purchased by John Cuneo, Sr.)<sup>9</sup> and “Mayslake,” for Francis Stuyvesant Peabody in Oakbrook.<sup>10</sup> The Peabody Estate is His own house, designed in 1923 across from Wilmette Harbor, was one of the most opulent and extravagant on the North Shore. Sadly, it has been demolished.

Whether he was inspired by Classical, Tudor, Mediterranean or Georgian architecture, Marshall’s architecture is generally characterized by a sense of simplicity, balance and order. He began his career in 1893, the same year that the World’s Columbian Exposition was held on the south side, where he lived. The Classical “White City,” as it was called, no doubt impressed him. The house the firm designed for Allen at 480 Oak Street displays Marshall’s Neoclassical approach that embraces order, simplicity and symmetry that characterizes 18<sup>th</sup> Century French architecture. In *The Architectural Record* article where the house was published in 1914 titled “The Local Feeling in Country Houses” author Herbert Croly wrote, “Probably the most interesting, however, of this group of residences are those designed by Marshall and Fox.”<sup>11</sup>

The same order, simplicity and disciplined Classicism that is seen in his estate house for Allen is clear in his site plan for Allen’s estate and in Marshall’s design for the accompanying garage.



**Aerial View of the property, date unknown**

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<sup>9</sup> Cuneo was the founder of the Cuneo Press and Hawthorn Melody Dairy. The property remained in the Cuneo family until Mrs. Cuneo died in 1990. It then became a house museum. In 2009 the house was donated to Loyola University.

<sup>10</sup> The Peabody Estate is part of the Mayslake Forest Preserve administered by the Forest Preserve of Du Page County..

<sup>11</sup> Herbert Croly. “The Local Feeling in Country Houses”, *The Architectural Record*, October, 1914.

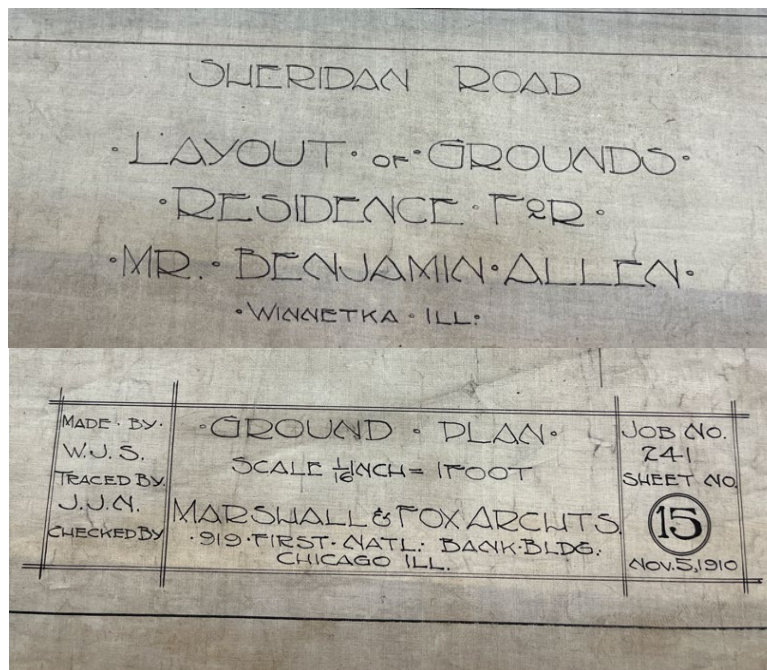
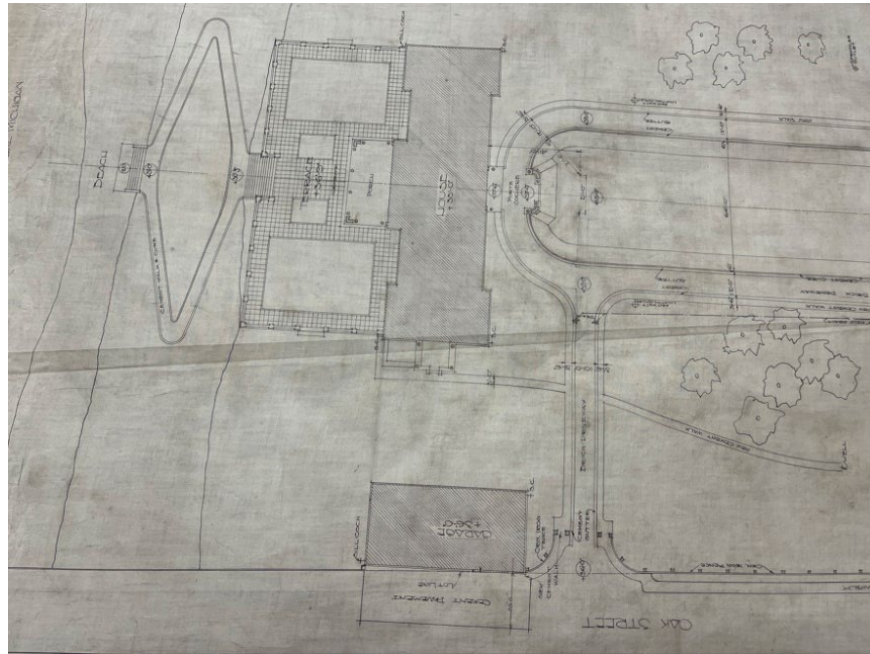


**Boulevard leading to the garage, 2025**

Both the house and the garage were approached by formal driveways. The estate house had a brick driveway that split and passed through a porte cochere. The family car would then drive north past the side of the coach house and enter it from a concrete pad on the north.

The entrance to the garage was from Sheridan Road via a symmetrical boulevard with landscaped central islands. That is still the case today. The coach house access is as formal as that from Sheridan Road to the estate house. Most coach houses and garages historically were located along Sheridan Road, not east of Sheridan on the lake. The garage at 480 Oak Street occupies an unusual and more important place. Because of its high style design, its formal approach, and its unusual location on the lake, 480 Oak is a rare example of a utilitarian building that was significant when it was built, and remains so, having converted into a handsome residence 65 years ago.

The site plan for the property laid out by Benjamin Marshall carefully delineates the formal approach and the relationship of the estate house and the garage. Axial symmetry dominates the approach to the house and the footprint of the house. Marshall even employs symmetry in the identification blocks.



Site Plan, Benjamin Allen Estate<sup>12</sup>

<sup>12</sup> Marshall & Fox Records, Alexander Architectural Archives, The University of Texas at Austin. Although the collection has no drawings of the garage, it contains site plans and drawings of the estate house.

Benjamin Allen died August 1, 1924.<sup>13</sup> He and his family are buried in an imposing mausoleum with a Classical temple front at Graceland Cemetery in Chicago. Allen's preference for formal design is reflected in the mausoleum, a preference also expressed in his Winnetka estate house, its garage and the property's site plan.



**Benjamin Allen Mausoleum, Graceland Cemetery**

### **Charles M. Hayes**

A few months after Allen's death, the estate property was sold to Charles M. Hayes (1877-1957) and his wife, Ella.<sup>14</sup> Charles M. Hayes lived at his estate house at 483 Sheridan Road from 1925 until his death in the late 1950s. The 1930 Census valued his home at \$275,000.<sup>15</sup> Hayes made a distinguished name for himself in Chicago as head of the Chicago Motor Club. He ran the organization beginning in 1914 until his death at age 80. Hayes's obituary traced his history, describing him as "long a leader in improving roads and driving conditions." It noted that Mr. Hayes liked to recall that in 1901, he was the first traveling salesman in Illinois to use an automobile and that he led the Motor Club from 500 to 250,000 members. It also stated that he pioneered school safety patrols and that under his leadership, the club promoted the first hard road construction in Illinois.<sup>16</sup>

Charles M. Hayes was born in Cincinnati on June 9, 1877, the son of a physician. He was in the bicycle business there from 1893 to 1899 before moving to Peoria in 1900 to manage a bicycle shop. The next year, in 1901, Hayes became a salesman for the Standard Oil Company, traveling out of Galesburg, where he bought his first car. In 1908 he became an auto salesman in Chicago. After a year he was

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<sup>13</sup> Cook County Recorder of Deeds. Block 42 "Invty."

<sup>14</sup> There is no explanation why Allen's death is recorded before the sale of the property four months later. At the same time that they purchased the house, Hayes took out a mortgage. Cook County Recorder of Deeds. Block 42.

<sup>15</sup> 1930 Census. Ancestry.com

<sup>16</sup> "Charles Hayes Dies; Headed Motor Club: Led Chicago Group for 43 Years," *Chicago Tribune*, October 17, 1957.

named president of the Chicago agency of Halliday Motor Company. He also joined the 200 member Chicago Motor Club, promoting races and endurance contests. His obituary noted, "When he became president of the club in 1914, most people regarded the auto as a plaything, but Mr. Hayes argued it would become a practical means of transportation." In his role as president, Hayes promoted bond issues to finance the beginning of hard road construction. In 1920, the club began emergency road service for members.<sup>17</sup> Under his leadership, in 1914, the Motor Club became a chapter of the American Automobile Association.<sup>18</sup> The 1920 Census lists him living at 3254 Michigan Avenue in Chicago.



**Charles M. Hayes, Chicago Motor Club, 1920, *Chicago Daily News***

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<sup>17</sup> Ibid.

<sup>18</sup> City of Chicago "Landmark Designation Report," Chicago Motor Club Building, 68 E. Wacker Drive," March 1, 1912, 11.





# Announcing A New Service to Motorists

## The Greatest Mechanical First Aid and Towing Service Ever Rendered Motorists Anywhere in the World



In northern Illinois and northern Indiana, the Chicago Motor Club is the sole representative of the American Automobile Association, the national organization of motorist clubs. The A. A. A. is recognized everywhere as the representative of American car owners, not only in the United States, but in Europe as well. The A. A. A. maintains its headquarters in Washington. From this head office, with a network of membership in every part of the world, assistance is afforded with the best of organization.

AUTOMOBILES are being built better every day. The car of today has more speed, more comfort, and more safety built into it than the car of five years ago, but manufacturers are unable to relieve motorists of their troubles of travel, the breakdown. Clogged gas lines, stuck starters, open doors, batteries, water soaked ignition systems, frozen radiators, broken valves and wiring, weary motorists, come from loss of time and money.

Many motorists, more than six-hundred thousand of them in northern Illinois and northern Indiana, however, are free from this worry. If they have a breakdown, they know that members of the Chicago Motor Club are certified to give mechanical first aid and towing service.

This service originated in the United States with the Chicago Motor Club. Since the day in July, 1928, when the Chicago Motor Club announced this service, the club has been steadily improving and expanding it until today, the mechanical first aid and towing service of the club is without a peer in the world.

The recent purchase of a fleet of heavy duty trucks by the club to supplement the service rendered by the speedy white roadsters has placed at the disposal of members, a service that is quicker and more effective than anything we have seen in the country.

These new heavy duty trucks which are on the streets today, are used exclusively for towing cars so badly disabled that our mechanics are unable to make roadside repairs.

If you are apprehensive to Clark County and have a breakdown requiring repair service, you may call the club, and one of these great white trucks will tow you to your garage, the repair shop of your dealer, or to any repair man whom you may select, within a radius of five miles of the scene of the breakdown.

The fleet of white roadsters will continue to function as usual. Our mechanics will render first aid and make roadside repairs, thus saving members the cost of a tow as well as of a repair bill. The new service is simply an additional service.

The equipment of the Chicago Motor Club is the most efficient and efficient equipment in the country, and has been purchased on the theory that nothing but the best equipment was suitable to render a service worthy of the traditions of the club. Our

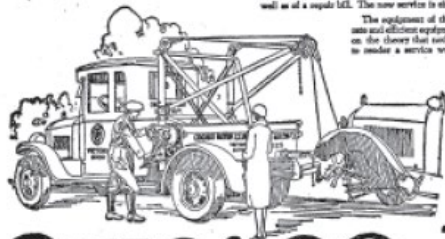
mechanics, too, have a most important part in carrying on these traditions, entrusted by the slogan "The member is my boss." These men are for the most part veterans in club service. They are expert trouble shooters, men who know their trade thoroughly, and who are so courteous and considerate of members in trouble that thousands of our members have taken the time to write us telling of the expert kindly service they receive when they call for mechanical service.

Mechanical service is but one of the numerous money-saving services of club membership. The other departments, such as the motor, home electric, insurance, accident prevention, and legislative departments, are on a par with the mechanical first aid department. All these departments make motorists more comfortable and save money for members.

You will save money by joining the Chicago Motor Club, and more than that you will help to promote the cause of motoring. Your dues help to further our good roads work, our accident prevention work and our legislative work. The organization of school boy groups, and the distribution of safety posters to schools by the club is cutting down accidents among children. This work is carried out by means of the dues paid by members. The club is the motorist's defense against money grabbing repair shops. The American Automobile Association has named the club the territory of northern Illinois and northern Indiana, and in this territory the Chicago Motor Club is the sole representative of the national organization of motorist clubs. All the services of the club are rendered to members in this territory.

When you join the club, you are joining an organization that has been serving motorists since 1904. Children of the men who joined the Chicago Motor Club about a quarter of a century ago are today members of the organization, their fathers helped to build.

It will cost you nothing to investigate the organization, and to find out the reasons for how the services of the club will provide you with protection that will be a great comfort and a decided saving of money the day you are road, only about four cents a day. Please yourself now, before trouble comes. We shall be glad to give you complete information and you do not place yourself under the slightest obligation, send coupon today.



More than  
**65,000**  
Satisfied Members  
enjoy this protection and many  
other money-saving services

Mail this Coupon Today!

CHICAGO MOTOR CLUB,  
3254 Michigan Avenue, Chicago, ILL. 60640  
Checkmate. Please let me have further information concerning your mechanical first aid and motor towing service of the Chicago Motor Club, the organization is as follows:

Name: \_\_\_\_\_  
Home Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Auto Address: \_\_\_\_\_  
City: \_\_\_\_\_

# CHICAGO MOTOR CLUB

3254 Michigan Avenue

Charles M. Hayes, President

Phone: Victory 5000

Chicago Motor Club Advertisement, 1929 20

While Hayes was president, the Chicago Motor Club built its new headquarters, a stunning Art Deco building and today a Chicago Landmark.



A 1929 advertisement announces the grand opening of the Chicago Motor Club Building.<sup>21</sup>

Hayes passed away in his home on Sheridan Road on October 16, 1957. A few years before, in December of 1954, Charles M. Hayes et al., had sold the property to Siena Heights College. After the death of Ella Hayes in May, 1959, the property immediately transferred from the Hayes children and Siena College to Hugh Michels, a real estate agent and developer, then to a Trust, and finally to Winnetka Beach Estates, when the land was subdivided into 10 lots.<sup>22</sup> Hayes is buried in Acacia Park Cemetery and Mausoleum, Norwood Park Township, Cook County.



Hayes tombstone

<sup>21</sup> "Landmark Designation Report," 19.

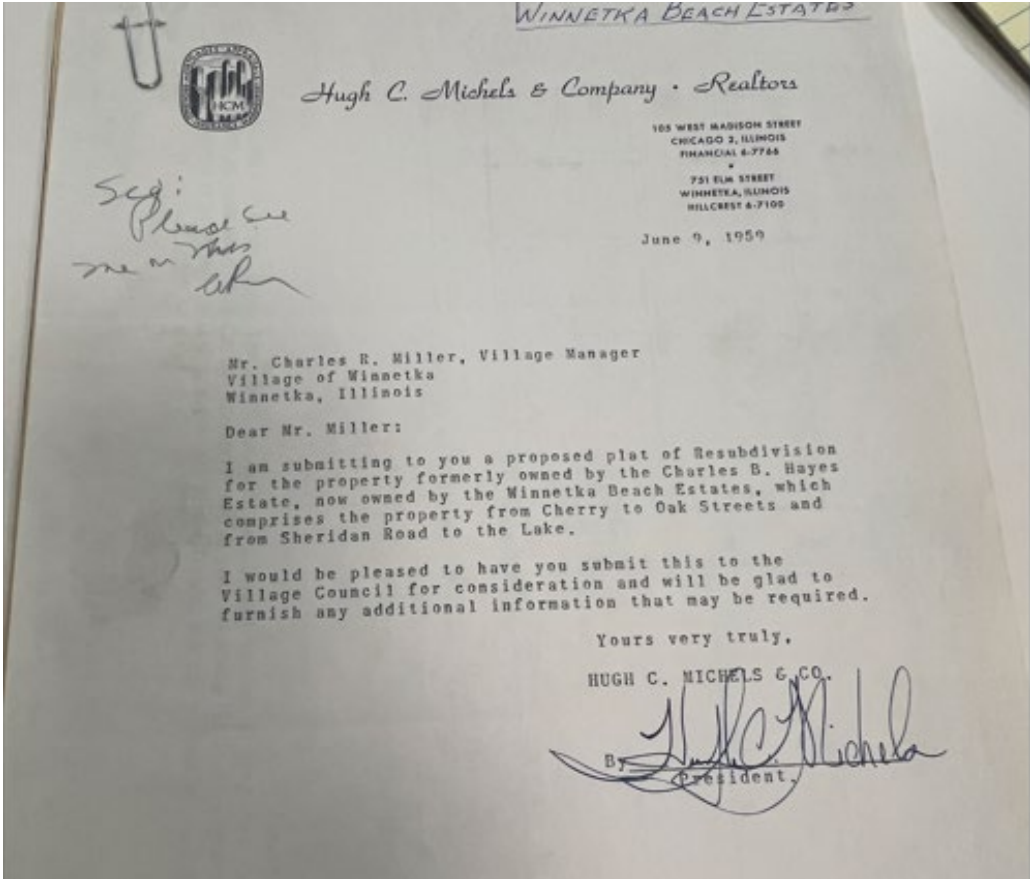
<sup>22</sup> At the same time that Ella Hayes passed away, the Hayes children Eleanor and Charles M Hayes and the college transferred title to Hugh C. Michael and the property was put into a Trust at LaSalle National Bank. It then became owned by Winnetka Beach Estates. Recorder of Deeds. Block 42.



The mission of Siena Heights University, a Catholic University founded and sponsored by the Adrian Dominican Sisters, is to assist people to become more competent, purposeful, and ethical through a teaching and learning environment which respects the dignity of all.

Siena Heights University - Mission Statement

Siena Heights College became Siena Heights University and is still in existence.<sup>23</sup>



Letter from Hugh Michels about Subdivision, Winnetka Beach Estates

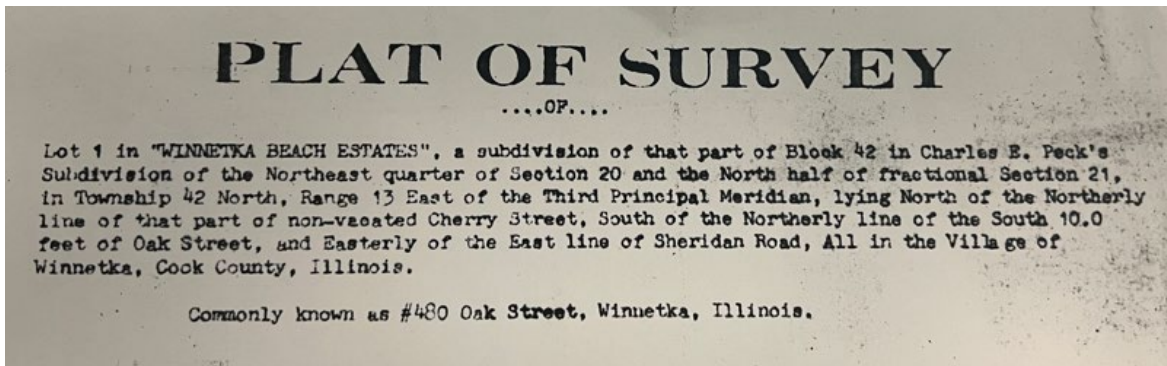
<sup>23</sup> Siena University, <https://www.sienaheights.edu/who-we-are/> Originally a women’s school for those who wanted to become teachers; by the 1950s it became a liberal arts school for women.



**Engagement Photo, Katherine Roach and Winfield Hall Jackson. 1935<sup>24</sup>**

**Winfield Hall Jackson**

*Winnetka Beach Estates* was platted and subdivided by Winfield Hall Jackson, a Chicago realtor and developer who officed in Chicago at 30 North LaSalle Street. When he subdivided the property, his family moved from Glenview to Winnetka into the estate's garage building, which he remodeled into an elegant house on Lot 1, preserving the exterior.



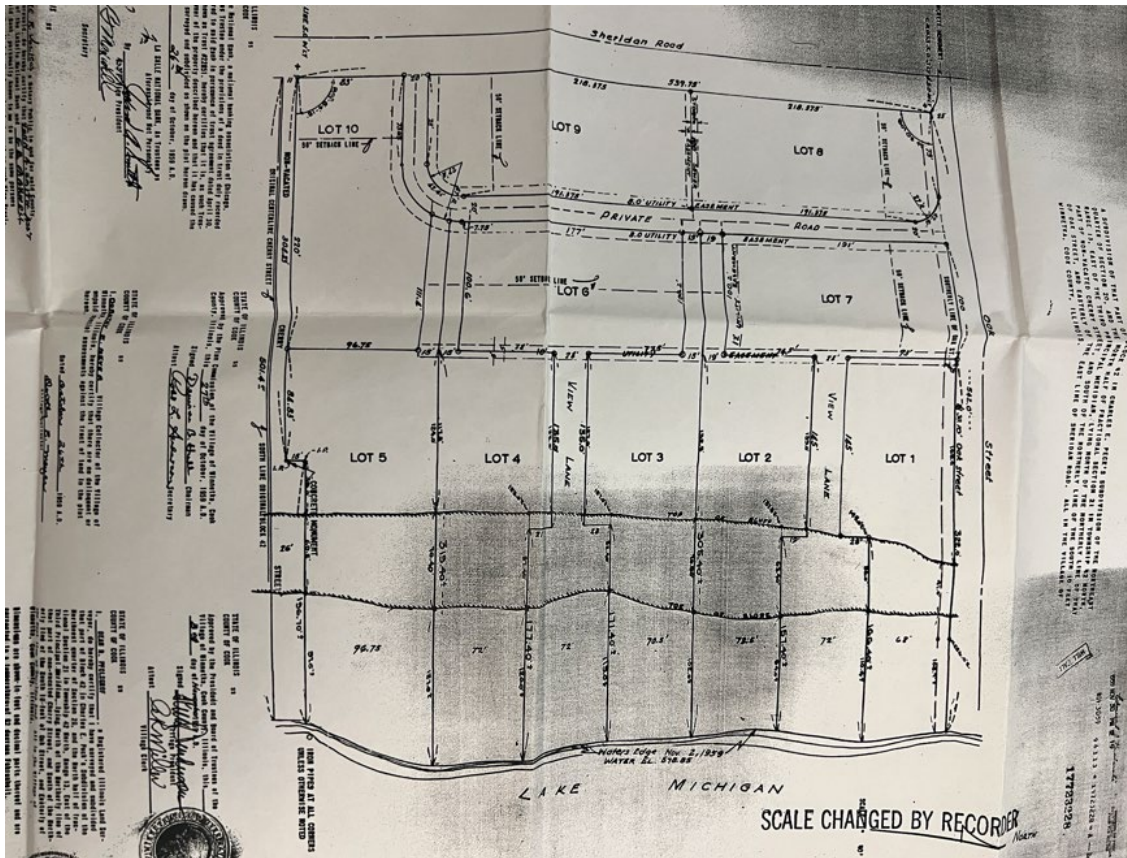
**Legal Description of houses (formerly the garage) from the Plat of Survey when the property was subdivided**

<sup>24</sup> *Chicago Tribune*, July 16, 1935.

# WINNETKA BEACH ESTATES

BOOK 548 OF PLATS PAGE 37

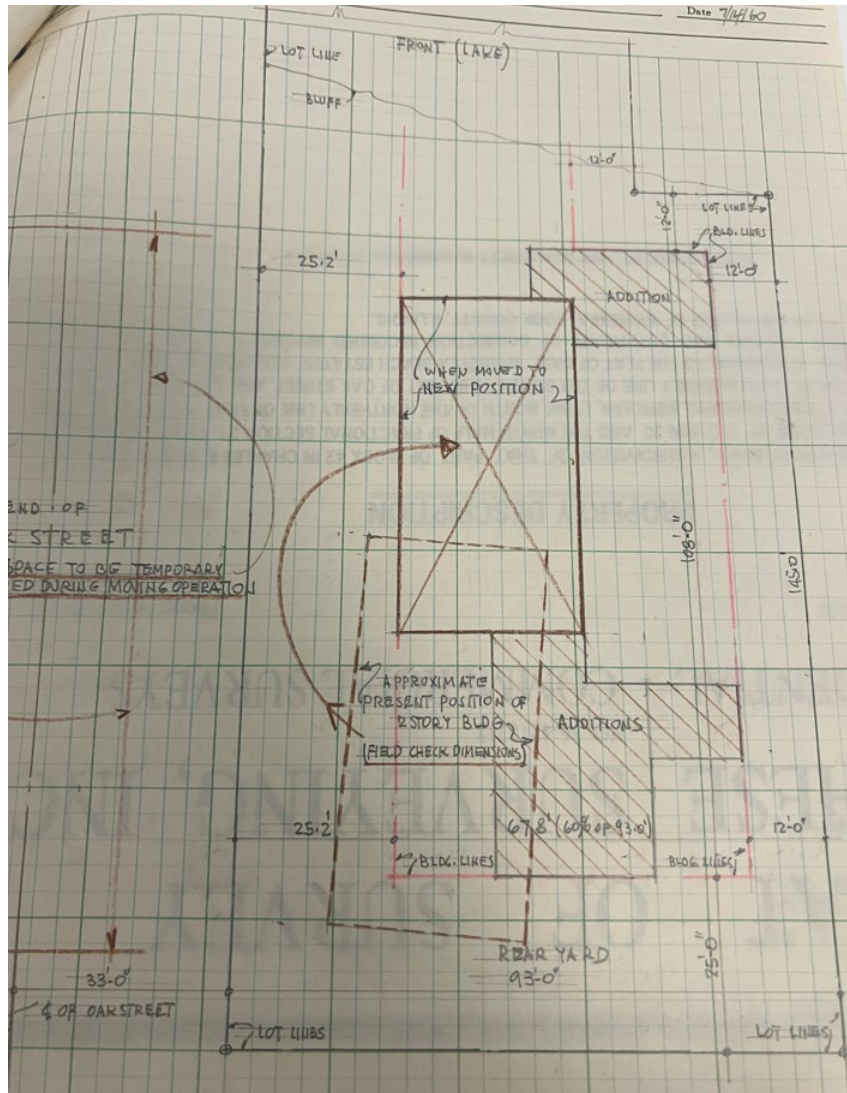
25



**Winnetka Beach Estates Plat of Subdivision**

As soon as Jackson purchased the property, he pivoted the house. After turning it, the front entrance door faced north, and the garage openings faced south. Originally, the garage was entered off the boulevard through three large openings on the north. The formal entrance faced the north side of the house.

<sup>25</sup> "480 Oak" Winnetka Beach Estates, Plat of Subdivision Permit File, Village of Winnetka.



Drawing showing pivoting of the garage building<sup>26</sup>

On March 6, 1961, 64 years ago, Mr. and Mrs. Winfield H. Jackson, who were living at 831 Woodland in Glenview, took out a permit to remodel the garage into a single-family residence and add a garage structure. The cost was estimated to be \$60,000. The house was to contain 10 rooms, 4-1/2 baths and include a 3-car garage addition. The permit states that “this building is the former Hayes garage moved onto new foundations and additions made thereto.”<sup>27</sup> The garage addition was respectfully set back from the front façade of the historic building, has quoins at the corners mimicking the corners of the original building, includes classical pediments over the dormer windows and is topped by a flared hip roof — a characteristic detail of French architecture. The garage addition was sensitively designed to be deferential to the historic house, complementing it.

<sup>26</sup> The drawing that shows the relocating of the garage building is in the permit file for 480 Oak at the Village of Winnetka.

<sup>27</sup> Building Permit #7328, Occupancy Number 3219, signed by W. H. Jackson. Permit issued March 8, 1961.

THE VILLAGE OF WINNETKA  
Department of Public Works

## APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, March 6, 1961

THE SUPT. OF PUBLIC WORKS:  
Application is hereby made for a permit to reconstruct & add to a 2 story  
and Basement Single Family Res.  
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT 1 Block Winnetka Beach Estates  
Subdivision

STREET and NUMBER # 480 Oak St.

DIMENSIONS of BUILDING—Front 94 ± feet. Depth 55 ± feet. Height 22 ± feet.

NUMBER of ROOMS 10 Rooms - 4 1/2 Baths - 3-car garage att. (Office B-4-0074

KIND of MATERIAL Solid Masonry - frame & stucco. (Bx Pa-4-0331

OWNER Mr & Mrs Winfield H Jackson Address 831 Woodland - Glenview, Ill.

TOTAL COST 60,000.00

ARCHITECT Ernst A. Benkert Address \_\_\_\_\_

BUILDER Owner. Address \_\_\_\_\_

CARPENTER \_\_\_\_\_ Address \_\_\_\_\_

MASON \_\_\_\_\_ Address \_\_\_\_\_

SEWER BUILDER \_\_\_\_\_ Address \_\_\_\_\_

PLUMBER \_\_\_\_\_ Address \_\_\_\_\_

ELECTRICIAN \_\_\_\_\_ Address \_\_\_\_\_

REMARKS Concrete - Walk - Park Ridge.

This bldg is the former Hayes garage moved onto new foundation and additions made there to.

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

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

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

Mr. & Mrs. Winfield H. Jackson

Permit Issued March 8, 1961

OW Building Permit Number # 7328

PRM Occupancy Permit Number 3219

ADD \_\_\_\_\_

SIGNED W H Jackson

ADDRESS \_\_\_\_\_

**Building Permit for remodeling garage building into a single family residence and adding a garage**<sup>28</sup>

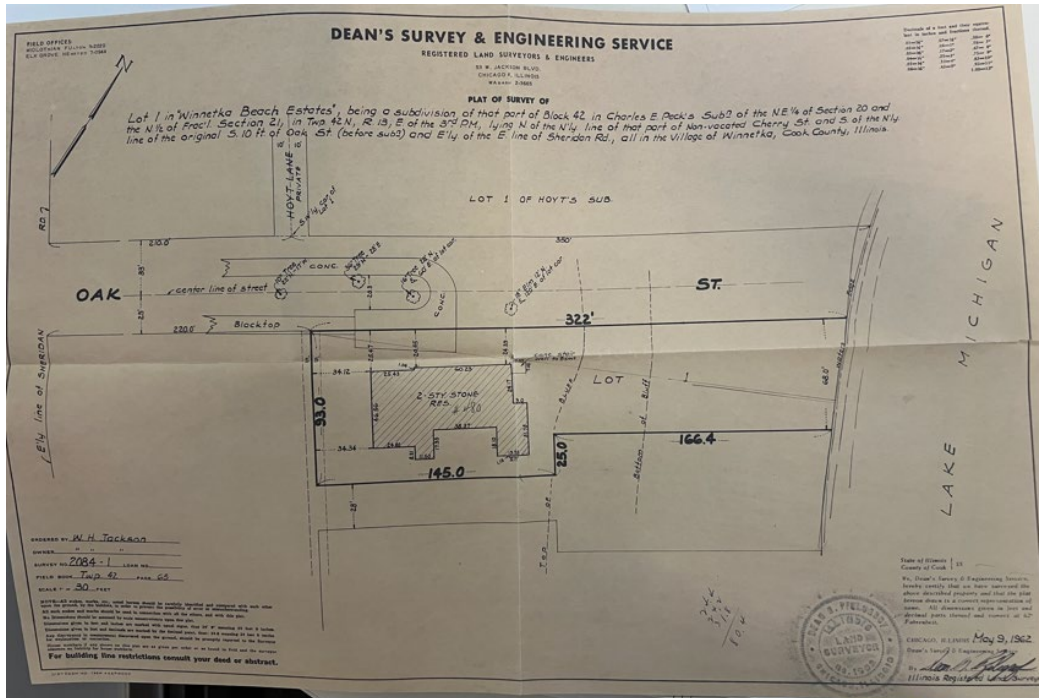
### Ernst Benkert

The architect who Jackson selected was Winnetka resident Ernst Benkert (1899-1969). Earnst August Benkert was born in Dusseldorf, Germany in 1899 and was educated there until he came to the United States in 1921. In Chicago he attended night school at the Armour Institute of Technology, which in 1940 became the Illinois Institute of Technology. Benkert worked as chief draftsman for E. Norman Bridges and the firm of Oldefest & Williams and in 1928 he opened his own practice. Benkert was registered in Illinois around 1930 and was also a licensed engineer.<sup>29</sup> He designed two Colonial Revival houses in

<sup>28</sup> Ibid.

<sup>29</sup> *American Architects Directory*, edited by George S. Koyl, 2<sup>nd</sup> Edition (New York: R. R. Bowker Company, 1962), 47.

Kenilworth: 706 Cummings (1929) and 604 Brier (1937). He also designed Sunset Ridge School (1929). Benkert's architectural style evolved — inspired by colonial architecture in the 1930s, but embracing a more modernist approach, designing Contemporary and Modern houses in the 1940s and 1950s. He designed a Modern Split-Level house at 991 Harvard in 1949 and a Contemporary Ranch at 1956 Elmwood in 1950 in the Sunset Terrace neighborhood of Highland Park. Benkert had an office in Winnetka and practiced there until the early 1960s. He lived at 333 Fairview, where he remodeled a farmhouse into a Georgian house and built a studio over a new garage. His son, Kyle Benkert, was also an architect and took over his father's practice when his father moved to Tryon, North Carolina in 1961.<sup>30</sup>



**1962 Plat of Survey, showing site plan**

Records at the Cook County Recorder of Deeds indicate that beginning April 2, 1962, there were 10 liens filed by contractors working on the 480 Oak against Jackson and the Citizens Bank & Trust (where the Deed was held in Trust). Some of the subcontractors who recorded liens were: D. and M. Supply Company, J & L Floor covering, Plastercraft Corporation, John B. Ryan and Jeff Park Plumbing, Ideal Cabinet Co., and Brooks Excavating. On December 18, 1963, Jackson moved the trust to the First National Bank of Skokie. In January and February, 1964, all the liens Against Citizens Bank and Trust were released.

On July 27, 1968, a divorce between Katherine R. Jackson and Winfield H. Jackson was recorded. On December 23, 1968, Prudential Savings and Loan filed a foreclosure against Winfield H. Jackson & Wife. Shortly thereafter, on September 12, 1969, the Jacksons sold the property to R. Edens, Jr. In 1970, Jackson relocated to 3024 Gulfstream Road, Gulfstream, Florida. His obituary in the *Palm Beach Post*, June 10, 1982, stated that Jackson was a graduate of the University of Illinois, a member of the Glenview

<sup>30</sup> Susan Benjamin interviewed Kyle Benkert ca. 2002 for a report she wrote for a house in Kenilworth. He has since passed away.

Golf Club and University Club of Chicago and was an active realtor in the Chicago area. It noted that he had been a resident of Florida for 12 years and formerly lived in Glenview and Winnetka. Survivors included his (second) wife, Betty Jane, a son Harris Hall Jackson of Winnetka, and a daughter Victoria Jackson of Chicago.<sup>31</sup>

Over the years, title to the property since the Jackson's ownership transferred several times. R. Edens sold it to D. R. Sloan on August 29, 1977; Sloan sold it to E. A. Forte, et al., on February 2, 1978; on February 1, 1984, the Fortes sold it to C.S. Kern (sp). On April 10, 1984, the property transferred to Irma Gilgor, the wife of Dr. Sheldon Gilgore, who headed the pharmaceutical companies of Pfizer and C.D. Searle. On September 8, 1998, the property transferred to Jane (Mrs. Graham D.) Kemp.

There were no permits for work on the house from 1961 until the Kemps took ownership in 1998. In 1999, they remodeled the pantry, created a mud room and a guest room kitchen for \$25,000. Benvenuti and Stein were the architects.<sup>32</sup> That year they also added to and remodeled the kitchen and gallery space and demolished an existing greenhouse. Benvenuti & Stein were the architect for this \$60,000 job. In 2001, the Kemps remodeled a bathroom for \$39,500 with architect Vic Nelson.<sup>33</sup> In 2001 they sold the property to Jacqueline Ferro, who, in 2005, sold it to Robert Sherman. The next major remodeling occurred in 2007 when Barbara Bradford and Robert Sherman, executives with the Serta Mattress Company, engaged Jacobs Ryan landscape architects to construct landscaped terraces at the lake side of the house. In 2020 the property was sold to the current owners, Jeff and Susan Barton.

### **Jacobs Ryan**

Jacobs Ryan is a distinguished firm, experienced in designing landscapes for historic properties. Among other jobs, the firm developed design guidelines for the redevelopment of Fort Sheridan, which was laid out by Ossian Simonds when the Fort was beginning to be constructed in the early 1890s. Their firm's lengthy portfolio consists of private residences, parks and public spaces (including Chicago's River Walk), governmental buildings, retail and commercial areas, industrial properties, museums, green roofs and shoreline protection projects along Lake Michigan. The firm's stated goal is to "combine knowledge, conceptual thinking and attention to detail to produce enduring landscapes."<sup>34</sup> They are well known for their designs, aiming for beauty while following function.<sup>35</sup>

Bernie Jacobs established the firm in 1976 and in 1982 brought in Terry Warriner Ryan. Both partners are Fellows of the American Society of Landscape Architects. After completing his education in 1968, he joined the national firm of Paul Friedberg & Partners in New York, then worked with Coffey, Levine & Blumberg as a senior landscape architect. When he relocated to Chicago in 1974, he took a position as a senior landscape architect with C.F. Murphy Associates (later Murphy Jahn) and then with Skidmore Owings & Merrill. Terry was a landscape architect in Los Angeles, working for Donald M. Robers and Warren E. Lauesen & Associates designing deluxe residences from 1975 to 1979, when she moved to Chicago and became a partner of Jacobs/Ryan Associates.

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<sup>31</sup> "Winfield Hall Jackson" *The Palm Beach Post*, 6/30/1982.

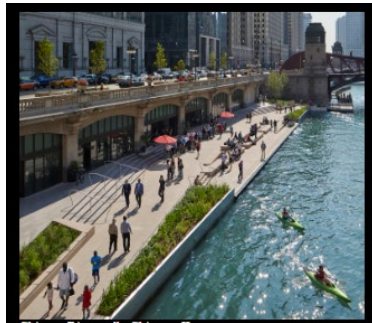
<sup>32</sup> Permit #R97-4515.

<sup>33</sup> Permit dated March 8, 2001.

<sup>34</sup> .Jacobs/Ryan Associates. <http://www.jacobsryan.com/New%20Pages%202013/03%20-%20JRA%20-%20Philosophy.html>

<sup>35</sup> Ibid.

Jacobs/Ryan Associates were selected in 2007 to design terraces to the Lake at the east side of 480 Oak. The balanced layout was thoughtfully designed in the spirit of the terraces that originally graced the lake side of the Benjamin Allen Estate House. They are formal and balanced, complimenting the architecture of the house.



Chicago Riverwalk, Chicago, IL



Chicago Botanic Garden Learning Campus, Chicago, IL



Smart Home at The Museum of Science and Industry, Chicago, IL

### Jacobs Ryan Projects



Jacobs/Ryan Associates, Lakeside Terraces



Historic Lakeside Terraces of Benjamin Allen Estate

## CONCLUSION

The house at 480 Oak Street is a rare example of a coach house/garage designed as part of an estate property to accommodate cars in the first decade of the 20<sup>th</sup> Century, when cars were an uncommon but prized possession. Its location contributes to the building's importance. Approached by a formal boulevard and located at the lakefront, (not on Sheridan Road where coach houses/garages were typically built) it served as a gateway to the estate house, complementing its design. Today the house is surrounded by the boulevard to the north, the lake to the east, a house slated for demolition on the lot to the south and houses to the west between the home's parking area and Sheridan Road.

The house is architecturally significant. It is exceptional to find a structure built as auxiliary that is high style, designed by a prominent Chicago area architect and treated with stone detailing as artful as that found on the estate house. The building was designed by Benjamin Marshall, premier designer of Chicago hotels and apartment houses, in a style that, like the estate house, is based on 18<sup>th</sup> Century Louis XIV Neo-Classical architecture. Formal classicism is not a style that is commonly found in the design of residences or their auxiliary buildings. The building's conversion to a single-family home, retaining and respecting the building's architecture, is an important part of the building's significance. Sensitive yet functional reuse was undertaken over 65 years ago and rounds out the story of the property. When changes were made in 1961, at the time the adaptive reuse took place, the house was always respected—with additions that was deferential to the building and retaining its defining architectural features

The property is historically significant, associated with someone who made countless contributions to the growth of automobile use and safety--through the organization that promoted both. Charles B. Hayes served as president of the Chicago Motor Club from 1914 until his death at age 80. His family lived in the estate house from 1925 until 1961, when the land was subdivided and the garage took on particular importance in its own right, becoming a single-family residence for the developer.

Other than the terraces to the lake that complement the historic building and interior design work completed when the building was owned by Robert Sherman and Barbara Bradford, there have been few changes over the years (other than the kitchen and bath remodeling's) to the building since Winfield H. Jackson undertook its transformation from a garage structure to an elegant home in 1961. When he made these changes, Jackson retained the garage bays and left the south wall of the building exposed, so it is visible in the kitchen. He built skylights in the atrium south of the garage bays so that the second floor stone south façade wall is visible from the interior. The additions respect the historic configuration of the building that looks much the same as it did historically from the boulevard. Jeff and Susan Barton, the current owners, who purchased the property from Robert Sherman and Barbara Bradford in 2020, are excellent stewards of the house. They have made necessary repairs to the stone envelope and are currently updating the kitchen and upstairs primary suite. There have been no alterations to the building visible from the street in the last 50 years.



**View from Google Earth, 2025**

**GALLERY**



**Entrance to the boulevard from Sheridan Road; first island**



**The boulevard to the house, second island with house at Lake**



**North and West facades, showing 1961 garage addition**



**Façade of house**



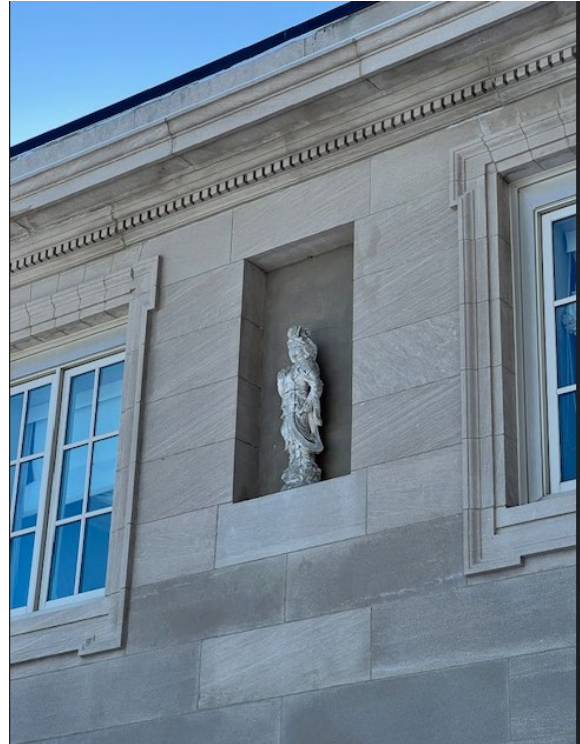
**Main entrance, on north façade**



**View west, past north façade of house**



**East Façade of House**



**Detail, East Façade of House**



**View SW East façade, family room and house**



**Terraces designed by Jacobs Ryan**



**Terraces designed by Jacobs Ryan**



**View of property from Lake Michigan, showing terraces designed by Jacobs Ryan**



**Aerial of South Façade, showing Garage addition; kitchen, atrium and family room additions**



**South Façade, view East toward family room**



**South Façade, view west toward kitchen, atrium addition**



**Front Entrance, view East toward lake**



**Entrance Hall, staircase**



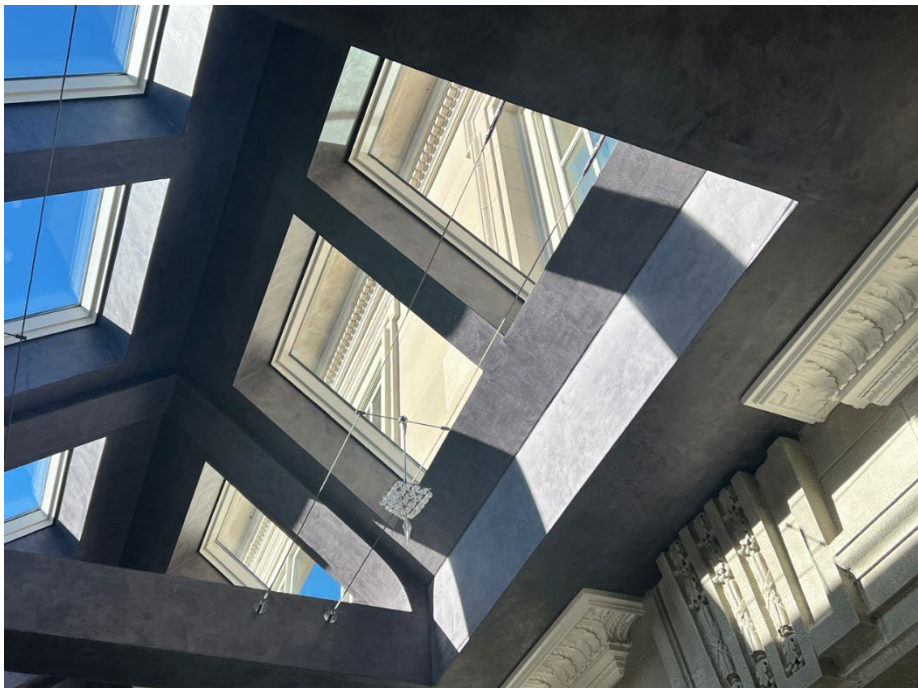
**Entrance Hall, view South**



**View northwest into atrium, living room, showing garage bays**



**Atrium, showing garage bays**



**Atrium, view through skylight toward stone façade of 2<sup>nd</sup> floor of house**



**Atrium, view west toward kitchen**



**Kitchen, view north showing stone detailing of house**



**Dining Room**



**Atrium, view east past living room toward family room addition**



**Family Room**



**Second Floor Stairhall**



**Second Floor Study**

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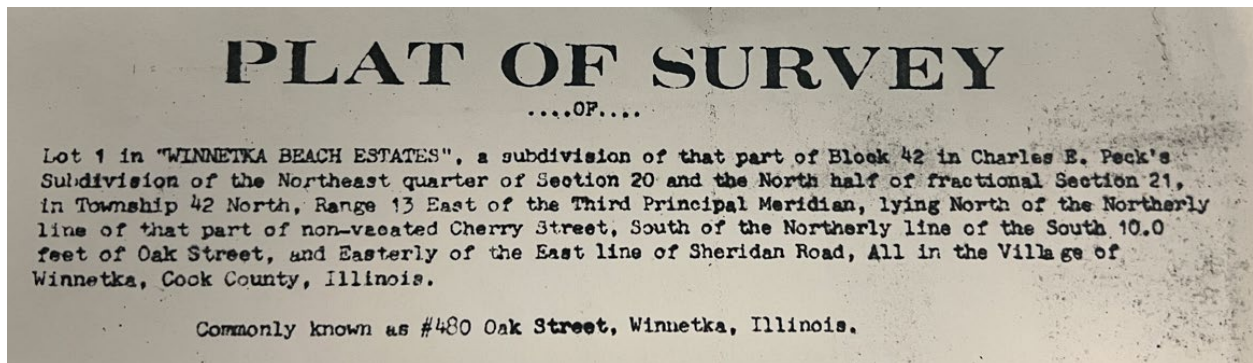
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Owner: Jeff and Susan Barton.

Address 480 Oak Street; Phones: Jeff, 224-216-3039; Susan, 847-910-4057

PIN: 05-21-200-002-0000; Legal Description:





# 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	<b>10</b>	=	_____
	-Poor	0				
Age of Structure	-pre-1900	5				
	-1900-1930	3	x	<b>4</b>	=	_____
	-1931-1950	2				
	-1951 to present	1				
Alteration of Surrounding Properties (View from Property)	-Original	5				
	-Minor Alterations	3	x	<b>4</b>	=	_____
	-Major Alterations	0				
Alteration of Original Site (View of Property)	-Original	5				
	-Minor Alterations	3	x	<b>3</b>	=	_____
	-Major Alterations	0				
Structural Condition	-Exceptional	5				
	-Good	3	x	<b>3</b>	=	_____
	-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>
<b>80-94</b>	<b>Unique</b>
<b>65-79</b>	<b>Significant</b>
<b>50-64</b>	<b>Important</b>

## **HPC Monthly Communications Ideas – April 7, 2025**

1. GFA bonus for restoring older homes
2. Architects and contractors who specialize in restoring vintage homes
3. Winnetka Preservation Award recipients' testimonials for preservation
4. Solid Rock House, 82 Essex – materials reuse and architectural archiving
5. 1207 Whitebridge Hill Road – Landmark Nomination
6. Historic Home Preservation tools
7. Children's architectural activities
8. Winnetka Historical Society architectural listing
9. Guest spot at farmer's market for outreach
10. Addition to Crow Island School, a historically and architecturally significant property
11. Availability of information on homes at Winnetka Historical Society
12. Landmarks Illinois influencer highlight for HPC Member Chris Enck

Christopher Enck, a Winnetka resident and member of the Village's Historic Preservation Commission, was recently designated a 2025 Landmarks Illinois influencer and honored at **Preservation Forward**, the annual Landmarks Illinois gala on March 6, 2025. President of Landmarks Illinois, Bonnie McDonald, describes Chris as "a visionary architect whose work blends innovation with tradition."

Chris Enck is a graduate of the School of Architecture at the University of Illinois at Urbana-Champaign. He has led projects to preserve historic places in the Chicago area as well as in the cities of Champaign and Urbana in central Illinois. Chris is a member of Landmarks Illinois, Illinois Skyline Council, and has served on the Historic Preservation Commission since 2014. Congratulations to Chris for his dedication and success toward historic preservation.