



Village of Winnetka

Historic Preservation Commission Regular Meeting

July 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 May 5, 2025, Regular Meeting Minutes
4. **Demolition Permit Applications**
 - a. **Case No. 25-09-HPC - 1385 Trapp Lane:** Review of the demolition permit application submitted for the single-family residence at 1385 Trapp Lane.
 - b. **Case No. 25-10-HPC - 770 Cherry Street:** Review of the demolition permit application submitted for the single-family residence at 770 Cherry Street.
5. **Landmark Nomination**
 - a. **Case No. 25-08-HPC - 615 Elm Street:** Review of local landmark designation application for the property at 615 Elm Street.
6. **Alterations to Locally Designated Landmarks**
 - a. **Case No. 25-11-HPC - 419 Sheridan Road:** Advisory review of proposed alterations to 419 Sheridan Road, a locally designated landmark.
7. **Other Business**
 - a. 2025 Preservation Awards - Review of Nominations
 - b. August 4, 2025, Regular Meeting - Quorum Check
 - c. Monthly Communications For HPC - Discussion and Content Decision
8. **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; 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.

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
MAY 5, 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 comments were made at this time. Mr. Marx noted no additional public comment was received.

Approval of April 7, 2025 Meeting Minutes.

Chairman Coladarci asked if there were any comments or corrections or for a motion to approve the April 7, 2025 meeting minutes. A motion to approve the April 7, 2025 meeting minutes was made by Mr. Enck and seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver

NAYS: None

Demolition Permit Applications:

a. **Case No. 25-07-HPC - 829 Foxdale Avenue: Review of the demolition permit application submitted for the single-family residence at 829 Foxdale Avenue.**

Mr. Marx identified the property owners, its location, size and zoning classification with a construction date of 1921 with subsequent alterations and additions. He stated the property does not appear on the Illinois Historic Structures Listing. Mr. Marx stated the Historical Society indicated that the property did not have architectural and historical significance and asked if there were any questions. No questions were raised at this time.

Chip Hackley, Hackley & Associates, described the request as straightforward identified the property owners who would like to remove the current home and expand their own home. He stated the home is in its original condition and has not had any interior improvements although the home is not in good condition.

Chairman Coladarci asked if the home expansion would result in the home being much larger than others on the street. Mr. Hackley explained the applicant's plans to expand their home and garage. Mr. Weaver asked if the lots would be later consolidated. Mr. Hackley confirmed that is correct. No additional questions were raised at this time.

Chairman Coladarci asked for public comment. No comments were made at this time. He then called the matter in for discussion.

1 Chairman Coladarci asked the Commission Members if they felt the home merited an HAIS. Mr. Enck responded it
 2 did not based on the Historical Society’s findings. Ms. Papoutsis agreed with Mr. Enck’s comment. Mr. Weaver
 3 referred to the neighbor’s drainage and flooding issues which were raised. Mr. Marx informed the Commission
 4 that neighbor provided correspondence as part of the application and noted drainage and grading issues are
 5 subject to the Village permit process. Mr. Hackley provided additional information with regard to their application
 6 process to the Commission.

7
 8 Chairman Coladarci then asked for a motion to approve the demolition request for 829 Foxdale without delay. A
 9 motion as stated by Chairman Coladarci was made by Mr. Weaver and seconded by Mr. Enck. A vote was taken
 10 and the motion unanimously passed, 5 to 0:

11 AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver
 12 NAYS: None

13
 14 **Historical Architectural Impact Studies (HAIS):**

15 **a. Case No. 25-03-HPC - 326 Ridge Avenue: Review of the Historic Architectural Impact Study (HAIS)**
 16 **attached to the demolition permit for the single-family residence and coach house at 326 Ridge Avenue.**

17 Mr. Marx provided a summary of the application to the Commission. He stated the HAIS author, Jean Guarino, is
 18 available to answer questions although there has been no PowerPoint to be presented. Mr. Marx asked if there
 19 were any questions. No questions were raised at this time.

20
 21 Jean Guarino began by stating that the home has exceptional local and architectural significance and described it
 22 as a rare and well-preserved example of an Italianate style home. She identified 11 other homes from the 1850-
 23 1880 time period, only two of which were built in this Italian style. Ms. Guarino then described the home’s unique
 24 features and stated it is one of the oldest homes in the Village and one of only three remaining homes in the
 25 Village built by John Dale, a prominent Village resident. She then asked if there were any questions.

26
 27 Chairman Coladarci referred to the comments made that the home has outlived its usefulness and asked for Ms.
 28 Guarino’s comment. Ms. Guarino responded it is rare to find a home from this time period in Chicago overall and
 29 that it has been a visual landmark in the neighborhood for 150 years. She then described some of the home’s
 30 significant features noting the home has not been significantly altered. Mr. Weaver described the HAIS as very
 31 thorough and the Commission Members agreed.

32
 33 Chairman Coladarci asked for public comment. No public comments were made at this time.

34
 35 The applicant, Jackie Wagner, informed the Commission they considered renovating the home but found it
 36 functionally obsolete and that it would be cost prohibitive. She noted no public comment was received. Chairman
 37 Coladarci explained the Commission’s position to the applicant. Edward Deegan, the architect, explained the
 38 reasons in detail as to why the home could not be renovated which included foundation issues.

39
 40 Ms. Papoutsis asked the applicants if they were aware of the home’s history. Mr. Deegan responded they realized
 41 it would be a challenge and identified other rehabbed homes they have worked on. The Commission Members and
 42 the applicants discussed the reasons why renovation would not work. No additional comments were made at this
 43 time.

44
 45 Chairman Coladarci asked for public comment. No comments were made at this time. He then called the matter in
 46 for discussion.

47
 48 Chairman Coladarci asked for a motion to find the HAIS complete. A motion to find the HAIS complete was made
 49 by Mr. Enck and seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 5 to 0:

50 AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver
 51 NAYS: None

1 Chairman Coladarci asked the Commission Members if a demolition delay should be imposed. Mr. Weaver advised
2 the applicants that a demolition delay would hopefully allow them to reach a different outcome. Ms. Papoutsis
3 referred to the fact it is one of the oldest homes in the Village which is in decent shape and a great example of
4 Italianate architecture. She agreed with Mr. Weaver’s comments and referred to the Historical Society’s comments
5 and that it would be difficult to not impose a demolition delay. Mr. Enck agreed with the comments made and
6 added it is difficult to see this type of request. He also stated there is a lack of buildable lots in the Village with
7 teardowns being wasteful from an environmental and historical standpoint. Mr. Enck also stated the Village’s
8 history is being wiped away and added the home is in good shape compared to other historical homes that were
9 torn down. Mr. Stuart agreed with the comments made and described the home as charming and unique and it
10 would be difficult to recreate that. He also described the home as a great example of a home that has been part of
11 the Village that would go away.

12
13 Chairman Coladarci described the request as an unbelievably difficult case with the applicants’ original intent being
14 to keep the home. He explained the difficulty of maintaining an older home. Chairman Coladarci then stated while
15 the home met all the requirements of imposing a demolition delay, he questioned what a delay would accomplish
16 in terms of changing the outcome. Chairman Coladarci referred to their ordinance and that the Commission is the
17 last part of the demolition review process. He concluded that while he agreed with the Commission Members’
18 comments, a demolition delay would not accomplish anything other than being punitive to the applicants. The
19 Commission Members continued to discuss their positions in detail.

20
21 Chairman Coladarci asked for a motion to not issue a demolition delay and approve the demolition permit
22 immediately. No motion was made. He then asked for a motion to impose a 270-day demolition delay. A motion as
23 stated by Chairman Coladarci was made by Mr. Weaver and seconded by Ms. Papoutsis. A vote was taken and the
24 motion passed, 4 to 1:

25 AYES: Enck, Papoutsis, Stuart, Weaver
26 NAYS: Coladarci

27
28 Mr. Marx asked the Commission Members for the standards to be identified. The Commission Members then
29 identified the standards in connection with the demolition delay. The building or structure is considered to be
30 historically or architecturally significant as it meets the following standards: (1) the structure exhibits a high quality
31 of architectural design without regard to the time built or historic associations, (2) the structure exhibits a high
32 quality of architectural design that is not the result of a change or a series of changes in the original structure, (3)
33 the structure exemplifies an architectural style, construction technique or building type once common in the
34 Village and (4) the structure exhibits an unusual, distinctive or eccentric design or construction technique that
35 contributes to the architectural interest of its environs as an accent or counterpart.

36
37 The Commission Members then discussed the applicable standards. The Commission Members found that the
38 proposed demolition will have a significant negative architectural or historical impact on either the Village as a
39 whole or on the immediate neighborhood due to the following architecturally or historically significant aspects of
40 the structure: (1) the Italianate architectural style of the house, (2) the well-preserved condition of the property,
41 (3) the age of the home and rarity of other homes from that era, (4) the integrity and intactness of the home’s
42 original design and (5) lack of significant alterations to the interior and exterior of the structure. It was also
43 determined that preservation alternatives to the demolition of the structure include: (1) selling the property to a
44 preservation-minded buyer with knowledge of the difficulty and expense of saving the home and (2) remodel or
45 adaddition to the existing home with use of the GFA bonus option.

46
47 Chairman Coladarci then stated based upon these findings, demolition must be delayed for a period of up to 270
48 days from March 3, 2025, in order to explore alternatives to total demolition and demolition of the structure may
49 not occur prior to November 28, 2025. He then asked for a motion. A motion as stated by Chairman Coladarci was
50 made and the motion was seconded by Mr. Enck. A vote was taken and the motion passed, 4 to 1:

51 AYES: Enck, Papoutsis, Stuart, Weaver
52 NAYS: Coladarci

53

1 **Other Business:**

2 a. June 2, 2025 Regular Meeting - Quorum Check

3 Mr. Marx indicated there may not be a June meeting due items although the landmark preservation awards are
4 normally reviewed in June. The Commission Members decided to review nominations at the July meeting.

6 b. Monthly Communications For Historic Preservation Commission - Discussion and Content Decision

7 Mr. Weaver advised the Commission Members he is still working on the proposed submission for the quarterly
8 report. Ms. Papoutsis suggested combining the children’s architectural activities with the submission which she
9 would draft. Mr. Marx confirmed these two items would be addressed at their next meeting. Mr. Enck identified an
10 architecturally and historical home which would be listed on the market soon with the goal to find a preservation
11 buyer and questioned whether this would be the appropriate forum to get the word out. The Commission
12 Members discussed options in terms of getting the word out. Trustee Bob Myers was in public attendance and
13 provided information to the Commission on where sellers’ information can be provided in connection with older
14 homes. The Commission Members discussed options in detail as well as past discussions regarding surveying and
15 documenting homes.

16
17 Chairman Coladarci referred to Laura Good’s service recognition and Commission tenure being acknowledged. Mr.
18 Marx confirmed he would discuss it with the Village Director.

20 c. IDOT Improvements to Willow Road - Schmidt-Burnham Log House and Crow Island School

21 Mr. Marx provided an update to the Commission and identified the request from IDOT for a form of public
22 comment to provide feedback with regard to proposed improvements along Willow Road. Trustee Myers provided
23 additional information to the Commission. Mr. Marx confirmed the Commission’s comment would be that the
24 Commission did not believe that the project would have an adverse effect on either property.

25
26 No additional business was discussed at this time.

27
28 **Adjournment:**

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

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

32 NAYS: None

33
34 The meeting adjourned at 8:31 p.m.

35
36 Respectfully submitted,

37
38 Antionette Johnson
39 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: HISTORIC PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JULY 3, 2025
SUBJECT: 1385 TRAPP LANE - DEMOLITION PERMIT (CASE NO. 25-09-HPC)

| | |
|--|--|
| INTRODUCTION | |
| Meeting Date | July 7, 2025 |
| Commission Action | Preliminary historic and architectural review to determine if a Historic Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay. |
| Property Address | 1385 Trapp Lane (See Attachment A – Aerial Map) |
| Property Owner | Ian Kopelman as Trustee of Declaration of Trust of Ian S. Kopelman Dated June 29, 2006 |
| Application Submitted by | Scott Simpson Builders, 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 not received any comments from the public for this application. |
| PROPERTY DESCRIPTION | |
| Size | 1 acre |
| Location | North side of Trapp Lane between Hibbard Road and Boal Parkway |
| Improvements | Single-family residence with an attached garage |
| Zoning | R-2 Single Family Residential |
| Surrounding Zoning | R-2 Single Family Residential |
| PROPERTY HISTORY | |
| | See Attachment B, Preliminary Property History Study; Attachment C, Winnetka Historical Society (WHS) Research |
| Constructed | 1969 |
| Additional Construction Activity | 1998 - Roof replacement. |
| Illinois Historic Structure Survey Listing | No |
| Winnetka Historical Society (WHS) | WHS research indicates that the property maintains architectural significance. (See Attachment C - Historical Society Research) |

| | |
|--|--|
| NEIGHBORHOOD CONSTRUCTION ACTIVITY | |
| Other Permits for New Primary Structures on Same Block (either side of Trapp Lane) | None |
| Director’s 60-Day Delay - 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 HAIS submission from the applicant is required for the structure that is applied to be demolished. Should the HPC request an HAIS for the subject property at the July 7th 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 July 7th, 2025.

COMMISSION REVIEW

The Commission may consider 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 listed on either register)**

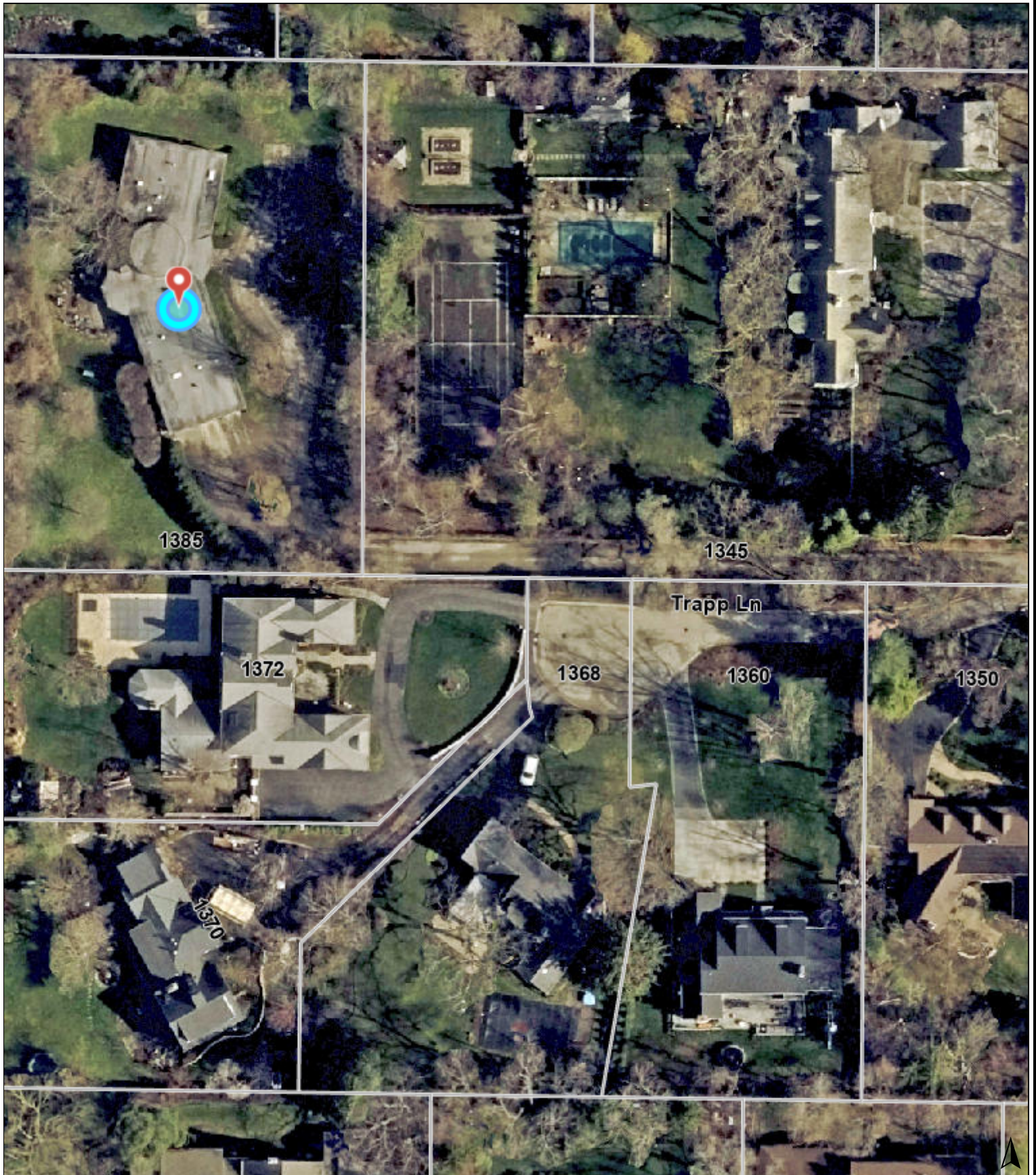
Building and/or Property Lacks Historic or Architectural Significance

The Commission has determined, 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 Historic Architectural Impact Study, and the demolition of the structure may proceed without delay.

ATTACHMENTS

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

ATTACHMENT A



0 50 100
ft

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



**MEMORANDUM
VILLAGE OF WINNETKA**

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, ASSOCIATE PLANNER
DATE: JUNE 9, 2025
SUBJECT: CASE NO. 25-09-HPC: 1385 TRAPP LANE

INTRODUCTION

On July 7, 2025, the Historic Preservation Commission (HPC) is scheduled to consider a request to demolish the residence at 1385 Trapp 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 Friday, June 27, 2025. If you have any questions, please feel free to contact me at cmarx@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> |
|-------------|--|---------------------------|------------------|
| 34-1-1969 | Construct single-family residence and attached garage. | Mr. and Mrs. M. Silverman | Arnold Schaffner |
| 11-2-1998 | Roof replacement. | Mr. and Mrs. Kopelman | Not listed |

Plat of Survey

-By-
ALVIN D. OLSEN
 Land Surveyor
 625 GRANT ST. - WINNETKA, ILL.

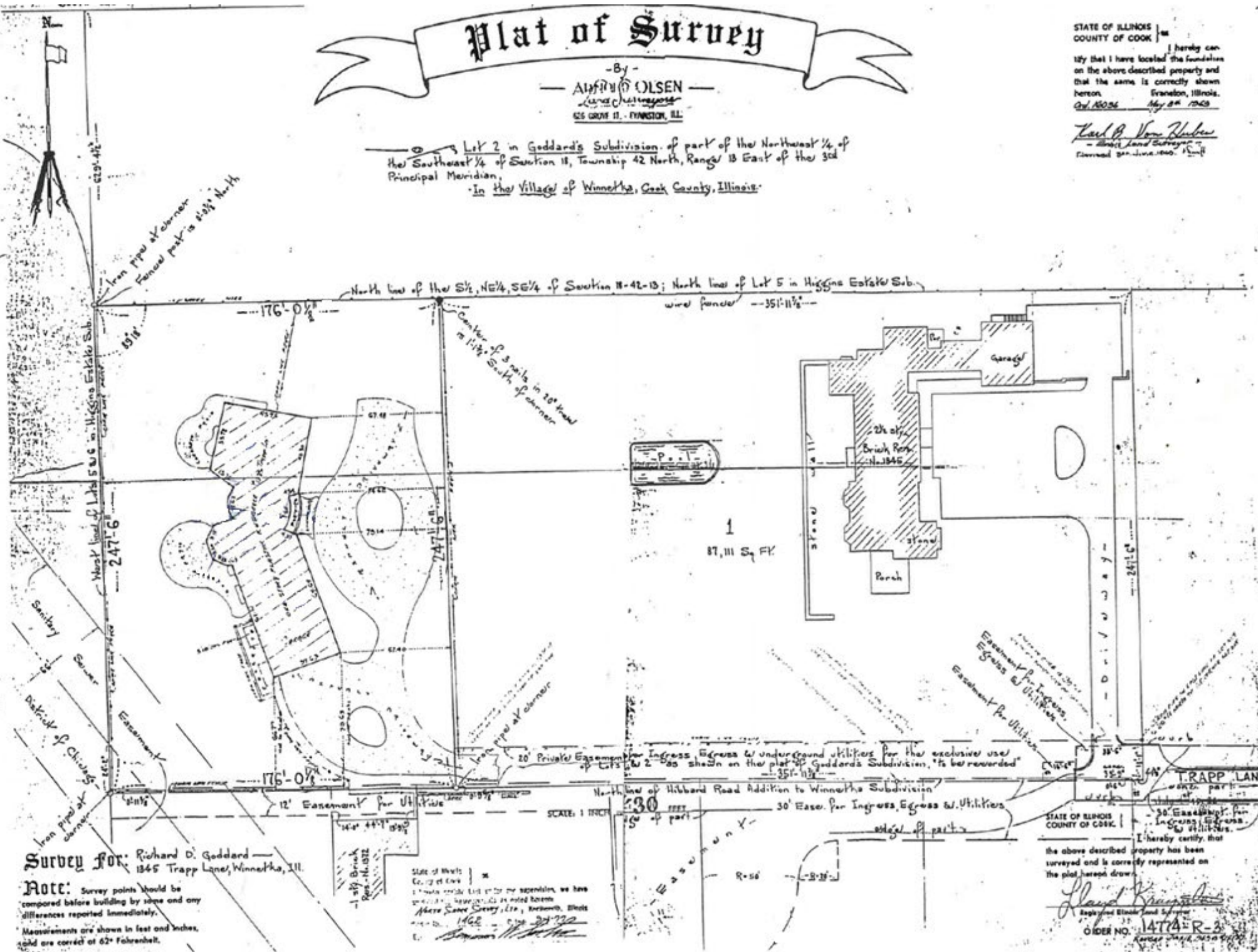
STATE OF ILLINOIS
 COUNTY OF COOK

I hereby certify that I have located the foundation on the above described property and that the same is correctly shown hereon.
 Winnetka, Illinois.
 Oct. 18, 1946

Carl P. Van Riper
 - State Land Surveyor -
 Licensed Jan. 1, 1940.

Lot 2 in Goddard's Subdivision of part of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 42 North, Range 13 East of the 3rd Principal Meridian,
 in the Village of Winnetka, Cook County, Illinois.

SKOKIE PLAYFIELD GOLF COURSE

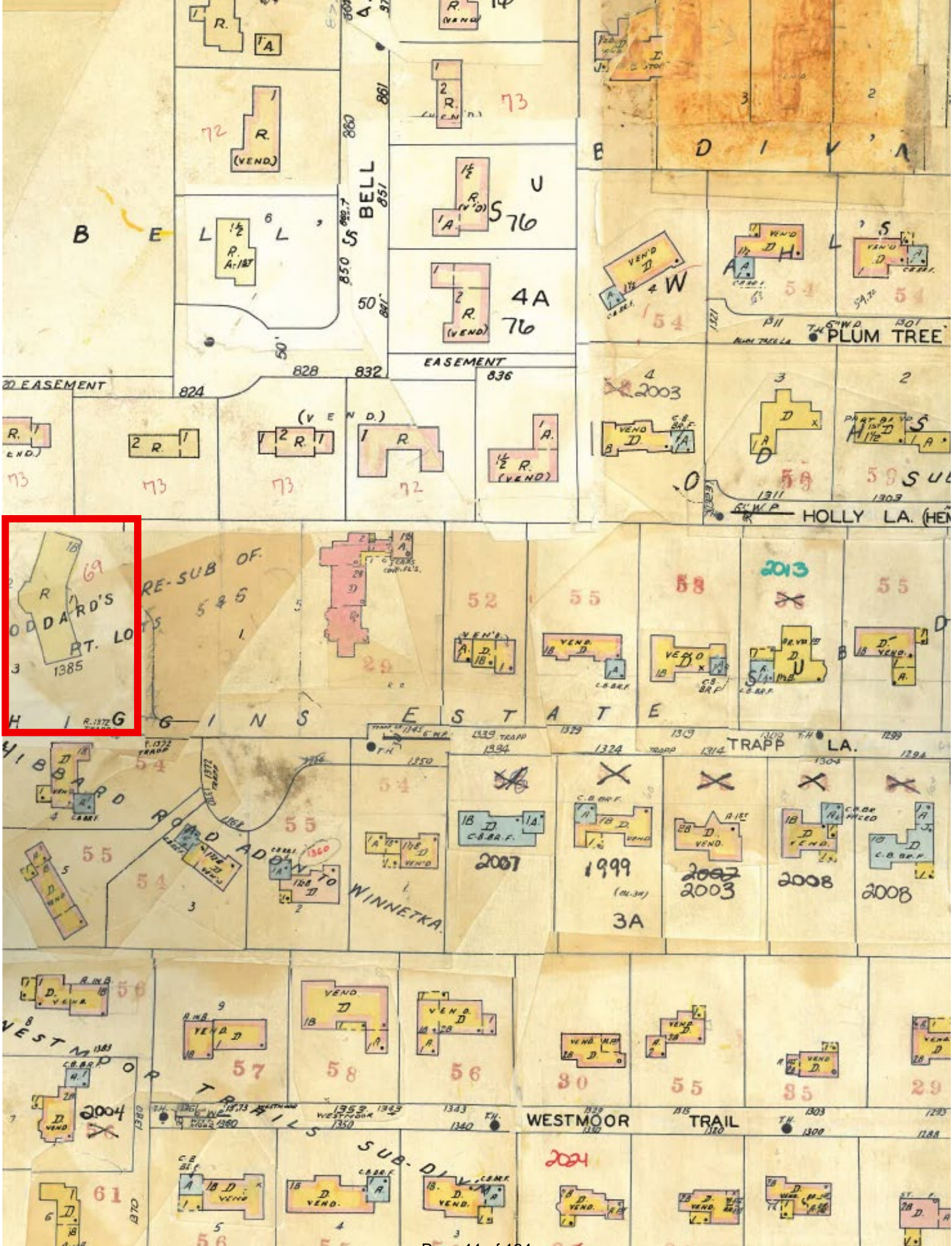


Survey for: Richard D. Goddard
 1845 Trapp Lane, Winnetka, Ill.

Note: Survey points should be compared before building by some and any differences reported immediately.
 Measurements are shown in feet and inches, and are correct at 62° Fahrenheit.

State of Illinois
 County of Cook
 I, Alvin D. Olsen, Land Surveyor, do hereby certify that the above described property has been surveyed and is correctly represented on the plat hereon shown.
 Winnetka, Illinois
 Oct. 18, 1946

STATE OF ILLINOIS
 COUNTY OF COOK
 I hereby certify that the above described property has been surveyed and is correctly represented on the plat hereon shown.
Carl P. Van Riper
 Registered Land and Surveyor
 ORDER NO. 1474-R-3



1385 Trapp – June, 2025





**PROPERTY RESEARCH
COVERSHEET**



Address: 1385 Trapp Lane

Construction Details:

Original construction date: 1969
Construction type: unknown
Style: Ranch

OWNERSHIP HISTORY:

| OWNER/RESIDENT NAME | DATES OCCUPIED | INFORMATION ATTACHED | SIGNIFICANCE |
|------------------------------|-----------------------|---|---------------------|
| Mr. and Mrs. M. Silverman | 1969 | Building permit application | |
| William R. and Marion Mette | 1977 | Ancestry.com records | |
| Arlene Roman | By 1993 – 1995 | <i>Winnetka Talk</i> article, Ancestry.com records | |
| Ian S. and Nancy S. Kopelman | 1995 – present | Building permit application, <i>Winnetka Talk</i> article, Cook County Recorder records | |

ARCHITECTS:

| ARCHITECT NAME | DATE AND DESCRIPTION OF PROJECT | INFORMATION ATTACHED |
|-----------------------|--|---|
| Arnold Schaffner | 1969 – construct single-family residence and attached garage | <i>Curbed</i> article, <i>Chicago Tribune</i> obituary, <i>Chicago Magazine</i> article |

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 indicates that this property maintains architectural significance as a modern design by architect Arnold Schaffner. Schaffner was a Chicago-based architect who practiced in the area for over 40 years and appears to have lived in Wilmette. While none of his designs appear to

currently have any historic designation, he designed several modernist structures that have garnered attention in recent years. An article in Chicago Magazine includes Schaffner on a list of architects that “while lesser known than their mentors,” such as Mies van der Rohe and Walter Gropis, “played a significant role in the development of the architectural style around these parts.” As such, we believe that this property warrants further research.

Date of Research: 6/13/2025

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, March 21, 1969

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct single family residence
(work to be performed)
and attached garage.

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

PROPERTY DESCRIPTION Lot 2 in Goddards Subdivision of
Re-subdivision of Lot 5 & 6 in Higgins Estate.

| REAL ESTATE INDEX NUMBER | | | |
|--------------------------|----|------------|-----|
| 05 | 18 | 402 | 077 |
| Vol. 100 | | ITEM 64401 | |

STREET and NUMBER 1385 Trapp Lane

DIMENSIONS of BUILDING—Front 134'1" feet. Depth 45'6" feet. Height 14 feet.

NUMBER of ROOMS 11

EST. CONST. COST \$87000 KIND of MATERIAL Stucco PHONE NO.

OWNER Mr/Mrs. M. Silverman Address 730 W. Hutchins, Cgo 472-5535

ARCHITECT Arnold Schaffner Address 5804 N. Western, Cgo 275-9500

BUILDER Peterson Bros. Address 980 S. Waukegan. L.F. 234-8600

CARPENtere Address _____

MASON Ficcohi Co. Address Highland Park, Ill Id2-7541

SEWER BUILDER Address _____

PLUMBER Cornell Plumbing Inc. Address Arlington Hts. 255-4076

ELECTRICIAN Waco Electric Co. Address Northbrook, Ill 272-5855

REMARKS _____

Date Job Completed _____

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

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

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

Permit Issued April 1, 1969 by HWB SIGNED Mr/Mrs. M. Silverman
William & Silverman

Building Permit Number 8606 ADDRESS 730 W. Hutchins

Occupancy Permit Number _____ Chicago, Ill.

C. B. No. 24438 PHONE NO. 472-5535

ARNOLD SCHAFFNER *and* ASSOCIATES

Architects and Engineers

5804 North Western Avenue

Chicago, Illinois 60645

312 - 275-9500

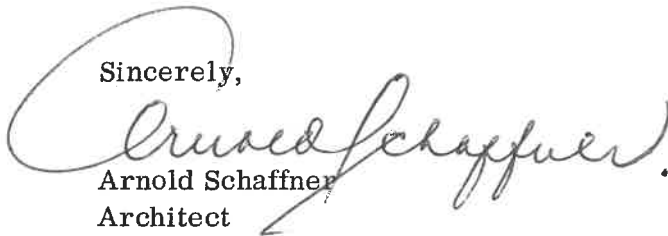
May 26, 1969.

Mr. Gad
Building Department
Village of Winnetka
Village Hall
Winnetka, Illinois. 60093

Dear Mr. Gad:

Enclosed is a copy of spotted survey just received, for your records on the Marshall Silverman residence at 1385 Trapp Lane, Winnetka, Illinois.

Sincerely,



Arnold Schaffner

Architect

AS/sd

encl.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Failed
10-20-98
R. Z.
NOT COMPLETE
TRAIL MISSING

Winnetka, Illinois,

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to

Roof tear off
Residence

(work to be performed)

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER

Vol.

ITEM

STREET and NUMBER 1385 TRAPP LANE

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

NUMBER of ROOMS N/A

EST. CONST. COST \$20,350 KIND of MATERIAL Modified Bitumen (Granulated) PHONE NO.

OWNER Mrs. Kopelman Address Same as above

ARCHITECT _____ Address _____

BUILDER _____ Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS Contractor - 8-588-3000

APPROVED
11/2/98
R.Z.

AVONDALE Roofing, Inc.
6400 W. Touhy Avenue
Niles IL 60714

Fire Class A

Date Job Completed _____

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

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

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

Permit Issued _____ by _____

SIGNED AVONDALE Roofing, Inc.

Building Permit Number _____

ADDRESS 1385 Trapp Lane Niles IL 60714

Occupancy Permit Number _____

(847) 441-8613

C. B. No. 098-0063

PHONE NO. 847-588-3000 Fax 847-588-3000

Winnetka-North Shore MULTIPLE LISTING CORPORATION

Directions: Hibbard W. on Trapp to 1385.

Please - no smoking.

*10/20/77
Kabu*

| | | | | | |
|--|--|---|---------|---|---|
| Address: 1385 Trapp Lane City: Winnetka 2887 | | Lot Size 247' x 176' | | \$595,000 Centrally Air Conditioned Contract: | |
| Constr: Cement over lath | | Rms. 11+ | Bed. 4+ | | Baths 3 1/2 + 2 Heat F.A. Gas Cost 2 Zoned |
| Style: Palm Springs Ranch | | Year - Taxes Approx. \$4280 | | | Garage 3 car Att. EE Elect: 220V-110V |
| Roof: Tar & Gravel | | Built: 1970-Arnold Schaffner Faces: East | | | |
| Basmt: Lge. carpeted recreation rm.; bedroom; powder rm.; storage; furnace. 1st Foyer; powder room; living room; lounge w/fireplace, blt.-in bar; dining room; kitchen; laundry-utility rm.; full bath; maid's rm.; family rm.; master suite w/dressing rooms, baths, sauna, office; two family bedrooms each w/dressing rooms with sinks and compartmented bath. | | | | Approx. LR 25' diameter DR 21'x15'6 K 21'x12' DEN 25'2x20' FR 22'x15' BR's 21'6x16'10 16'10x16'6 18'x12'10 12'10x12' Utility: 16'10'3 Office: 11'x9' | |
| School: Grade: Hubbard Woods | | HS: Skokie-Washburne HS: New Trier West | | | |
| Transp: RR. C&NW | | Bus: Other: all w/bus service | | | |
| Mortgage: Existing | | Available: | | | |
| City water, Well, Sanitary Sewer, Storm Sewer, Septic Tank , Flood Hazard Insurance may be required by Lender. Special Assessments \$ _____ for _____ Remarks and any special conditions: | | | | | |
| <p><u>PERFECTION IN EVERY DETAIL</u></p> <p>See additional sheets for more details. No showings Mondays & Thursdays.</p> | | | | | |
| Titleholder: Call agent. Listing agent Brokerage Fee: 6%, 50-50 split only upon must accompany all showings. consumption of sale. | | | | Possession: Dec. 1977 Reason for Sale: Relocating Title CT&T | |
| <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 040877 | | REALTOR® Office: Quinlan & Tyson, Inc. HP Sales Person: Claire Hillman | | Phone: 433-5400 Home Phone: 831-2550 | |

2887A

1385 Trapp Lane, Winnetka

page 2

\$595,000

ADDITIONAL INFORMATION

Foyer:

The black and white marble floored entry contains beautifully detailed closets with adjustable rods and shelves with a capacity for 100 guest coats. One closet contains a mail deposit area. From this curved entrance you have access to the elegantly appointed powder room. The traffic flow from the entrance is a masterpiece in planning.

Living Room:

The step-down circular living room with twelve foot ceilings has a diameter of twenty-five feet. The filigreed moldings, recessed lighting and floor to ceiling Thermopane windows add to the drama of this exciting room.

Lounge:

The imported floor is carried through from the foyer into the lounge. This room has a marble and Ash fireplace, Ash paneling with an Ash door opening to reveal a mirrored ~~wet~~ bar with ice maker and cabinetry to house stereo equipment - and 24 feet of custom slidewalls opening to curved aggregate patio.

Quinlan & Tyson, Inc. HP 433-5400

Claire Hillman 831-2550

040877



Family Room:

This sunny room has a white quarry tile floor, Thermopane windows overlooking the front court yard with tiered fountain. Staircase to lower level recreation room is in the family room. Pocket doors are at both entrances.

Dining Room:

Bordeaux Oak parquet floor, chair molding, simulated malachite walls, exquisite filagreed moldings add to the magnificence of this room. Adjustable recessed lighting enables dramatic framing at individual place settings, centerpieces, etc. A remote control call system to the kitchen is included. Slidewalls open to aggregate patio.

Kitchen:

Floor to ceiling storage walls for groceries, utensils, china, etc.; ceramic tile backsplashes; slidewall to patio. Equipment includes twin refrigerator and freezer, eight Corning cook top burners, built-in Thermotronic micro wave oven, built-in self-cleaning oven, additional oversize self-cleaning oven, instant hot water, double Jennaire bar-b-que and griddle, double sinks in island counter.

Utility Room:

This all purpose room has exceptional storage facilities, unique dog exit to fenced dog run, entrance from garage, clothes closet, full bath accessible to yard, entrance to maid's room.

Quinlan & Tyson, Inc. HP 433-5400

Claire Hillman 831-2550

040877

Master Suite:

Double doors lead to entry with closet. Bedroom with fireplace mantel and gas burning ceramic logs, chair railing, Thermopane slidewall to private patio. His and hers dressing areas each with marble vanity sinks, compartmented toilets, outstanding built-ins and closet space, anodized gold and glass doors in marble tub and shower area. Sauna. Cheerful office off of dressing room with slidewall to private patio and rose garden. The view of the golf course is especially lovely from this room.

Bedrooms:

All furniture in one bedroom is custom Oak built-ins. Dressing area with vanity sink shares tub and toilet facilities with adjacent bedroom with dressing room and vanity sink.

Quinlan & Tyson, Inc. HP 433-5400

Claire Hillman 831-2550

040877



Intercom throughout
Central Vacuum System
Underground sprinkler system on timers (5 zoned)
Extensive burglar alarm systems
Smoke detectors
Electrostatic air filter and humidifiers
Stairway to basement from garage for service or children
Back yard is fenced

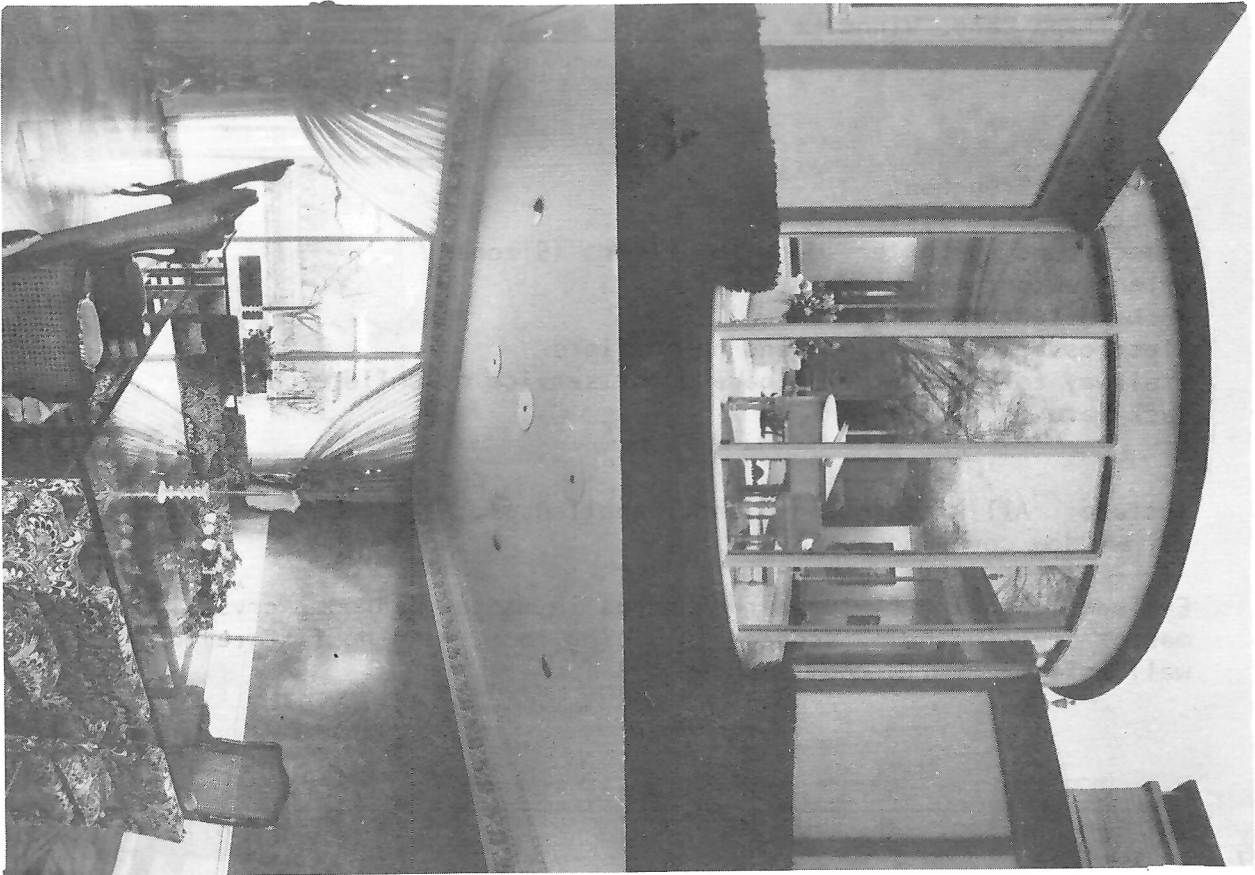
Include: All kitchen and laundry appliances, all tacked down carpeting,
all window coverings.

Exclude: Hanging fixture and sconces in master bedroom, crystal fixture in
master dressing hall, sconces in dining room, hanging fixture in family room,
wall unit in family room.

Quinlan & Tyson, Inc. HP 433-5400

Claire Hillman 831-2550

040877



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WT 10-12-95, p. 156

PROPERTY SALES

The Cook County Recorder of Deeds provided the following information about recent property sales:

Winnetka

- 340 Walnut, E. Michael Ward to Paul N. Geyer, \$354,000.
- 992 Elm St., Barbara Y. Willis and Judith A. Young, \$285,000.
- 876 Foxdale, William Buenger to Sunder Vinodkumar, \$267,000.
- 978 Euclid, Robert M. Gluckman and Carol W. Gluckman to Gary W. Fisher and Rose Fisher, \$575,000.
- 1433 Scott St., Lyman Missimer III and Elizabeth D. Missimer to Richard H. Thompson and Amy W. Thompson, \$389,900.
- 663 Garland, Carl E. and Carol A. Vanderwilt to Harold W. and Madeline Francke, \$575,000.
- 1385 Trapp Lane, Arlene Roman to Nancy Stamp Kopelman, \$901,875.
- 367 Wilson Ave., Douglas M. Fuss and Carol Ann Fuss to William E. Mussett Jr., \$242,000.

Northfield

- 204 Lagoon Drive, Anne E.

Murray to Anthony D. Doogan and Patricia M. Doogan, \$224,000.

Kenilworth

- 532 Greenwood Ave., Robert H. and Faith H. Dilworth to Dr. H. Hunt Batjer, \$780,000.

Wilmette

- 731 Tenth St., Andrew and Janet Burrows to David and Andrea Montross, \$290,000.
- 1618 Sheridan Road, Unit 5, O&K American Corp. to John Ehrenberg Jr., \$615,000.
- 1034 Chestnut Ave., John P. and Joann L. Griesser to Peter A. and Alice D. Schaff, \$766,000.
- 3511 Forest, Frederick C. Keller to M.T. Ritter, \$280,000.
- 250 Linden Ave., Stuart and Margaret Greenbaum to Scot and Melanie Campbell, \$582,500.
- 1221 Chestnut Ave., Robert S. and Martha T. Osborne to John C. and Ann D. Barrett, \$950,000.
- 2002 Chestnut Ave., Bruce A. Conti and Barbara L. Conti to Douglas F. Sterne and Terry L. Neifing, \$590,000.
- 222 Sunset, Robert Langendorf to Alan White, \$265,000.

02655 OLP-S1,050,000 LP-S1,050,000 SP-S901,875 CONV
 CCD-06/14/95 CD-08/31/95 DOM- 27 PS- CB-9999 CA-9999



1385 TRAPP LANE
 WINNETKA 60093 - 0 B:1970 SUB: 93 95098495
 DIR:HIBBARD RD, NORTH OF WILLOW TO TRAPP WEST
 CRP:WINNETKA C:COOK T:NEWTR CT:000 MOD:

| | | | | | | |
|----------------------------------|--------------------|---------------|------------|-------------|---------------|--------------------|
| RM:10 BR:4 | BTH:3.1 | MBBY:FP:1 | BMT:Y | PKN:G | CARS:3 | DN:SEP |
| STY:RANCH | TPE:1 STORY | BAS:BATH-PRTL | PRTL-FNSHD | HEA:F/A,GAS | AC:CN AIR,ZO* | EXT:OT OWN:FS ELE: |
| APPL:DW BI,DISP,DRYER,FZR-BI,OV* | IMP:SEWER,STRYS-P* | FC: | | | | |
| DIM:176X247 | TX:18245.27 | TY:93 | PIN:05 | 18 | 402 | -077-0000 |

| | | |
|-----------------|----------------|--------------------------|
| LR: 25X25 1 C Y | MB:22X17 1 C Y | G:HUBBAR 36 N ASM:0.00 N |
| DR: 21X16 1 H Y | B2:17X16 1 C Y | J:WASHBU 36 N |
| KT: 21X12 1 C Y | B3:18X13 1 C Y | H:NEWTRI 203 N WI: |
| FR: 25X20 1 O V | B4:13X12 1 C Y | TRM:CONV CI: |
| FR2 22X15 1 T V | | POS:CLOSING |

OFF 11X09 1 C Y SPECTACULAR RANCH ON ACRE OVERLOOKING GOLF COURSE. ARNOLD SHAFFNER, ARCHITECT. SECLUDED SETTING. DRAMATIC INTERIOR. STEP-DOWN CIRCULAR LIVING RM AND EXQUISITE ASH PANELED FAMILY ROOM OFFER SUPERB ENTERTAINING AREA. SECOND INFORMAL BKFT RM. FAMILY ROOM OFFER EVERY DAY COMFORT. MOST LUXURIOUS MASTER SUITE: HUGE BDRM, LARGE DRESSING RM, OUTFITTED CC:2.5% 1ST MIL 2% BAL NCPUSC SHO:APPT. W/LISTING AGENT SCIN

OWNER: WITH INCREDIBLE CLOSETS. AON: N PH:
 BROKER: KAHN REALTY ID#: 3630 PH: 708-835-0236
 AGENT: LORRY FRIEDLEN ID#: 30664 PH: 708-835-3538

Ancestry.com Records

| Detail | Source |
|-----------------------|----------------------------------|
| Name | Marion E Mette [Marion Mette] |
| Phone Number | 480-0838 |
| Address | 716 Roslyn Ter |
| Residence | Evanston, IL |
| Postal Code | 60201-1722 |
| Second Residence Date | 1977 |
| Second Phone Number | 480-0838 |
| Second Address | 1385 Trapp Ln |
| Second Residence | Winnetka, IL |
| Second Postal Code | 60093-1632 |

| Detail | Source |
|----------------|--|
| Name | William R Mette Jr [William Mette Jr] |
| Birth Date | 11 Jun 1929 |
| Residence Date | 1977 |
| Phone Number | 480-0838 |
| Address | 1385 Trapp Ln |
| Residence | Winnetka, IL |
| Postal Code | 60093-1632 |

Detail Source

| | |
|-----------------------|------------------------------|
| Name | Arlene Roman |
| Birth Date | 22 Sep 1928 |
| Residence Date | 1995 |
| Address | 318 Basswood Dr |
| Residence | Northbrook, IL |
| Postal Code | 60062-1043 |
| Second Residence Date | 1993 |
| Second Address | 1385 Trapp Ln |
| Second Residence | Winnetka, IL |
| Second Postal Code | 60093-1632 |

UNOFFICIAL COPY

EXECUTOR'S DEED

PREPARED BY & RETURN TO:
Charles E. Dobrusin, Esq.
Patzik, Frank & Samotny Ltd.
200 S. Wacker Drive, Suite 2700
Chicago, Illinois 60606

SEND SUBSEQUENT TAX
BILLS TO:
Ian S. Kopelman
1385 Trapp Lane
Winnetka, Illinois 60093



Doc# 2417300051 Fee: \$09.00
ILANDP FEE: \$08.00 SHRF FEE: \$1.00
CEDRIC FILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/21/2024 2:52 PM
PAGE: 1 OF 7

Above Space for Recorder's use only

THIS DEED is made this 17th day of April, 2024 between IAN S. KOPELMAN, not individually but as Independent Executor of the ESTATE OF NANCY STAMP KOPELMAN, deceased, of 1385 Trapp Lane, Winnetka, Illinois 60093, hereinafter referred to as the "Grantor," and IAN S. KOPELMAN, not individually but as trustee of the DECLARATION OF TRUST OF IAN S. KOPELMAN DATED JUNE 29, 2006, as amended from time to time, of 1385 Trapp Lane, Winnetka, Illinois 60093, hereinafter referred to as the "Grantee."

WHEREAS, NANCY STAMP KOPELMAN died on 30th day of July 2022 (a copy of the certified death certificate is attached hereto as Exhibit B).

WHEREAS, IAN S. KOPELMAN was duly appointed as Independent Executor of the ESTATE OF NANCY STAMP KOPELMAN, deceased, and Letters of Office were issued to him, by the Circuit Court of Cook County, Illinois on the 17th day of August 2022 in Case Number 2022 P 5864, and said Letters of Office are now in full force and effect (a copy of the Letters of Office are attached hereto as Exhibit C).

NOW, THEREFORE, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, ALIENATES AND CONVEYS unto the Grantee all the Grantor's right, title, and interest to following described real estate situated in the County of Cook and State of Illinois, to-wit:

See attached Exhibit A for the Legal Description, and made apart hereof.

Permanent Index No: 05-18-402-077-0000

Property Address: 1385 Trapp Lane
Winnetka, Illinois 60093

| REAL ESTATE TRANSFER TAX | | 21-Jun-2024 |
|--------------------------|-----------|--------------------------------|
| | COUNTY: | 0.00 |
| | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 05-18-402-077-0000 | | 20240601011478 0-619-250-480 |

PFS:009349.0002.3253291.2

Arnold Schaffner

Services for Arnold Schaffner, 72, a Chicago-area architect for 40 years, will be held at 11 a.m. Friday in the chapel at 111 Skokie Blvd., Wilmette. Mr. Schaffner, of the North Side, died Tuesday in a hospital in Ft. Lauderdale, Fla., while on vacation. He ran his own firm, Arnold Schaffner & Associates, out of his home. Survivors include a daughter, Helaine Greenberg; a son, Robert; five grandchildren; and two brothers.

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- *Three or Four bedroom plans priced from \$379K.
- *New Masonry construction with Home Warranty.
- *Ideal location: Quiet neighborhood near shops/train.
- *Woodburning Fireplace; Oak Floors; Whirlpool.
- *Includes all Appliances, Carpeting & Fixtures
- *Attached Two Car Garage for each unit
- *Choice of interior finishes available for many items.
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 Around the World

1799 Willow Road Northfield,
 Illinois 60093
 (708) 501 2550

PROPERTY SALES

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992 Elm St., Barbara Y. Willis and Judith A. Young, \$285,000.

876 Foxdale, William Buenger to Sunder Vinodkumar, \$267,000.

978 Euclid, Robert M. Gluckman and Carol W. Gluckman to Gary W. Fisher and Rose Fisher, \$575,000.

1433 Scott St., Lyman Missimer III and Elizabeth D. Missimer to Richard H. Thompson and Amy W. Thompson, \$389,900.

663 Garland, Carl E. and Carol A. Vanderwilt to Harold W. and Madeline Francke, \$575,000.

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222 Sunset, Robert Langendorf to Alan White, \$265,000.

Baird & Warner
 REAL ESTATE



ENGLISH COUNTRY ESTATE IN LAKE FOREST

This private estate is nestled on 3.37 acres of wooded and ravine land. Designed by Frost and Granger, this manor was restored with quality and care to retain the architectural integrity of the era. This unique property is just two blocks from Lake Michigan, and offers fifteen rooms with modern amenities. Luxurious master bath overlooking the backyard. The living room paneling was imported from England. Pool, perennial gardens. Four car garage. It is a once in a lifetime opportunity! \$2,400,000

For colored brochure or private showing, please call

Houda Chedid
 708-234-1855/708-570-7021

<https://chicago.curbed.com/2019/5/8/18535667/midcentury-modern-for-sale-lake-forest-architect-arnold-schaffner>

Curbed Chicago homepage **CHICAGO**

In Lake Forest, a midcentury home with vaulted living room asks \$1M

The North Shore residence was designed by Chicago architect Arnold Schaffner in 1965

By [Jay Koziarz](#) Updated Feb 28, 2020, 4:05pm CST



Photos by VHT Studios

While Lake Forest might be known for its stately old-school manors designed by the likes of [David Adler](#) and [Howard Van Doren Shaw](#), the suburb is also home to some fine examples of midcentury modern architecture.

Consider this five-bedroom example designed by Chicago architect Arnold Schaffner in 1965. Though the designer may not necessarily be a household name, Schaffner did create a number of notable suburban homes during his [40-year career](#).

Behind its cedar wood, glass, and stone exterior, the North Shore home makes a bold statement with a dramatic two-story living room topped by soaring cathedral ceilings and a second-floor wrap-around gallery. The voluminous space is bright thanks to its wall of windows and invites you to hang large artwork.

The well-preserved property also boasts a separate family room, a fully finished lower level, and a sleek white kitchen and dining area overlooks an outdoor pool with a free-standing pool house. The surrounding 4-acre wooded lot provides plenty of room to roam plus a fair degree of privacy.

The unique midcentury residence at [1266 Winwood Drive](#) is listed by Andra O'Neill of @properties for \$1,049,000. The asking price was recently reduced from \$1,195,000. Before that, the home was seeking \$1,295,000.



The foyer has a stone floor and a retro floating staircase.



The two-level living room provides ample space to show off an art collection.



The renovated kitchen has an island and stainless steel appliances



plus a sitting area overlooking the pool and backyard. The master suite



includes a black marble bathroom and a roomy walk-in closet. The tree-lined property provides both privacy and room to stretch out a bit.

<https://www.chicagomag.com/real-estate/architect-designed-modernist-gems-for-sale/>

Architect-Designed Modernist Gems for Sale

The architects who designed the homes in this roundup played a significant role in the development of the modernist architectural style that brings the outside in.

BY **RACHEL FREUNDT**

JUNE 2, 2025, 6:00 AM

The Chicago area, along with neighboring Northern Indiana and Southwest Michigan, is home to many remarkable architect-designed modernist residential designs. While lesser known than their mentors — the likes of Mies van der Rohe and Walter Gropius — these figures played a significant role in the development of the architectural style around these parts. We're so lucky that the real estate market has been filled with so many gems lately. All of the following properties emphasize the connection between the interior and the outdoors, which is a common feature in most modernist homes. This spacious quality is highlighted by living areas that offer views of gardens, courtyards, and the surrounding landscape. Although some of these listings are contingent, I know you wouldn't mind drooling at these incredible and pricey architect-designed residences in fabulous locations. The first home reminds me of **Cameron Frye's all-glass car pavilion** in *Ferris Bueller's Day Off*. As with another recent **real estate round-up**, I suppose I can't get movies off my mind.

1130 Walden Ln, Lake Forest, \$2,700,000



Photographs courtesy of Redfin

Architect **Roy Binkley**, who lived in neighboring Lake Bluff (**his own home was recently on the market**), studied under Mies van der Rohe and worked in the offices of Paul Schweikher. According to the *Chicago Tribune*, he was commissioned in the early 1960s to design this nearly 4,000-square-foot residence for orthodontist Glenn Jackson, who also employed local artisans to craft all the remarkable stone details. The single-story home features four bedrooms, three full bathrooms, and a lower walkout level. Is that a fireplace next to the oven, I see? Floor-to-ceiling windows and a glass dining room seamlessly connect the surrounding ravine to the interior, creating an inside-out quality to this incredible design. The outdoor spaces include a large deck, stone patios, multiple balconies, and a fire pit.

609 E Lake Front Dr, Beverly Shores, IN, \$1,100,000



According to *Crain's*, this weekend retreat, surrounded by the Indiana Dunes National Park with views of Lake Michigan, is for sale for the first time since it was built by the Saks family in 1964. Architect Al Belrose, who was a student of Walter Gropius and worked for the firm of Perkins and Will, designed a number of distinctive modernist buildings across the Chicago area before his death in 2012. Constructed of wood, glass, and cinderblock, the vacation home comes with four bedrooms, one full bathroom, two half baths, and a small galley kitchen. With numerous porches and windows, Belrose took advantage of its site and created an amazing design that is absolutely connected to nature in every way.

19279 Ravine Dr, New Buffalo, MI, \$2,400,000



On the Michigan side of Lake Michigan you'll find this 2,700-square-foot residence that, according to its real estate listing, was designed by Keck and Keck in 1943. With rights to a private beach, the multi-million dollar three-bedroom, three-bathroom home has sweeping views of the water from its living room and kitchen. A long walkway next to the side of the house takes you to a fenced lawn and shaded deck, where you can enjoy the lake breezes. The property, located on a corner lot, is adjacent to a creek and Grand Beach Pier. After two months on the market, the seller has accepted an offer, but they're also accepting backup offers.

57 Cumberland Dr, Lincolnshire, \$880,000



This is one of eight known modernist residences located in the suburb of Lincolnshire that was designed by local architect **Ralph David Anderson** in the 1970s. It is now on the market for the first time in 40 years. In addition to its geometric exterior, what truly stands out about this home is its light-filled interior, which spans 3,115 square feet and features dramatic ceiling heights and multi-level loft spaces. The indoor-outdoor flow, as described in the listing, is reinforced by multiple courtyards and skylights. The half-acre property, situated near the 565-acre Edward L. Ryerson Conservation Area with 6.5 miles of walking trails, is currently contingent.

1266 Winwood Dr, Lake Forest, \$1,775,000



California vibes abound at this nearly 5,000-square-foot midcentury modern residence in woody Lake Forest. Designed by Chicago-area architect Arnold Schaffner in 1965, the stone and glass five-bedroom home, **last on the market in 2020**, has well-preserved details. It has a striking two-story living room, which boasts a wraparound gallery, a hand-built stone fireplace, and 20-foot-high windows. There is an updated eat-in kitchen that opens up a family room, along with a finished basement with an en-suite bedroom. If the four-acre setting with an inground pool and beautiful landscaping isn't private or serene enough, the property is located right next to the Middlefork Savanna Forest Preserve.

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION



Permit No. DN 2025-558

Property Information

Site Address: 1385 TRAPP Lane

Parcel Identification Number(s) (PIN): _____

Description of all structures to be demolished: Existing Single Family house

Current Property Owner Information

Legal Name: Ian Kopelman as Trustee of Declaration
of Trust of Ian S. Kopelman Dated June 29, 2006

Primary Contact: Jason Kopelman

Address: _____

City, State, Zip: Chicago IL 60611

Phone No. _____

Email: _____

Date owner acquired property: September 12, 1995

Applicant Information

Legal Name: Scott Simpson Builders

Primary Contact: Scott Simpson

Address: 1529 Sherman Road

City, State, Zip: Northbrook, IL, 60062

Phone No. 847-863-8603

Email: _____

Applicant's relationship to current property owner:

General Contractor

(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: NOT known at this time

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 project.

Signature of Applicant: _____ Date 6/4/25

Print Name & Title: S. Scott Stinson Partner

Signatures of Property Owner(s): _____ Date 6/4/2025

Print Name & Title: Ian Kopelman as Trustee of Declaration of Trust of Ian S. Kopelman Dated June 29, 2006 Property Address: 1385 Trapp Lane Winnetka IL 60093

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

From: [REDACTED]
To: [Christopher Marx](#)
Cc: [REDACTED]
Subject: Re: Demolition Permit
Date: Thursday, June 5, 2025 12:32:59 PM
Attachments: [image001.png](#)
[Outlook-kiw1mfs0.png](#)

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.

Christopher,

Deconstruction of the structure at 1985 Trapp Lane starting roughly on August 1, 2025.
This will take 6 weeks to complete from commencement time.

Thanks,

Brandon Kane



1529 Shermer Road, Northbrook, IL 60062
Office 847.291.2457 Mobile 847.707.5979
www.scottsimpsondesignbuild.com

From: Brandon Kane <[REDACTED]>
Sent: Thursday, June 5, 2025 12:25 PM
To: Christopher Marx <CMarx@winnetka.org>
Cc: [REDACTED]
[REDACTED]
[REDACTED]
Subject: Re: Demolition Permit

Christopher,

Attached is the Plat of Survey.

From: Christopher Marx <CMarx@winnetka.org>
Sent: Thursday, June 5, 2025 11:48 AM
To: Brandon Kane <[REDACTED]>
[REDACTED]
[REDACTED]



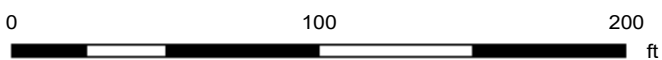
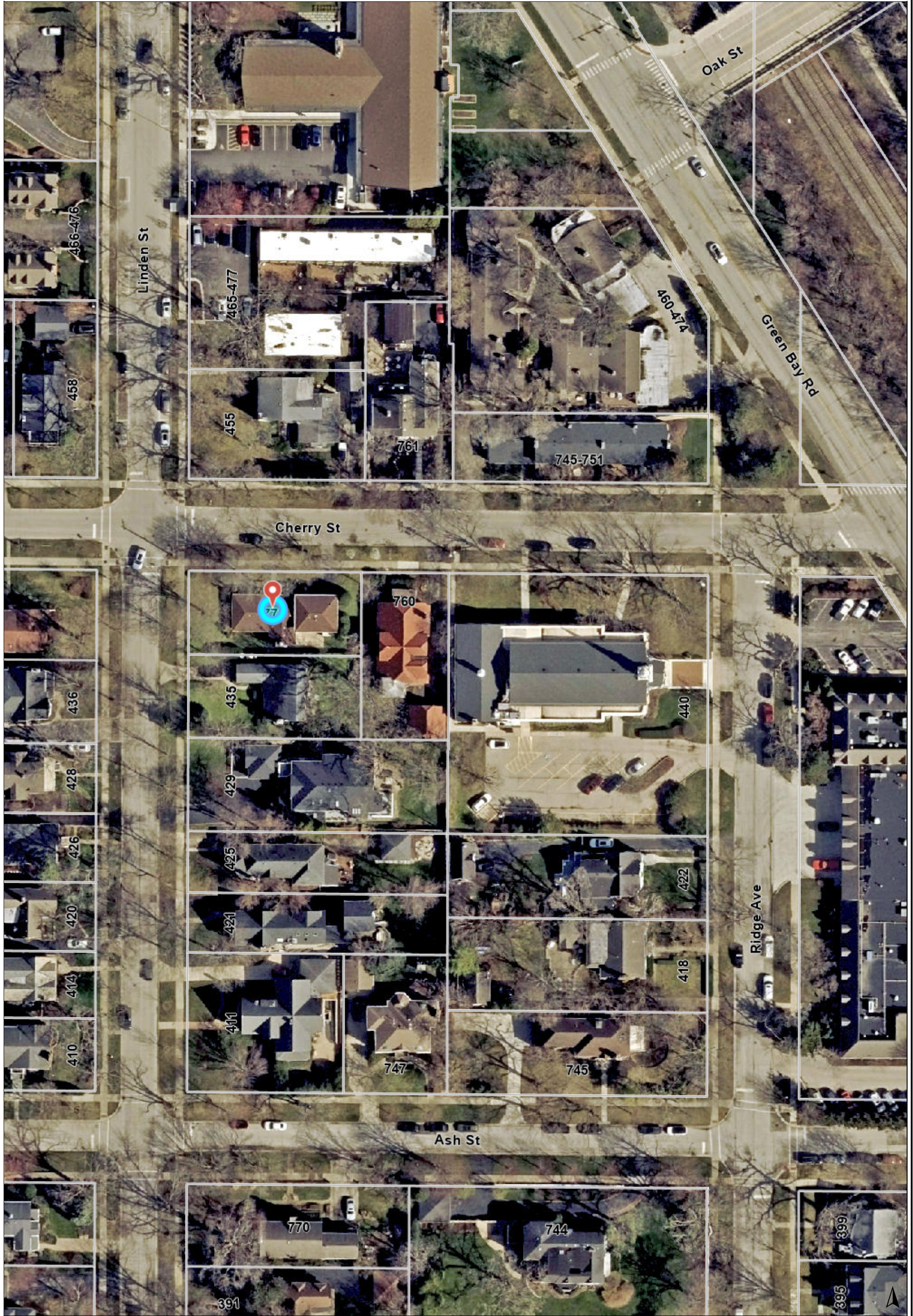
MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: HISTORIC PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JULY 3, 2025
SUBJECT: 770 CHERRY STREET - DEMOLITION PERMIT (CASE NO. 25-10-HPC)

| | |
|--|--|
| INTRODUCTION | |
| Meeting Date | July 7, 2025 |
| Commission Action | Preliminary historic and architectural review to determine if a Historic Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay. |
| Property Address | 770 Cherry Street (See Attachment A – Aerial Map) |
| Property Owner | Chris and Christine Crawshaw |
| Application Submitted by | Reynolds Architecture, on behalf of property owners |
| 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) |
| PROPERTY DESCRIPTION | |
| Size | 0.17 acres |
| Location | Southeast corner of the intersection of Linden Street and Cherry Street |
| Improvements | Single-family residence with an attached garage |
| Zoning | R-5 Single Family Residential |
| Surrounding Zoning | R-5 Single Family Residential to the west, south and north; B-1 Multi-Family Residential to the north on the other side of Cherry Street |
| PROPERTY HISTORY | |
| | See Attachment B, Preliminary Property History Study; Attachment C, Winnetka Historical Society (WHS) Research |
| Constructed | 1959 |
| Additional Construction Activity | 1992 - Install partial second floor addition on existing one floor residence, 2013 - New roof. |
| Illinois Historic Structure Survey Listing | No |
| Winnetka Historical Society (WHS) | WHS research indicates that the property maintains architectural significance. (See Attachment C - Historical Society Research) |

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: JUNE 9, 2025
SUBJECT: CASE NO. 25-10-HPC: 770 CHERRY STREET

INTRODUCTION

On July 7, 2025, the Historic Preservation Commission (HPC) is scheduled to consider a request to demolish the residence at 770 Cherry Street. Please return any available information regarding the architectural and historical significance of the structure to Christopher Marx by the end of the day on Friday, June 27, 2025. If you have any questions, please feel free to contact me at cmarx@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> |
|-------------|--|-------------------------|------------------|
| 3-5-1959 | Construct one-story single-family residence and garage. | Miss Viola Volts | Yost & Taylor |
| 4-8-1992 | Install partial second floor addition on existing one floor residence. | W.P. and E.J. Gutekanst | OTA Partnership |
| 7-22-2013 | New roof. | Bob Lynett | Not listed |

ATTACHMENTS

- Attachment A: Plat of Survey
- Attachment B: GIS Aerial Map
- Attachment C: 1938 Sanborn Map
- Attachment D: Current Photos
- Attachment E: Permit Copies

WINNETKA HISTORICAL SOCIETY RESPONSE:

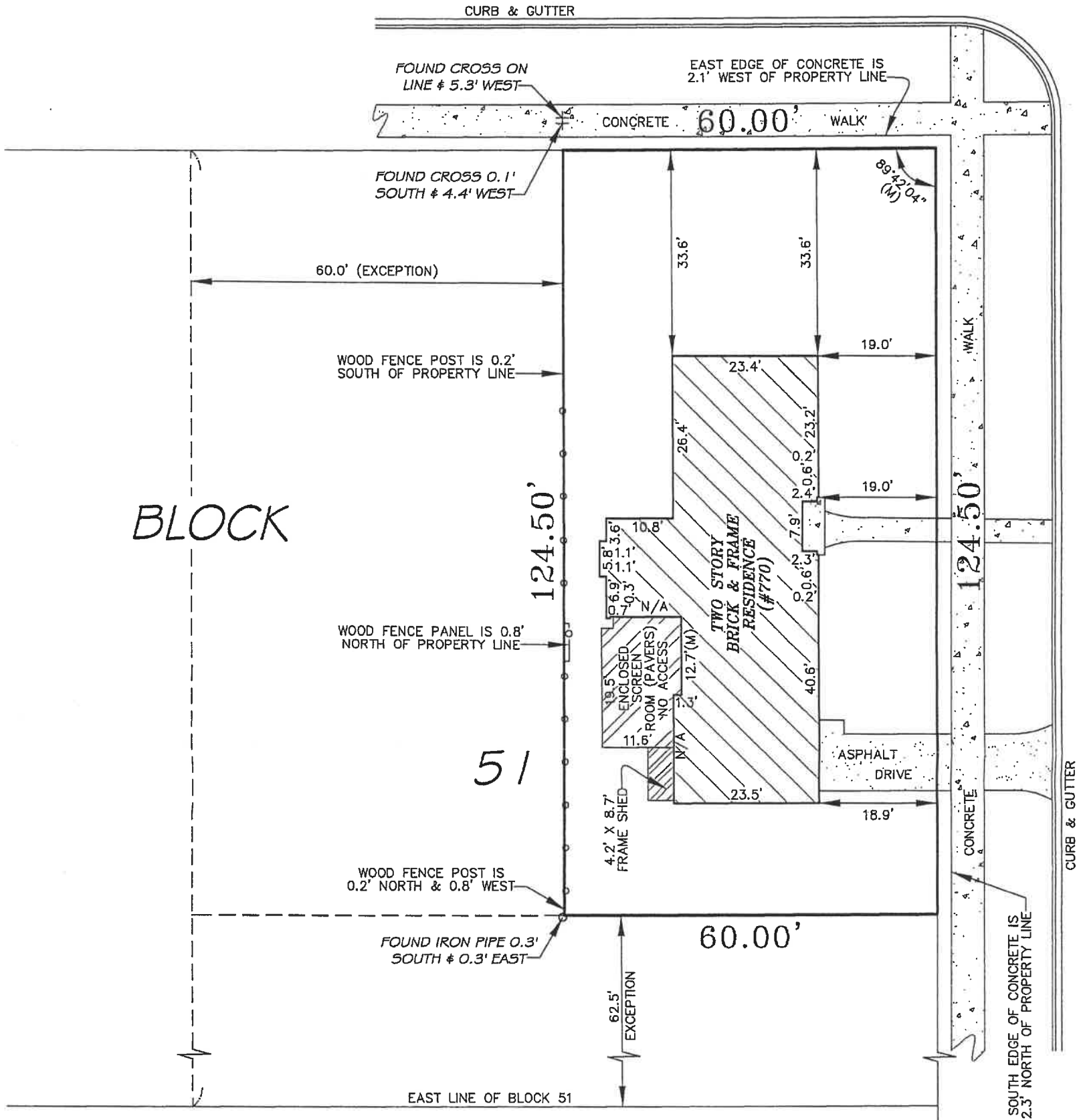
PLAT OF SURVEY

OF

THE NORTH 120 FEET (EXCEPT THE SOUTH 60 FEET) AND (EXCEPT THE EAST 62.5 FEET THEREOF AND EXCLUSIVE OF STREETS) OF THE NORTHWEST 1/4 OF BLOCK 51 IN WINNETKA SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LINDEN STREET

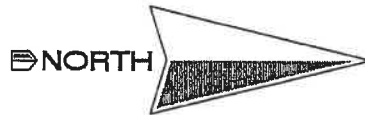
CHERRY STREET



LEGEND

- (R/M) - RECORD / MEASURED
- L - ARC LENGTH
- R - RADIUS
- CH - CHORD

AREA = 7,470 SQ. FT.
MORE OR LESS



SCALE: 20'

PREPARED FOR: SHARON L. SWEENEY (ATTORNEY AT LAW)
 JOB ADDRESS: 770 CHERRY ST., WINNETKA, IL
 SELLER/BUYER: GALLAGHER / KING
 JOB NO.: 23-11-0009

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
 WWW.NEKOLASURVEY.COM
 400 N. SCHMIDT RD., STE. 203
 BOLINGBROOK, ILLINOIS 60440
 (630) 226-1530 PHONE (630) 226-1430 FAX
 DESIGN FIRM NO. 184.005564



FIELD WORK COMPLETED ON THE 6TH DAY OF DECEMBER, 2023.

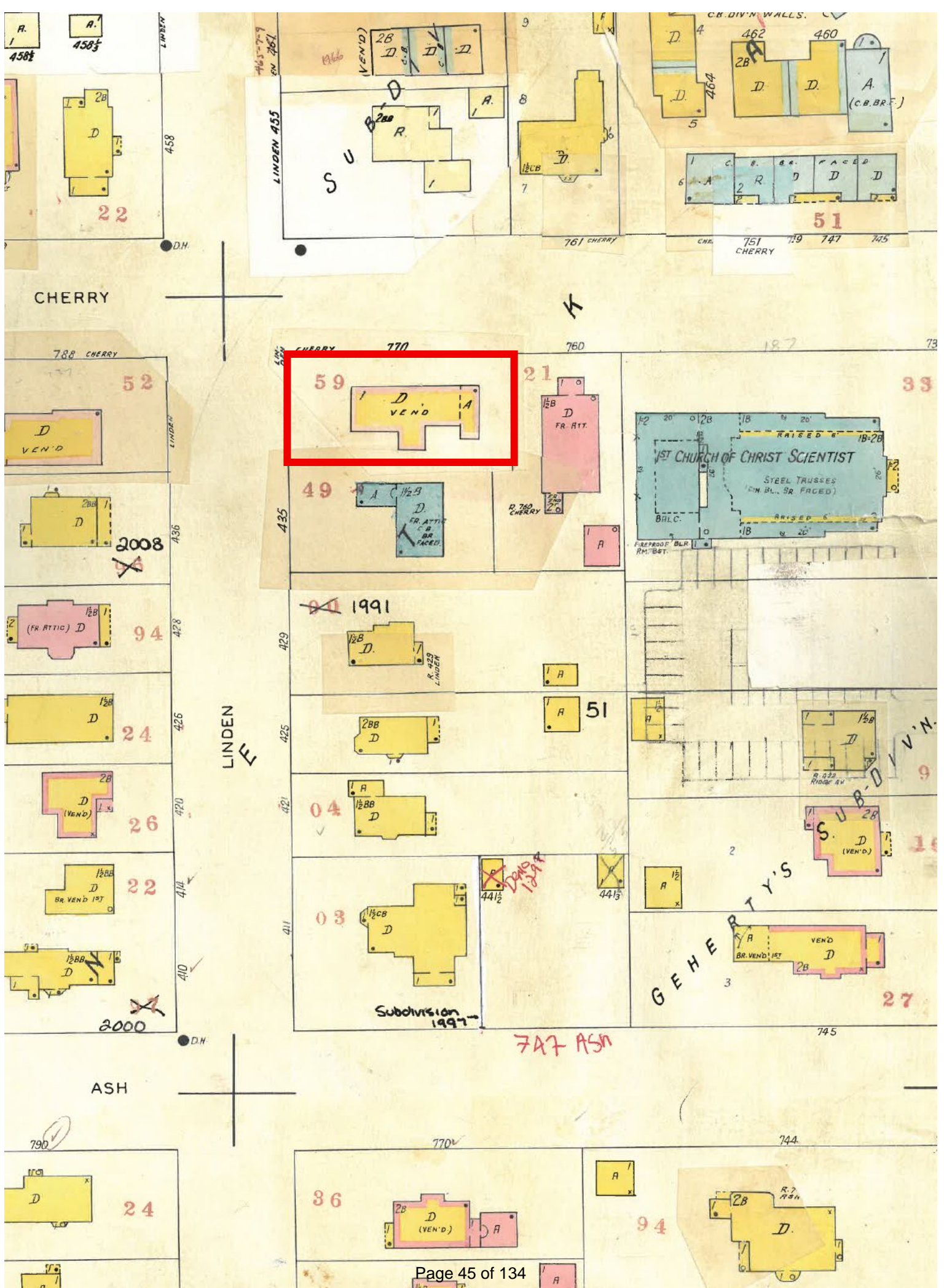
(STATE OF ILLINOIS)
 (COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 11TH DAY OF DECEMBER, 2023.

PLS No. 2923
 LICENSE RENEWAL DATE: 30 NOVEMBER 2024.

© COPYRIGHT NEKOLA SURVEY INC. 2023 "ALL RIGHTS RESERVED"



770 Cherry





**PROPERTY RESEARCH
COVERSHEET**



Address: 770 Cherry

Construction Details:

Original construction date: 1959
Construction type: Brick/vinyl siding
Style: Ranch

OWNERSHIP HISTORY:

| OWNER/RESIDENT NAME | DATES OCCUPIED | INFORMATION ATTACHED | SIGNIFICANCE |
|--|-----------------------|---|--|
| Viola C. Voltz, Vernon C. Voltz (in trust) | 1959 – 1987 | Building permit application, 1960 directory, Cook County Recorder records, <i>Winnetka Talk</i> articles and obituary | Viola’s father owned and operated the Voltz Grocery in Winnetka. |
| William P. and Elizabeth J. Gutekanst | 1987 – 2016 | Building permit applications, Cook County Recorder records, <i>Winnetka Talk</i> obituary | |
| Maureen A. Gallagher | 2016 – 2023 | Cook County Recorder records, <i>Winnetka Talk</i> article | |
| 770 Cherry LLC | 2023 – present | Cook County Recorder records | |

ARCHITECTS:

| ARCHITECT NAME | DATE AND DESCRIPTION OF PROJECT | INFORMATION ATTACHED |
|-----------------------|--|---|
| Yost & Taylor | 1959 – construct one-story single-family residence and garage | <i>Chicago Tribune</i> articles, Art Institute of Chicago information |
| OTA Partnership | 1992 – install partial second floor addition on existing one-floor residence | OTA Inc. “About Us” webpage |

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 indicates that this property is significant as a design by noted local architects Yost & Taylor. L. Morgan Yost worked as an architect for over 40 years before his death in 1992. He served as the president of the Chicago chapter of the American Institute of Architects, executive director of the Chicago School of Architecture foundation, an instructor at the Art Institute of Chicago, and architectural editor for several publications, including *Small Homes Guide* and *Household Magazine*. Yost also helped raise the funds to preserve and remodel the Glessner House at 1800 S. Prairie Ave. in Chicago.¹ From 1952 to 1960, Yost formed a partnership with D. Coder Taylor, who also worked for several firms throughout his 40 plus year career. In addition to his residential designs with Yost, Taylor notably designed the Glenview Public Library and Wilmette's Village Hall.²

Yost & Taylor specialized in designing modern affordable suburban houses. As far as we know, none of their designs have any historical designations, though many are housed and/or showcased in the Art Institute of Chicago's collections. Our research indicates that Yost alone, and in partnership with Taylor, designed four houses in Winnetka.³ Three have been demolished. Because of the architects' notability and because this may be the only remaining design by these architects in Winnetka, we believe that further research by an architect or architectural historian is warranted.

Date of Research: 6/10/2025

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

¹ For more information, see his oral history interview held at the Art Institute of Chicago here: <https://artic.contentdm.oclc.org/digital/collection/caohp/search/searchterm/Yost,%20L.%20Morgan/field/create/moder/all/conn/and/cosuppress/1>

² For more information, see his oral history interview held at the Art Institute of Chicago here: <https://artic.contentdm.oclc.org/digital/collection/caohp/search/searchterm/Taylor,%20D.%20Coder/field/create/moder/all/conn/and/cosuppress/1>

³ There may be more Yost & Taylor designs in Winnetka, but we were only able to locate four (including this property).

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Feb 25, 19 59

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct a 1 story

~~two basement~~ single family residence and garage (Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT, Block Subdivision N. 120 ft. (except S. 60')(except E. 62.5') N.W. 1/4 of Block 51 in C.E. Peck's Sub.

STREET and NUMBER 770 Cherry

DIMENSIONS of BUILDING—Front 72 feet. Depth 32 feet. Height 13 feet.

NUMBER of ROOMS 4 rooms, 2 baths

KIND of MATERIAL brick veneer

OWNER Miss Viola Voltz Address 503 Chestnut

TOTAL COST 21,000

ARCHITECT Yost & Taylor Address 500 Green Bay, Kenilworth

BUILDER owner Address

CARPENTER V. & F. Const Address Highland Park

MASON Granath Pearson Address Ridge Rd., Chgo

SEWER BUILDER Ravinia Address

PLUMBER " Address

ELECTRICIAN Blake Elect Address

REMARKS

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.

Permit Issued 3-5 1959

Building Permit Number 7036

Occupancy Permit Number 3153 (paid)

Viola Voltz

SIGNED [Signature]

ADDRESS 500 Green Bay Rd. Kenilworth

6,400 cu ft

THE VILLAGE OF WINNETKA

Department of Public Works

B.P. = 445⁰⁰
60.00

APPLICATION FOR BUILDING PERMIT 385

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 4-8-92

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to INSTALL PARTIAL 2ND FLOOR ADDITION

(work to be performed)

ON EXISTING ONE FLOOR RESIDENCE

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

PROPERTY DESCRIPTION—

A1 - 8005 B5)

REAL ESTATE INDEX NUMBER

05 20 223 012 000

Vol. 101 ITEM

STREET and NUMBER 770 CHERRY ST.

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

NUMBER of ROOMS 3

EST. CONST. COST 40,000⁰⁰ KIND of MATERIAL

PHONE NO.

| | | | | |
|---------------|-------------------|---------|------------------------------|----------|
| OWNER | WP & EJ GUTEKANST | Address | Box 336 WINNETKA | |
| ARCHITECT | OTA PARTNERSHIP | Address | 770 N HALSTED CHGO | 226-1515 |
| BUILDER | W.P. GUTEKANST | Address | Box 336 | 446-1352 |
| CARPENTER | DECKWERHS, INC | Address | 2390 SHADY LN, ABINGDON PARK | 433-7899 |
| MASON | | Address | | |
| SEWER BUILDER | N/A | Address | | |
| PLUMBER | L.E. MURRIN | Address | 514 POPPAN WILMETTE | 256-8111 |
| ELECTRICIAN | G.B. ELECTRIC | Address | 2272 TERRY RD N.B. | 480-0025 |

REMARKS

* New Runoff - Into "Storm"

Date Job Completed

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

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

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

Permit Issued 4-29-92 by mgk SIGNED

Building Permit Number 12955 ADDRESS P.O. Box 336

Occupancy Permit Number A92-0189 WINNETKA, IL.

C. B. No. PHONE NO. 498-2056

VILLAGE OF WINNETKA APPLICATION FOR BUILDING PERMIT

11:13:58 AM
 02-JUL-13
 65,000

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

Application is made for a permit to NEW ROOF re roof over 1100 sq ft
(Work to be performed.....Type of building -- residential, commercial, garage, etc.)

For Mr Bill GUTERANT At 770 Cherry Phone 446 1958
(Name of owner) (Address of building)

Application for: New Construction Addition Remodeling Plumbing Electric Demo Other ROOF
(Specify)

Estimated Cost of Construction \$ 6,735.00 (Include materials & labor)

Signature [Signature] Printed Name Bob Lynch Phone [Redacted] te July 27 2013

CONTRACTOR INFORMATION

Lic Bond (street, city, zip code)

| | | |
|------------------------------|--------------------------------------|---------------------------|
| Architect | Address | Phone |
| Gen Contractor | Address | Phone |
| Carpenter | Address | Phone |
| Plumber | Address | Phone |
| Electrician | Address | Phone |
| HVAC | Address | Phone |
| Concrete | Address | Phone |
| Sewer | Address | Phone |
| Water Service | Address | Phone |
| Roofer <u>Bob Lynch cont</u> | Address <u>2421 PARMONA Winnetka</u> | Phone <u>847 217 0054</u> |

FOR OFFICE USE ONLY

PERMIT FEES

| | | | |
|-----------------------|----------|--|-----------------|
| Building Permit | \$ _____ | Tree Rem./Repl./Fencing | \$ _____ |
| Plan Review | \$ _____ | Roofing | \$ <u>100.-</u> |
| Plumbing | \$ _____ | Street Replacement | \$ _____ |
| Electrical | \$ _____ | Water Use | \$ _____ |
| HVAC | \$ _____ | Other | \$ _____ |
| Sewer | \$ _____ | D/C Recycling Filing | \$ _____ |
| Water Service/Meter | \$ _____ | TOTAL FEES | \$ <u>100.-</u> |
| Electric Service | \$ _____ | Approved this <u>22</u> Day of <u>July</u> <u>20</u> <u>13</u> | |
| Impermeable Surface | \$ _____ | Permit # <u>R13-00058</u> Expires <u>10/30/14</u> | |
| ROW Occupancy/Opening | \$ _____ | | |

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

Original: Community Development
 Yellow: Finance Department

revised 9/07/2011

1960 directory

Voltz Harold L 1709 Oaktn Evnstr----UNvrsty 4-6584
 Voltz P W 485 Clavey Ln Highld Pk-----ID 2-1294
 Voltz Victor J Mrs 1349 Hollywd LnGlenvw-Park 9-0525
 Voltz Viola C 770 Cherry Winetka-----HI 6-0640
 Voltz Walter H 7425 Churchill Mortn Grv---YO 5-1064
 Voltz Wilbur R 661 Jon Des Pl-----VAndrbit 4-3392

Cook County Recorder records

GEORGE E. COLE
 LEGAL FORMS

UNOFFICIAL COPY

NO. 810
 REV. 1-1-1985
 87606611

CAUTION: Consult a lawyer before using or acting under this form. Reserve the publisher for the sale of this form. Make any necessary corrections, including any necessary changes in the number of the form, before using it.

THE GRANTOR
 Vernon C. Voltz, trustee under Declaration of Trust, dated August 12, 1983
 of the Village of Winnetka, County of Cook
 State of Illinois, for and in consideration of Ten and no/100's (\$10.00) DOLLARS, and other good and valuable consideration paid, CONVEY and WARRANT to
 William P. Gutekanst and Elizabeth J. Gutekanst,
 1240 Willow Road
 Winnetka, Illinois 60093
 his wife

(The Above Speak For Recorder's Use Only)

DEPT-81 RECORDING 112.25
 TR444 TR49 6538 11/19/87 15:46:08
 MR49 + D * -87-606611
 COOK COUNTY RECORDER

NAME AND ADDRESS OF GRANTEE(S)
 none in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:
 The North 120 feet (except the South 60 feet thereof) and (except the East 62 1/2 feet thereof and exclusive of streets) of the North West quarter of Block 51 in C. E. Peck's Subdivision of the North East quarter of Section 20 and the North half of Section 21, Township 42 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.
 Subject to general taxes for 1987 and subsequent years; building lines and building restrictions of record; and utility easements; covenants and restrictions of record as to use and occupancy.

For Cook County REAL ESTATE TRANSACTION TAX \$5.00
 Cook County REAL ESTATE TRANSACTION TAX \$6.00

PROPERTY INTEREST AND MATTER TO WHICH HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 05-20-223-012 330 M
 Address(es) of Real Estate: 770 Cherry Street, Winnetka, Illinois 60093
 DATED this 27th day of October 1987

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
 Vernon C. Voltz, Trustee under Declaration of Trust, dated 8/12/83
 -87-606611

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vernon C. Voltz, trustee under Declaration of Trust, dated August 12, 1983, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of October 1987.
 Commission expires July 26, 1987

This instrument was prepared by Edw. M. Grabill, 707 Skokie Blvd., Suite 420, Northbrook, Illinois 60062

Ms. Lois Bishop
 466 Central Avenue
 Northfield, Illinois

W.P. GUTEKANST
 1240 WILLOW RD
 WINNETKA, ILLINOIS 60093

RECORDER'S OFFICE BOX NO.

FD 33-0924

(10)

**Warranty Deed
Statutory (ILLINOIS)
General**

UNOFFICIAL COPY

Mail To:
Mr. Phillip A. Couri
Attorney at Law
2 Northfield Plaza, Suite 315
Northfield, Illinois 60093-1294

Doc# 2335433137 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2023 10:54 AM Pg: 1 of 2

Doc ID 20231201685499
STICO Stamp 0-957-993-008 ST Tax \$750.00 CO Tax \$375.00

(Above Space for Recorder's Use Only)

THE GRANTOR(S), MAUREEN ANN GALLAGHER, a single woman, of 770 Cherry Street, Winnetka, Illinois 60093-2505, of, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

770 Cherry LLC, of 1033 Skokie Boulevard, Suite 660, Northbrook, Illinois 60062-4107,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

The North 120 feet (except the South 30 feet) and (except the East 62.5 feet thereof and exclusive of streets) of the Northwest 1/4 of Block 51 in Winnetka Subdivision of the Northeast 1/4 of Section 20 and the North 1/2 of Section 21, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

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

Permanent Index Number: 05-20-223-012-0000

Address(es) of Real Estate: 770 Cherry Street, Winnetka, Illinois 60093-2505

Dated this 18 day of December, 2023



Maureen Ann Gallagher

| REAL ESTATE TRANSFER TAX | | 19-Dec-2023 |
|--------------------------|----------------|---------------|
| | COUNTY: | 375.00 |
| | ILLINOIS: | 750.00 |
| | TOTAL: | 1,125.00 |
| 05-20-223-012-0000 | 20231201685499 | 0-957-993-008 |

FD 33-0924

(10)

**Warranty Deed
Statutory (ILLINOIS)
General**

UNOFFICIAL COPY

Mail To:
Mr. Phillip A. Couri
Attorney at Law
2 Northfield Plaza, Suite 315
Northfield, Illinois 60093-1294

Doc# 2335433137 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2023 10:54 AM Pg: 1 of 2

Doc ID 20231201685499
STICO Stamp 0-957-993-008 ST Tax \$750.00 CO Tax \$375.00

(Above Space for Recorder's Use Only)

THE GRANTOR(S), MAUREEN ANN GALLAGHER, a single woman, of 770 Cherry Street, Winnetka, Illinois 60093-2505, of, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

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

Permanent Index Number: 05-20-223-012-0000

Address(es) of Real Estate: 770 Cherry Street, Winnetka, Illinois 60093-2505

Dated this 18 day of December, 2023



Maureen Ann Gallagher

| REAL ESTATE TRANSFER TAX | | 19-Dec-2023 |
|--------------------------|----------------|---------------|
| | COUNTY: | 375.00 |
| | ILLINOIS: | 750.00 |
| | TOTAL: | 1,125.00 |
| 05-20-223-012-0000 | 20231201685499 | 0-957-993-008 |

Yost and Taylor Collection

1928-c.1994 (bulk 1935-1965)

Yost and Taylor

Lloyd Morgan Yost (1908-1992)

D. Coder Taylor (1913-2000)

While maintaining a private architecture practice in Chicago, L. Morgan Yost (1908–1992) served as editor for Small Homes Guide and consulting editor of Household Magazine, publications that produced and sold Yost’s plans for small homes. In 1952, Yost and D. Coder Taylor (1913–2000) formed the architectural partnership Yost & Taylor, specializing in commissions for modern affordable housing; the partnership dissolved after eight years. Taylor continued in private practice and Yost devoted much of his time to preservation activities in Chicago, saving the historic Glessner house, designed by H.H. Richardson, and serving as director of the Chicago Architecture Foundation. Both Yost and Taylor were elected Fellows of the American Institute of Architects. The collection contains correspondence, project files, photographs, lectures, and articles documenting the careers of both architects.

OTA Inc. “About Us”

The image shows a webpage layout for OTA Inc. On the left, there is a logo consisting of a 3x3 grid of squares. The bottom-left square contains the letters 'OTA' in white on a blue background, with 'ARCHITECTURE • INTERIORS' written below it. To the right of the logo is a vertical column of text on a blue background. The text describes the firm's location in Evanston, Illinois, its founding in 1984, and its focus on adaptive reuse projects, classrooms, and office spaces. It also mentions the firm's client base, including educational institutions and Fortune 100 corporations. Below this text, there are three paragraphs of smaller text, the last one starting with 'The close and realistic working relationship we share with each of our clients...'. At the bottom of the text column is the heading 'ABOUT US'. To the right of the text column is a grid of six photographs showing interior spaces, including a large hall with red chairs, a modern office space with large windows, and a meeting room. At the bottom of the page is a navigation menu with the following items: HOME, PORTFOLIO, ABOUT US, SERVICES, CONTACT. At the very bottom, there is a copyright notice: Copyright © 2014 OTA Incorporated.

CHICAGO DAILY TRIBUNE: SATURDAY, JUNE 2, 1962

W. PART 4 - PAGE 5

Should You Employ Your Own Architect or Buy a House in a Building Project?

BY L. MORGAN YOST

If your family just like the family next door? Then your house might well be like the one next door. But if you and yours are individuals with well expressed personalities and interests, your home can reflect them. Life in a home designated for your family would be most satisfying.

Working with an architect in the design of your home lets you see your own family more clearly. For it is with the family itself that the design of a true home starts. The architect will ask all sorts of questions about you and your family. He is trained to translate your personalities, your needs, your activities, your tastes, and your budget, into a house that quickly becomes your home. An architect will design the house, whether conservative or advanced, with taste and thought, so it will be a good house all your life. He won't design it to sell to anybody. He will design it for you.



Albert E. Riley

You ask if it might not be more difficult to sell should the need arise later? Very unlikely, for there will be so much good taste, common sense and efficiency built into it that a buyer will want it for his family.

But, you say, tract houses are often designed by architects. Yes, and some tract houses or builders' houses are very well designed. Such a house must average out the desires of many families. Certainly there is no ideal house—any more than there is an ideal family.

An architect does more than design your home. He prepares detailed plans and specifications, then places these for competitive bidding from several contractors. He then watches over the construction and tells you when to pay and how much as the work proceeds. He is working for you and he can keep you out of a lot of trouble.

Is it more expensive to have an architect design your own home? Compared to a tract house of comparable small or moderate size, it will cost more. If more space is the primary consideration, or if you are buying for short term occupancy, or if your budget is modest, you probably should buy the quantity-built house.

But if you want that individuality that gives more meaning to life, that flair that brings savor, then go talk to an architect. Not all architects do houses, but any will refer you to one that takes pleasure in his job. Tell him all. He may advise you to buy a production house. But if he says you should build your own home and your family are in for an experience that will give new depth and meaning to your lives.



L. Morgan Yost

ALBERT E. RILEY is president of The Hasbrook Corporation, subdivision developer. Under the name, Hasbrook Construction company, it began a subdivision of 532 homes in Arlington Heights in 1957, which now is complete.

Hasbrook's newest subdivision is Plum Grove Country, a 266-home community in Rolling Meadows. Since 1956, Riley has built and sold 589 homes. In 1962, he projects the sale of more than 150 homes.

A native of Auburn, Mass., Riley was graduated in mechanical engineering from Worcester Polytechnic Institute in 1934. He received his master's degree from the Harvard Business school in 1939. He has been president of Hasbrook since its inception. It was his first venture in home building.

Riley is a member of the legislative committee of the Home Builders Association of Chicago and a member of the Young Turks, a national group of young home builders meeting under the auspices of House & Home magazine. Mr. and Mrs. Riley live with their 4-year-old daughter in Riverwoods, a north suburb of Chicago.

L. MORGAN YOST, architect and engineer, has been a fellow of the American Institute of Architects since 1932 in recognition of his excellence in architectural design. He holds the A. I. A. honor award of merit. He was chairman of national A. I. A. committees in 1949-1950 and 1950-1951. He is a past president of the Chicago chapter of the A. I. A.

Yost has designed religious and institutional buildings as well as banks, commercial and industrial construction, and large scale housing. For development work, research, and building design, he serves as consultant to the Crane company, Ingersoll Steel Corporation, Bendix Home Appliances, Inc., Reeve Copper & Brass, Inc., United States Gypsum company, West Coast Lumbermen's association, Ludovico-Culston company, and Harnischfeger Homes, Inc.

Educated at Northwestern University and Ohio State University, Yost holds the title of "Distinguished Alumnus" conferred by Ohio State. Since 1948, he has been listed in "Who's Who in America."

With his family, Yost lives at 363 Ridge on, Kenilworth. His office is at 919 Ridge on, in Wilmette.

BY ALBERT E. RILEY

Ever figure the difference in cost between a house built by a volume builder and the same house put up on a custom basis? The difference is at least 15 per cent or several thousand dollars in favor of the volume-built home. A volume-built house selling for \$20,000 would cost at least \$17,000 if built individually on a scattered lot.

Lot costs account for 30 per cent of this \$4,000 difference because in the case of volume housing, the builder has purchased the lot and wholesale. The scattered single lot sells for a higher price. The other 70 per cent of the difference is accounted for as follows:

1. The volume builder purchases large quantities of building material at one time, thus getting the advantage of lower prices for mass buying.
2. Supervision costs of the volume house are less, since the

construction superintendent can check on a dozen houses going up at one time.

3. Labor costs are reduced on the volume house because the workmen save time moving from one house to another in the same subdivision.

4. Finally, the builder can use larger equipment in land development work to save time and labor. Because the scattered lot is small, this kind of equipment is impractical. Buying a home from a volume builder offers other advantages besides cost savings. The community, for example, is planned as a unit, with proper and adequate sewer, water, street, and sidewalk facilities already available.

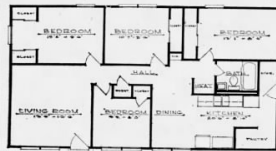
There's no blind buying in a volume-built community. You know what kind of homes are going up next to yours, and you know in advance what community facilities are available. With a scattered lot, you may be taking chances.



Read the Chicago Tribune—the American Newspaper for Americans

4 BEDROOM RANCH FULLY COMPLETED INCLUDING LOT!!

\$13,490.00



THE BRENTWOOD

Now, at Meadowdale, a 4-bedroom home that you can buy if you earn \$90 a week. The BRENTWOOD is part of Leonard W. Besinger's budget line for '62 to provide better homes for better living for the people of Chicago. The BRENTWOOD is low in price and high in quality to provide a comfortable combination for the new home buyer. You can't afford to waste money on rent since THE BRENTWOOD'S payments are only \$75.62 per month. Four bedrooms and a kitchen designed with a large family in mind, including a large country sized fully improved lot.

Mr. and Mrs. closets in the master bedroom and a pantry in the kitchen are typical of the luxury appointments not normally found in this price range. 1085 Sq. Ft. of living space make it comfortable for the large or growing family and its pocketbook.

\$75.62

monthly payment
principal & interest

- VISIT THE NEW MODEL HOMES
- VISIT THE BEAUTIFULLY LANDSCAPED ORIENTAL GARDENS
- BRING YOUR FAMILY TODAY

NO DOWN PAYMENT

TO VETERANS

These items along with the many advantages of living in MEADOWDALE are included in this home

- Trashed free, weather-tight double hung wood windows
- 24" floor joists throughout
- Full brick chimney
- Sevens on all operable windows
- 1 1/2" hot roof shingles
- 2 1/2" hot roof shingles 4" in the weather
- Asbestos lined insulation with air-tight floor joist hangers
- Electric plumbing fixtures
- Double door entry with stainless steel trimmers
- Beautiful vestibule with open
- Complete painting and decorating
- Full kitchen and bathroom fixtures
- General floor coverings
- Attractive mechanical systems
- Waterless toilet
- Insulation against the rain
- Hot water heating, installed with
- Well and electric gas, installed with

MEADOWDALE Has All These Here Now—Not Promised!

- Full police and fire protection
- 10,000 homes and 3 generations of home building since 1888
- Public recreation areas and Besinger Community Center
- Free school collection
- Community swimming pool
- Low taxes in Kane County
- Complete village founded in 1882 and growing since that time

SEE OUR FABULOUS MODEL VILLAGE WITH 5 DIFFERENT HOME STYLES

VETERANS! IF YOU EARN

\$90.00

per week

YOU CAN OWN THIS HOME

live in
meadowdale
the complete community

L. W. BESINGER & ASSOCIATES MODELS OPEN DAILY & SUNDAY 9 TILL 9 AUSTIN 7-6373

DRIVE OUT TODAY

Higgins Rd. (Rt. 77) on the new Northwest Tollway to Rt. 25, then North on Rt. 25 to Meadowdale.



A distinguished residential community within a century-old, complete town.

SAYBROOK

IN NAPERVILLE



THE CABOT, 4 large bedrooms, 2 full baths, separate dining room, kitchen with built-ins, family room, quality appointments, 1 1/2 car garage, full basement, 1/4 acre lot. Price \$28,200

SEE THE CABOT AND 3 OTHER MODELS, PRICED FROM \$22,500

Directions: Drive West on an east-west thoroughfare such as Roosevelt Rd. (Rt. 30), Northfield Rd. (Rt. 80), or Holmes — to WILMINGTON/NAAPERVILLE ROAD. Turn South to Ogden Ave. (Rt. 80) and West on Ogden to Washington St. Turn right on Washington St. into Saybrook in Naperville.



Behind the name Richard Smykal, Inc. stands four generations of builders in the Chicago area and a total of over 12,000 homes. From a heritage rich in experience Ralph Smykal now carries on the tradition started by his great grandfather in 1871. A high standard of quality and value, backed up by years of reliability, is to be found in any home built by Richard Smykal, Inc.

SMYKAL

Office: 1800 EAST ROOSEVELT RD., WHEATON, ILL. MEADOWS 9-5449

AFTER 34 YEARS

J. A. Meyer Retires as Fire Fighter

November marked the retirement of Julius A. Meyer, 65, from 34 years as a Glenview fireman and 35 years as a truck driver for Sinclair Refining Company.

A former department trustee, he attended the Illinois Fire College in Urbana in 1958. "Just because I had to retire doesn't mean I won't still attend fires," he said.

Fireman Meyer singles out the vast improvement in equipment as the big change in the department after 30 years. Years ago, firemen answered calls in open-cab fire trucks.

Recalls Church Fire

"One night the Glenview department helped Northbrook firemen fight a church fire at Sanders and Dundee roads," he recalls. "It was 24 degrees below zero and so cold in those open cabs we had to change drivers periodically on the way to the fire."

Although retired, he expects to remain in his Glenview home at 1727 Dewes street, which he built and has lived in for the last 38 years. "I earned my money here and I think I'll spend it here," he joked. Fireman Meyer plans to take it easy during the winter months, and then perhaps take a few trips in the spring or summer.

He was born in Knox, Ind. When he was two years old, his family moved to a house at the southeast corner of Waukegan and Golf roads, where they farmed for 25 years.

Attended DePaul High

Fireman Meyer was graduated from Morton Grove elementary school and DePaul University High School in Chicago. He was a Lutter Brick Company truck driver for four years before joining Sinclair.

He and his wife, Mary, married 38 years, have two sons, the Rev. Julius L. Meyer, 35, a Roman Catholic priest in Dearborn, Mich., and Edward, 30, who lives at home and is also a volunteer fireman.

He has been a member of the Knights of Columbus for 43 years and the Holy Name Society for 37 years at Our Lady of Perpetual Help Church in Glenview.

Holiday Mail Schedule Told

Send Packages Early, Post Office Urges

Starting Monday, the Kenilworth post office will be open from 8 a.m. to 5:30 p.m. daily except Sunday through the pre-Christmas season.

Miss Darlene Shidaker, acting postmaster, has advised residents to mail early, use four-cent stamps on Christmas cards, and address packages completely and legibly. Packages should be wrapped securely and insured for full value, she added.

Cards should have a return address in the upper left corner. If the three-cent rate is used, however, cards will not be returned if undelivered. The post office soon will have a new supply of four-cent stamps designed especially for the Christmas holidays.

Miss Shidaker said the post office has a stock of the new five-cent stamps, as well as new stamped envelopes. The increased rate is effective Jan. 7.

Because of limited space, Miss Shidaker has asked residents not to request the post office to hold their mail before Christmas.

Kenilworth Scouts Go on Camping Trip



PAUSE FOR DRINK—Hank Sugden (right) of the Black Bear patrol holds the water bag for his camp mates David Drake (left), Moose patrol leader, and Bill Anderson. The members of Kenilworth's Boy Scout Troop 13 camped last month in White Pines Forest State Park near Polo. Fifty troop members and 13 parents attended the outing.



SING ALONG WITH BARNES—Scoutmaster Charles O. Barnes leads campfire harmonizing for Scouts serenading their pals with a special song. From left are John Gordley, Brynte Johnson, Dana Beebe, Ward Woolman, Glenn Hariss, John McClure (holding head), Greg Klein, and Bob Drake.



CAMPFIRE FUN—Archie McClure tries to blow out a flaming pan of popcorn while Bob Drake (left), Scott Lafferty (center), and John Esling join in the fun. (R. Taylor Drake photos)

Accountant To Discuss Tax Savings

A discussion of "Tax Savings" by a Highland Park certified public accountant will open the Fell, Rudman, and Company's series of public monthly educational forums at 2 p.m. Sunday in Highland

Park. Abraham L. Fell of Winnetka, owner of the Fell Stores in Winnetka, Glencoe, and Highland Park, is a director of the sponsoring group. The speaker, William N. Anspach, is the firm's accountant.

Hearing on Charges Against Hennig Delayed

A hearing on four charges against former Skokie Police Capt. Arthur Hennig has been postponed until Dec. 27 by James Griffith, Glenview police magistrate.

Hennig, 41, of 5349 George street, Skokie, was arrested last month by Glenview police on charges of speeding, disorderly conduct, driving on the wrong side of the street, and driving with an open liquor bottle in his car.

Sol A. Kalena, Hennig's attorney, gave no reason for requesting the postponement.

Class of 1952 Plans New Trier Reunion

The New Trier High School class of 1952 will hold a reunion at 5:30 p.m. Dec. 22 in the Pavillon restaurant in Northbrook.

Dinner, entertainment, and awarding of prizes are planned. Prizes will be given to the graduates who have lost the most hair, moved most often, and had the most children.

Collier Barnett of Glenview, class president, said 340 of the class's 525 graduates have indicated they will attend the reunion.

Glenview Zone Law Will Be Drafted Again

Glenview will have to start all over again after waiting five months for a redraft of its revised zoning ordinance.

Chicago attorney Jack Siegel, who undertook the task in July, said last week that "the pressures of other work have prevented my making any progress on the ordinance." He added that he would like to do the work, but cannot make a specific commitment on its completion.

Village Manager Robert van Deusen said Monday he would submit names of other qualified attorneys at a Dec. 17 meeting.

Studies Are Available

The new attorney would use studies of the first draft submitted by the village zoning board, plan commission, and Building Commissioner George Foose. The new ordinance would bring the village's 1956 ordinance up to date with more comprehensive requirements. Its cost is estimated at \$3,500.

Mrs. W. K. Morrison, Glenview trustee and chairman of a special committee that suggested the redraft, recommended Mr. Siegel to the board after receiving his name from the Northeastern Illinois Metropolitan Area Planning Commission.

Revision Took 3 Years

A revision of the original ordinance by Robert Downing, former village attorney, took three years.

Mrs. Morrison said that revision was "simply a rehash of the old village ordinance and does not reflect important zoning suggestions of Stanton and Rockwell, consulting engineers."

Give Contract for Traffic Signals

A \$14,959.95 contract for traffic signals for two Wilmette intersections was awarded Tuesday to Contracting and Materials Company, Evanston.

Trustees received the bid for work at Wilmette and Central avenues and Lake and Laramie avenues. Plans will be sent to the state highway department for approval.

The Wilmette and Central signals will replace those installed in 1920.

Obituary

(Continued from page 133)
Kenilworth; nine grandchildren; and 13 great-grandchildren.

HAROLD L. VOLTZ

Harold L. Voltz, 65, former part owner of Voltz Grocery and Market in Winnetka, died last week in Pasadena, Cal., where he had lived since 1941.

Mr. Voltz was born in Winnetka. He was a member of St. Andrew's Church in Pasadena.

Surviving are his widow, Maybelle; a daughter, Mrs. George (Patty) Schoeffel of Pasadena; a son, Richard of Arcadia, Cal.; two sisters, Mrs. Howard (Helen) Carpenter of La Mesa, Cal., and Miss Viola Voltz of 770 Cherry street, Winnetka; two brothers, Dr. Vernon C. of Rockford and Floyd of Evanston; and six grandchildren.

Services were held last Thursday in St. Andrew's Church. Burial was in California.

TO SING WITH CHOIR

Miss Ann Toms, 1035 Arbor lane, Glenview, will sing with the 130-member Carleton College choir at the annual Christmas concert Sunday in the college chapel.

200 For Sale—Automobiles

1959 FORD COUNTRY SEDAN STATION wagon. Power steering, power brakes, white walls, radio, heater. Outstanding cond. CR 2-5027.

1957 CORVETTE, TURQUOISE convertible, dual quads, 2 tops. ALpine 1-4046

'64 CHEVROLET BEL AIR 6 CYLINDER. 2 dr. sedan. Radio; heater; whitewalls; auto. trans. \$1,995. For info. ALpine 1-1820.

'57 CHEVROLET V-8 BEL AIR; GOOD condition; auto. transmission overhauled, \$375. Call 966-3593. 5447 Grove St., Skokie.

1963 FORD FALCON 6 CYLINDER 4-door sedan; automatic transmission; radio; heater; excellent condition. Call Hillcrest 6-1913.

PRIVATE. 1960 HOLIDAY 98, 4 door hardtop. Excellent condition. Low mileage. Full power; fully equipped. \$1,325. Call CR 2-1228.

1964 PLYMOUTH SAVOY 426 WITH single 4 bbl.; and 1962 Chev. Impala 327 with stick shift. Best offers. Must sell. Call after 6, 272-0865.

1960 T-BIRD HARDTOP; ALL POWER accessories; factory air conditioned; leather interior; excellent condition. Call Hillcrest 6-7598.

'57 PLYMOUTH CONVERTIBLE. Good condition; full power; new battery, brakes and carburetor; \$200 or offer. 729-2825.

'59 RAMBLER 2 DOOR; STICK shift; radio, heater; A-1 condition \$375. ALpine 1-0906.

'57 CHEVROLET STATION WAGON V-8 automatic; radio; heater; 6 passenger; clean. ALpine 1-3242.

BUICK 1962 INVICTA CONVERTIBLE. Has full power. Low mileage. Will sacrifice. \$1,795. Call CRestwood 2-6008.

1958 Chrysler Station Wagon WINDSOR. GOOD RUNNING COND. \$395. Greenleaf 5-4757.

1960 CHEVROLET CONVERTIBLE. White/black top. New tires, brakes. Auto. transm. Exc. cond. \$975, or will consider reas. offer. 433-1251.

'62 CHEVY SPORT COUPE, 327 with a 4 speed, posi. \$1,750 or offer. CRestwood 2-3159 after 5:30 p.m.

'60 BONNEVILLE CONVERT. ALL AUTOMATIC and power. Electric windows, 2 brand new tires. Best offer. CRestwood 2-0022.

1962 FORD GALAXIE 500 4 DOOR hardtop; power steering, power brakes; cruso-matic; T-Bird V-8 engine; other extras. 729-2847.

'61 Pontiac Convertible GOOD CONDITION. \$1,250. 272-7643.

1961 THUNDERBIRD, FAWN CONVERTIBLE, full power. Elec. windows, new whitewall tires. In exc. cond. \$1,795. CRestwood 2-2594.

1961 FALCON STATION WAGON DE luxe. 4 door; r/h; electric rear window; window washer; excellent condition, \$800. Park 4-8540.

FORD '62 FAIRLANE SPORT COUPE, bucket seats, automatic shift, pwr. strg., extra snow tires, 6 cyl., exc. cond. Greenleaf 5-0607.

1964 BUICK SPECIAL STATION WAGON; green; low mileage; excel. cond.; snow tires; P/S; P/B; R/H; 729-2844

FOR SALE. 1958 SUPER 88 OLDS convertible, excellent condition, 1 owner. \$375. Call Sat. or Sun. SHeldrake 3-1773.

1959 STUDEBAKER LARK 2 DR. 8 cylinder; power steering; radio; heater; 29,000 miles; \$550. Call ALpine 1-6964.

1955 FORD FAIRLANE 2 DOOR. AUTO transm.; heater. Coral and white. New snow tires, seat belts and seat covers. Exc. cond. VErnon 5-2174.

1958 DODGE 4 DR. HARDTOP custom Royal, fully equipped, power delight, steering, brakes, windows, seats, many other extras. PARK 4-2110.

CHEVELLE '64 MALIBU 2 DOOR hardtop; auto. trans.; w/w tires; 6 cyl.; radio; tinted glass. Clean condition. Best offer. 724-6592.

PONTIAC '55 Automatic transmission; p/s; p/b; orig. low mileage. Sacrifice, \$120. Park 4-8687.

1956 CHEVROLET 2 DOOR, BLACK and white; Corvette engine; 4.11 rear end; 3 speeds; RH; good clean car, \$350. Call 869-6805.

'61 PONTIAC BONNE 4-DR., H.T. auto. trans.; power steer., brake and seat; radio, \$1,250. Call UNiversity 9-3142 eve. and wknd. FI 6-8440 days.

1961 CORVAIR MONZA 2 dr., auto. trans., one owner, excellent cond. Best offer. Mrs. Siebert UN 4-8700

1963 CORVAIR MONZA MUST SELL. Red convertible. New car guarantee. All extras. Exc. cond. Call 864-0891 or Mr. Mott, WA 2-4250.

'59 FORD GALAXIE 4-DR. BLACK. 6 cyl., overdrive, R. and H., good WWS including 2 snows. \$350. DAVIS 8-1551 afternoons.

LEAVING COUNTRY. MUST SELL '62 Corvaire Monza. Excellent condition. 943-4186.

1960 CADILLAC COUPE. AIR CONDITIONED. Like new tires. Perfect condition. \$1,875. Call Hillcrest 6-3911.

'61 T-BIRD. HARDTOP. FULL POWER, air-cond., low mileage. Make an offer. 864-0372 after 6 p.m.

1953 CHEVY 4 DOOR. GOOD WORK car. Reasonable. CRestwood 2-0885.

Big Waterworks Addition Proposed

(Continued from page 3)

improve items in the plant and distribution system, with \$1,300,000 in three categories budgeted equally over the 10 years for replacing equipment as it wears out.

Off-street parking areas to help relieve parking congestion in certain areas of the village would be started in 1966 and completed by 1970, with \$20,000 spent yearly.

The service building would be built at the Willow road yards to house the departments of public

works, water, and electricity. Mr. Ellis scheduled 1970-71 as the completion date, proposing that the project be financed with general revenue or through bonds. Mr. Ellis called the present Green Bay road yards inadequate.

The refuse disposal incinerator is proposed as a possible solution to the expected exhaustion of landfill facilities, "if and when no other disposal means is available."

He suggested other solutions to the problem, including a transfer sys-

tem or joint acquisition with neighboring villages of nearby land.

Other proposals include:

- A fire department pumper, \$29,000.
- A snorkel squad fire truck, \$25,000.
- An aerial ladder fire truck, \$52,000.
- A fire department training center, \$15,000.
- Several refuse collection trucks, \$62,000.

The long-range plan is the village's third. The first, initiated in 1945, covered 25 years and included several projects now under way. The second, a 15-year plan proposed in 1962, also included several current projects.

Mr. Ellis said he hoped to update this plan every few years. "By projecting capital construction needs into the future, the village can better provide for continued orderly development," he said.

Ex-Winnetka Resident Serves on S.S. Hope

Dr. Vernon C. Voltz, a native Winnetkan, was the first Rockford physician to serve on the S.S. Hope, a hospital ship that visits foreign countries without hospital facilities. An eye specialist, Dr. Voltz recently returned to Rockford after a month's service on the ship anchored off Conakry, French Guinea, Africa.

A graduate of Northwestern University medical school, Dr. Voltz moved to Rockford in 1941. His sister, Miss Viola Voltz, lives at 770 Cherry street.

The ship is a good will project initiated in 1958.

Party Planned For Would-be Girl Campers

Girls interested in attending Camp Kinnawhee are being invited to a party at 2 p.m. Saturday in Winnetka Community House.

The private camp, whose local representative is Mrs. Gwen Griffin, 594 Grove street in Glencoe, is located on Sawyer Lake near White Lake, Wis. Slides will be shown of camp activities and scenes, and former campers will share experiences with prospective campers.

Miss Barbara Call and Miss Meredith Henry of Columbus, O., co-directors of the camp, will answer questions. The 1965 camp session is scheduled for June 30 to Aug. 11. Campers, aged 7 through 16, travel to camp by train from Chicago.

Included in the camp activities are riding, sailing, canoeing, boating, swimming, lifesaving, drama, dance, arts and crafts, archery, tennis, badminton, volleyball, softball, and campfire programs.

Trips are taken to points of interest in Wisconsin, including the Nicolet National Forest in which the camp is located. The camp also sponsors canoe trips on the Wisconsin river and to Canada, and trips to nearby summer theaters.

North Shore girls who have attended the camp are Sara Duncan, Barb Gietman, Jan Goddards, Patty McMillan, Beth Ruml, and Linda Stern, all of Winnetka; Ann Christian, Chris Christoph, Peggy Hansen, and Nancy Nicholson, all of Kenilworth; and Lynn Strauss of Glencoe.

201 Boats and Outboard Motors

2 RACING HYDROS

1 INBD., 1 O.B. GD. PROJECT. Cheap. 869-2495 eves.

TOO LATE TO CLASSIFY

WOMAN RECEPTIONIST-BOOKKEEPER; part-time or full time; prefer some bookkeeping experience; must enjoy dealing with people. Coach House Stables. CRestwood 2-1250.

FOR SALE: MAHOGANY CHINA CABINET, 65" high x 33" wide, 15" deep, in beautiful condition, \$35. 999 Westmoor Rd., Winnetka, Fri. 10 to 4 p.m.

1960 FALCON 2 DOOR WAGON—\$425. 6 wheels including snow tires, standard transmission. Some fender rust. ALpine 1-9149.

RESOLUTION ESTABLISHING PREVAILING WAGES ON CONSTRUCTION WORK

WHEREAS, Illinois Revised Statutes, Chapter 48, 39s-1, 39s-12, Prevailing Wage Law, as amended August 8, 1961, requires that the public body awarding any contract for public work or doing the work by day labor shall ascertain the general prevailing hourly rate of wages for employees engaged on such work, and

WHEREAS, the Statutes further provide that said rates of pay be publicly posted and/or kept available for inspection by any interested party and a certified copy thereof promptly filed in the office of the Secretary of State.

THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Northfield, Cook County, State of Illinois, that the determination of the prevailing wages as set forth below are the prevailing hourly rates of wages being paid to all laborers, workmen, and mechanics engaged in the construction of streets or public buildings coming under the jurisdiction of the President and Board of Trustees of said Village.

| Organization | Rate |
|--|--------|
| Bricklayers | \$4.95 |
| Sewer-Tunnel-Conduit | 5.20 |
| Cement Masons | 4.60 |
| Curb and Gutters | 4.60 |
| Road Men | 4.60 |
| Electricians | 5.00 |
| Paving and Road Work | |
| Air Compressor | 3.95 |
| Asphalt Plant Engineers | 4.20 |
| Asphalt Plant Oilers | 3.45 |
| Batch Plant Engineer | 4.20 |
| Bituminous Paver or Asphalt Spreader | 4.35 |
| Bull Dozer and Tractors | 4.25 |
| Cranes, used for excavating | 4.70 |
| Curb, Sidewalk & Culvert | |
| Mixers | 4.125 |
| Grader-Motor Grader (Auto Patrol) | 4.25 |
| Highlift or Front End Loader | 4.25 |
| Oilers on All Truck Cranes | 3.45 |
| Power Saw-Concrete-Power Driven | 4.00 |
| Roller-Asphalt, Waterbound Macadam, Bitum Macadam, Brick Surface | 4.35 |
| Rollers-Grade | 4.20 |
| Trench Machine | 4.70 |
| Laborers — Asphalt Work | |
| Laborers and Helpers | 3.525 |
| Tempers and Smoothers | 3.60 |
| Rakers and Lutemen | 3.80 |
| Plant Laborers | 3.525 |
| Kettlemen | 3.80 |
| Mixermen | 3.80 |
| Drum Firemen | 3.80 |
| Jackhammer Men | 3.80 |
| Laborers — Paving Work | |
| Street Paving & Grade Separation | 3.525 |
| Paving Formsetter | 3.75 |
| Laborers — Sewer Work | |
| Jackhammer Men | 3.875 |
| Bottom Men | 3.875 |
| Bricklayer Tender | 3.875 |
| Pipe Layers | 3.875 |
| Catch Basin Diggers | 3.875 |
| Mortar Men | 3.75 |
| Cement Carriers | 3.75 |
| Cement Mixers | 3.75 |
| Top Laborers | 3.525 |
| All Other Laborers | 3.525 |
| Plumbers | 4.80 |
| Truck Drivers | 3.45 |

BE IT FURTHER RESOLVED that nothing herein contained shall be construed to apply to the prevailing hourly rate of wages in the locality for employment other than public works construction as defined in the Act, and

BE IT FURTHER RESOLVED, that the Village Clerk be and he is hereby authorized to file a certified copy of this resolution with the Secretary of State.

BE IT FURTHER RESOLVED, that the Village of Northfield will file an amending certificate when changes have been made in the prevailing wage rates.

Adopted by the President and Board of Trustees of the Village of Northfield January 13, 1965

EVA M. BRAUN Village Clerk

VILLAGE OF NORTHFIELD NOTICE OF PUBLIC HEARING BY THE PLAN COMMISSION

Notice is hereby given that the Plan Commission of the Village of Northfield will hold a public hearing at the Northfield Village Hall at 8:00 P.M. on Monday, February 8, 1965, to consider amending the Village ordinance passed August 13, 1958, and the Official Plan authorized thereby, in order to consider removal from the Official Roadway and Traffic Plan indication of a right-of-way for a proposed street described by said ordinance as follows:

"Section 3 — Extension of Somerset Lane, Somerset Lane is to be extended northward to a junction with Country Lane when the traversed property is subdivided."

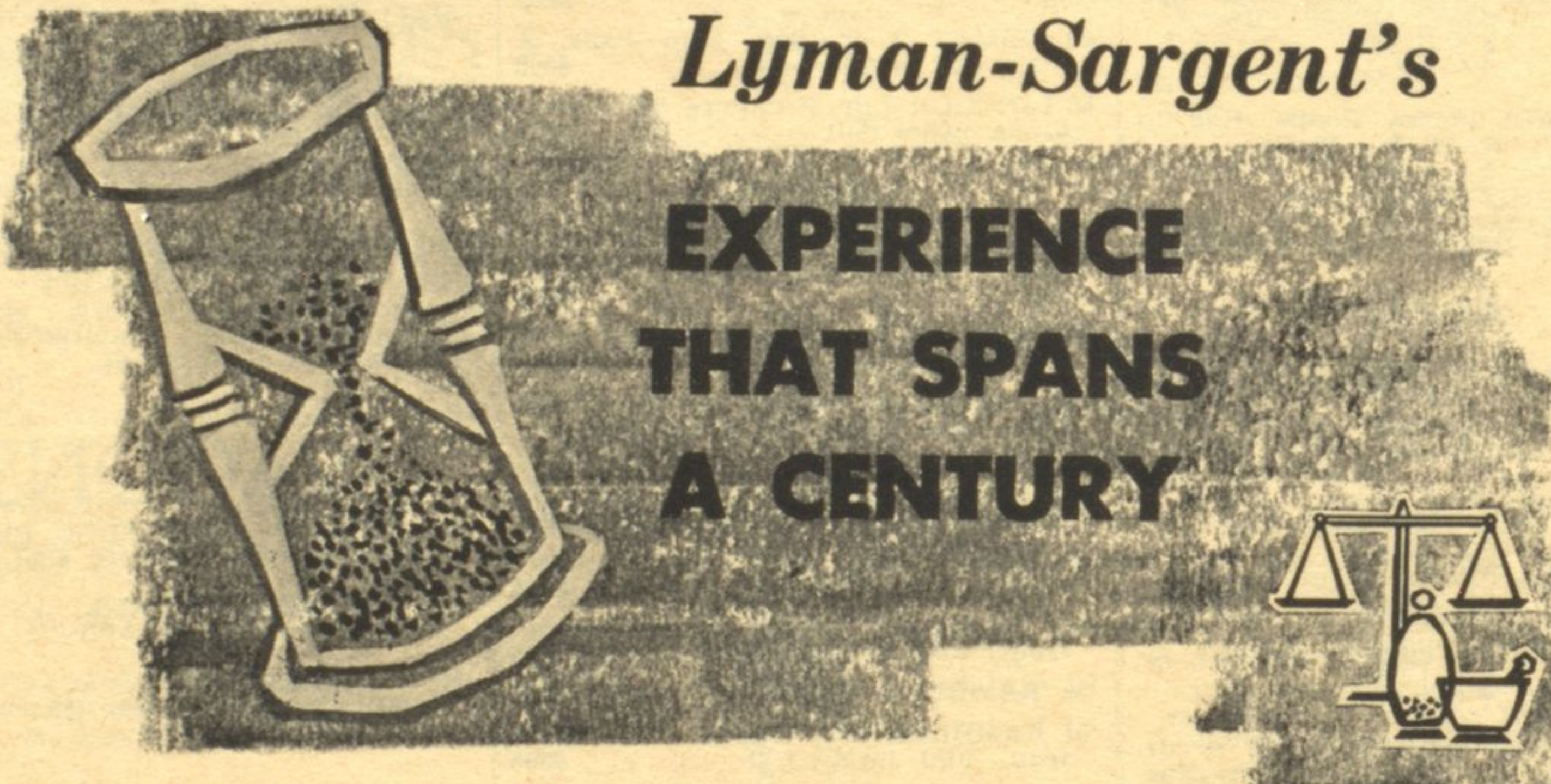
The proposed road would run in a northerly direction across a parcel of land described as follows:

The East four hundred forty (440) feet of the North ten (10) acres of the North West quarter of the North West quarter of Section twenty-four (24), Township forty-two (42) North, Range twelve (12), East of the Third Principal Meridian, also the South twenty (20) acres of the South West quarter of the South West quarter of Section thirteen (13), Township forty-two (42) North, Range twelve (12), East of the Third Principal Meridian.

and owned by Willett N. Gorham who has petitioned the Board of Trustees of the Village of Northfield for its removal. All interested persons are invited to attend where they will be given opportunity to be heard.

PLAN COMMISSION
Hubert Woods, Chairman
Richard L. Clarke
Paul E. Langdon
John H. Platt, Jr.
John P. Madigan
Robert G. Seymour
Richard E. Welty

Talk—1/21/65



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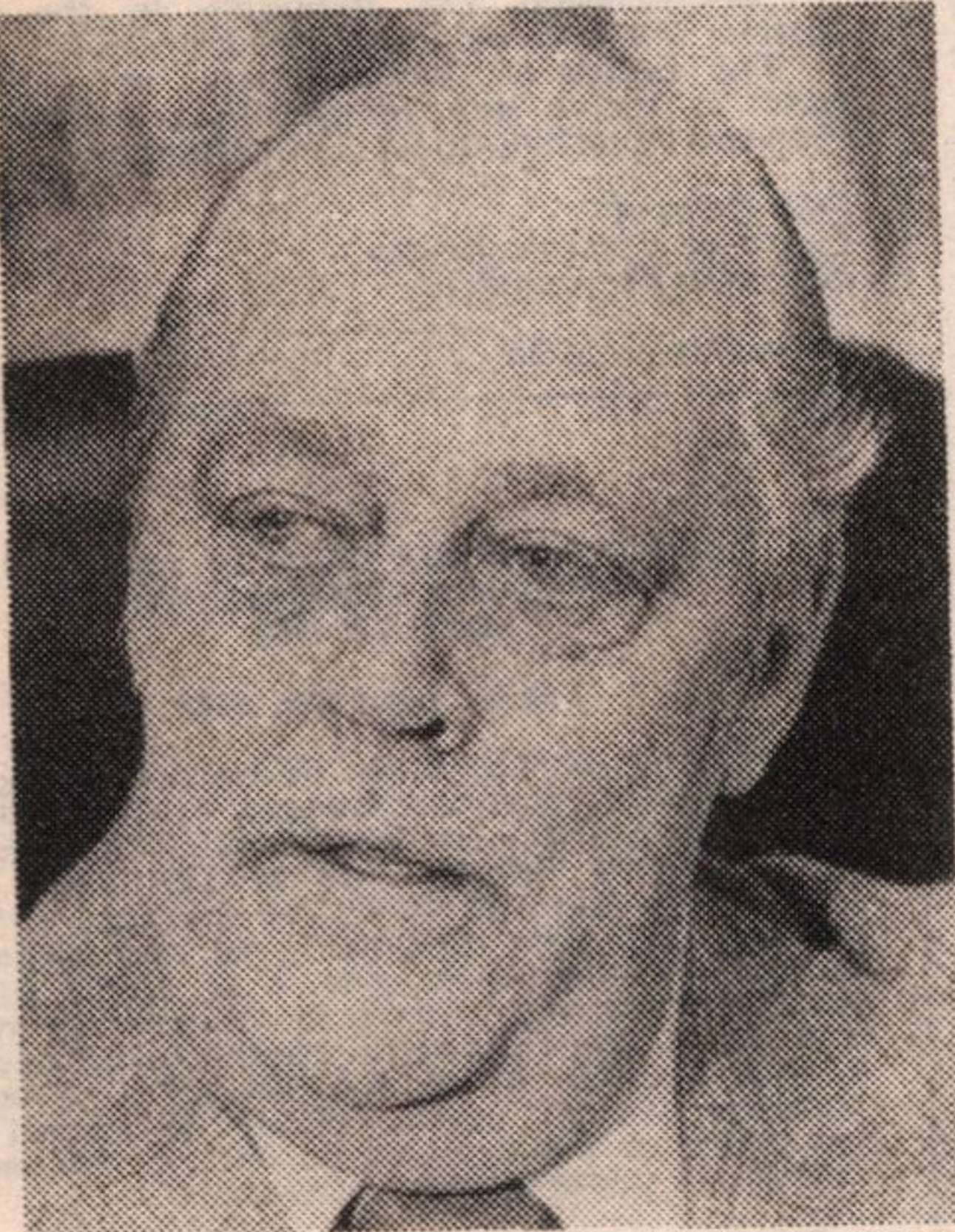
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Obituaries



Robert H. Babcox

G. Donald Kennedy

G. Donald Kennedy, 88, died March 16 at his home in Wilmette.

Mr. Kennedy, who was a civil engineering graduate of the University of Wisconsin, had a long career as an engineer and executive in public service, technical organizations and associations. His career included service as city engineer of Jackson, Mich.; commissioner of the Michigan State Highway Department; vice president in charge of highway development for the Automotive Safety Foundation in Washington D.C.; and from 1955 to 1967, president of the Portland Cement Association in Chicago and Skokie.

He was a registered professional engineer in 11 states and Washington D.C., and a member of more than 15 technical organizations in the fields of engineering, highway planning, traffic safety and general public works.

He was among the chief architects of the interstate highway system, and in 1948 received the George S. Barlett Award for outstanding contributions to highway planning. He was active in the Metropolitan Housing and Planning Council of Chicago, the Chicago Citizens Traffic Safety Board, the Chicago Central Area Transportation Committee and other groups.

He is survived by his wife, Ora; sons David, John, Patrick, and Michael; daughter Ann Drucker; and 10 grandchildren.

A funeral mass was said March 18 at St. Francis Xavier Catholic Church, Wilmette. Burial was at All Saints Cemetery in Des Plaines.

Viola C. Voltz

Viola C. Voltz, formerly of Winnetka, died on March 17 in Rockford Memorial Hospital. She was 83.

Mrs. Voltz moved to Rockford, Ill., six months ago. She owned and operated the Voltz family grocery in Winnetka, and was a member of the Winnetka Congregational Church. She was a graduate of New Trier High School.

She is survived by her brother, Dr. Vernon Voltz of Rockford; her sister, Helen Barruss of Tucson, Ariz.; and several nieces and nephews, including Barry Carpenter of Northbrook.

Funeral services were March 23 at St. Peter's Cemetery in Northbrook.

Memorial contributions may be made to the American Cancer Society, or the Winnetka Congregational Church.

(Continued on page 161)

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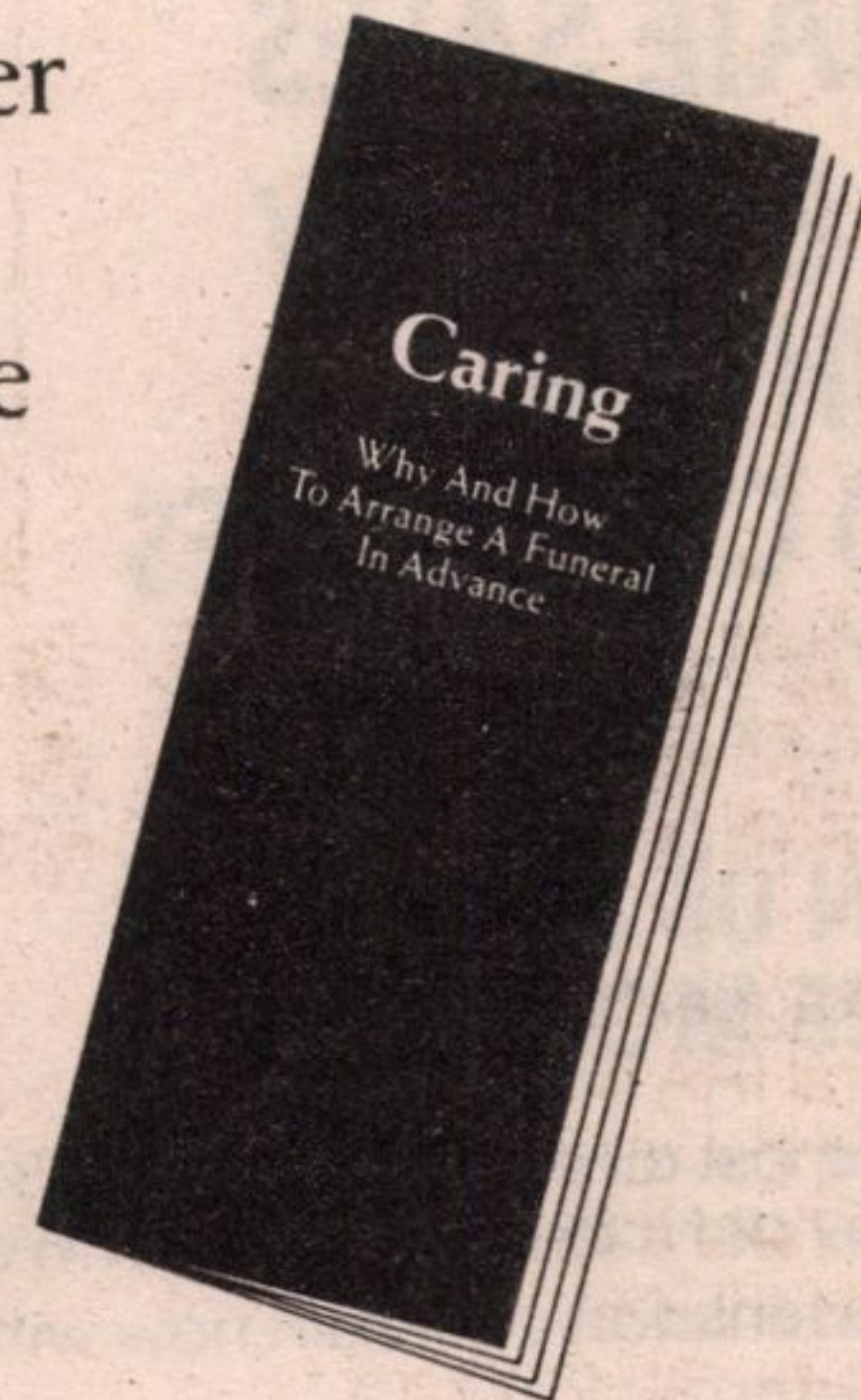
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Obituaries

Architect L. Morgan Yost, avid Packard historian

By Kenan Heise

L. Morgan Yost, 83, a Chicago area architect for more than 40 years, was past president of the Chicago chapter of the American Institute of Architects.

A resident of Cherokee Village, Ark., and formerly of Kenilworth, he died May 6 in Fulton County Hospital in Salem, Ark.

His architectural practice focused on residential, industrial and commercial buildings. These included churches, banks and residences as well as military installations.

A graduate of New Trier High School, he attended Northwestern University from 1925 to 1929 and received a degree in architecture from Ohio State University in 1931. He later was given a distinguished alumnus award by OSU.

He was president of the Chicago chapter of AIA from 1950 to 1952. He also was past executive director

of the Chicago School of Architecture Foundation and helped raise funds to remodel the Gleasoner mansion, 1800 S. Prairie Ave.

An instructor at the Art Institute of Chicago, he served as architectural editor of Small Homes Guide and as consulting editor of Household Magazine.

"He was more than an architect," said his wife, Winogene. "He was an advocate for and generous contributor to many research projects. Of special interest to him were the works of Frank Lloyd Wright. He also researched the works of Werner Adler and was a pioneering historian on Greene and Greene of Pasadena, Calif."

Mr. Yost was an avid collector and historian on the subject of Packard automobiles. He was co-author of the book, "Packard's History of the Car and the Company." He was past president for the



L. Morgan Yost
Illinois region of the Antique Automobile Club of America.

Besides his wife, survivors include three daughters, Elysa Mulder, Karyl Thomsen and Cheri Bismuth; a son, G. Owen Yost; eight grandchildren; and a sister.

Services were private.

Myndil Spector
Myndil Spector, 80, vice president of the women's division of the American Society for Technol., a research institute in Israel, died Sunday in her home on the Near North Side. She was born in Hammond. She is survived by two daughters, Judy Volen and Nancy Stone; a sister, a brother, and five grandchildren. Services were held Tuesday.

Elmer F. Borch
Elmer F. Borch, 79, a mailer for the Chicago Daily News for 52 years, died Saturday in the Marcopa Medical Center in Phoenix. Mr. Borch belonged to the Loyd Lodge No. 1007, F. & A.M., for 52 years. He is survived by his son, Gary, a brother, a sister, and two grandchildren. Visitation will be from 3 to 9 p.m. Wednesday, with a Masonic service at 8 p.m., in the Orlon Funeral Home, 6467-77 N. Northwest Highway. Funeral services will be held there at 11 a.m. Thursday.

Henry T. Meehan
Henry T. Meehan, 82, a Tribune circulation department employee for 47 years, died Monday in Alden-Poplar Creek Nursing Home, Hoffman Estates. He started with the newspaper in 1928 and retired in 1974. He was a driver and then became platform supervisor. Mr. Meehan was a resident of Schaumburg. Survivors include his wife, Florence, a son, Richard; 12 grandchildren; and 15 great-grandchildren. Visitation will be from 3 to 9 p.m. Wednesday in Allright & Sons Funeral Home, 330 W. Golf Rd., Schaumburg. Mass for Mr. Meehan will be at 11 a.m. Thursday in St.

Marcelline Catholic Church, 822 S. Springguth Rd., Schaumburg.

Catherine D. Church
Catherine Dodd Church, 84, a resident of Evanston and a landscape architect who worked on the North Shore for more than 50 years, died Saturday in the Presbyterian Home, Evanston. Mrs. Church, a member of the American Society of Landscape Architects and the Winnetka Garden Club, designed landscapes for Northwestern Memorial Hospital, Harris Bank, Christ Church of Winnetka and Kenilworth United Church. She graduated from Vassar College in 1934. Mrs. Church is survived by two sons, John and Thomas; and seven grandchildren. Services will be at 10 a.m. Thursday in the Elliott Chapel of the Presbyterian Home, 3131 Simpson St., Evanston.

Catherine E. McCoury
Catherine E. McCoury, 82, an employee of the American Federation of Teachers for more than 40 years, died Sunday in the University of Chicago's Bernard Mitchell Hospital. Born in Chicago, Miss McCoury moved to Washington, D.C., in 1967. She returned to Chicago upon her retirement as the federation's office manager in 1979. Mass will be at 10 a.m. Wednesday in St. Germaine Church, 4240 W. 98th St., Oak Lawn.

Kathleen M. Richter
Kathleen M. Richter, 30, of Crete, died Saturday at St. James Hospital, Chicago Heights after suffering a heart attack. Miss Richter, a Chicago native, graduated from Evangelical School of Nursing, Oak Lawn, in 1983 and

worked as a nurse at area hospitals for nine years. She frequently gave presentations on stress in the medical profession to students and new nurses. She is survived by her parents, Pat and Don; and a brother. Services will be at 10 a.m. Wednesday in Lawn Funeral Home, 7732 W. 159th St.

Harold Rudolph Maas
Harold Rudolph Maas, 83, retired superintendent of the Tribune's engraving room, died Saturday in North Carolina Baptist Hospital in Winston-Salem, N.C. Mr. Maas, a native of Chicago, joined the newspaper in 1940 and retired in 1965. Survivors include his son, Philip; and two grandchildren. Services were held in Clemmons, N.C.

Keith C. Zahn
Keith C. Zahn, 47, an insurance executive from Addison, died May 16 in Riverside Medical Center in Wauasca, Wis. Mr. Zahn owned Sunbrook Insurance Associates Inc., an Addison insurance agency. He bowled in the Old Chicago Traveling Classic League. Mr. Zahn is survived by his wife, Roseann; two sons, Edward Schmitt and Kenneth Zahn; and two grandsons. Services will be at 11 a.m. Wednesday at Humen Funeral Home, 320 W. Lake St., Addison.

Anna M. Johnson
Anna M. Johnson, 82, owner of Midway Jewels, 5635 W. 63rd St., died Sunday at Holy Cross Hospital. She is survived by two daughters, six grandchildren, and seven great-grandchildren. Services will be Thursday in Viborg, S.D.

SOUTHWELL
Elizabeth Southwell, nee Lees, of Park Ridge, passed away at the Oak Brook Hospital. She was the widow of the late Robert Southwell, a member of the United Methodist Church. She is survived by her son, Robert Southwell, and her daughter, Mrs. Lois (Thelma) Southwell. Burial will be in the Park Ridge Cemetery. Services will be held at 10 a.m. Wednesday in the Park Ridge Funeral Home, 1100 W. 110th St., Park Ridge. Visitation will be from 3 to 9 p.m. Tuesday in the Park Ridge Funeral Home.

SPENCER
Lester M. Spencer, loving mother of Rebecca, Nancy and Robert, died Saturday at St. James Hospital, Chicago Heights. She was born in Chicago and was a member of the Holy Family Church. She is survived by her husband, Lester M. Spencer, Jr., and her children, Rebecca, Nancy and Robert. Services will be held at 10 a.m. Wednesday in St. Germaine Church, 4240 W. 98th St., Oak Lawn.

TALLEY
Charles Talley, nee Thomas, age 74, of Porter, Ill., member of the Holy Family Church, died Saturday at St. James Hospital, Chicago Heights. He was born in Chicago and was a member of the Holy Family Church. He is survived by his wife, Mary, and his children, Charles and Robert. Services will be held at 10 a.m. Wednesday in St. Germaine Church, 4240 W. 98th St., Oak Lawn.

WASNER
Clara W. Wasner, beloved wife of Virginia, nee Wasner, died Saturday at St. James Hospital, Chicago Heights. She was born in Chicago and was a member of the Holy Family Church. She is survived by her husband, Virginia, and her children, Clara and Robert. Services will be held at 10 a.m. Wednesday in St. Germaine Church, 4240 W. 98th St., Oak Lawn.

WAZNY
Mary M. Wazny, nee Furman, died Saturday at St. James Hospital, Chicago Heights. She was born in Chicago and was a member of the Holy Family Church. She is survived by her husband, Mary, and her children, Mary and Robert. Services will be held at 10 a.m. Wednesday in St. Germaine Church, 4240 W. 98th St., Oak Lawn.

WEINER
Foggy I. Weiner, beloved wife of Louis, died Saturday at St. James Hospital, Chicago Heights. She was born in Chicago and was a member of the Holy Family Church. She is survived by her husband, Louis, and her children, Foggy and Robert. Services will be held at 10 a.m. Wednesday in St. Germaine Church, 4240 W. 98th St., Oak Lawn.

WEINMAN
Walter W. Weinman, nee Witt, of Park Ridge, died Saturday at St. James Hospital, Chicago Heights. He was born in Chicago and was a member of the Holy Family Church. He is survived by his wife, Walter, and his children, Walter and Robert. Services will be held at 10 a.m. Wednesday in St. Germaine Church, 4240 W. 98th St., Oak Lawn.

WILATZ
Ella W. Wilatz, nee Daniels, beloved wife of the late John W. Wilatz, died Saturday at St. James Hospital, Chicago Heights. She was born in Chicago and was a member of the Holy Family Church. She is survived by her husband, John, and her children, Ella and Robert. Services will be held at 10 a.m. Wednesday in St. Germaine Church, 4240 W. 98th St., Oak Lawn.

WILSON
Barbara J. Wilson, nee Smith, died Saturday at St. James Hospital, Chicago Heights. She was born in Chicago and was a member of the Holy Family Church. She is survived by her husband, Barbara, and her children, Barbara and Robert. Services will be held at 10 a.m. Wednesday in St. Germaine Church, 4240 W. 98th St., Oak Lawn.

WIT
Margaret S. Wit, nee Brooker, of Palatine, died Saturday at St. James Hospital, Chicago Heights. She was born in Chicago and was a member of the Holy Family Church. She is survived by her husband, Margaret, and her children, Margaret and Robert. Services will be held at 10 a.m. Wednesday in St. Germaine Church, 4240 W. 98th St., Oak Lawn.

WOLFE
John W. Wolfe, nee Morrison, May 18, 1982, beloved wife of the late John W. Wolfe, died Saturday at St. James Hospital, Chicago Heights. She was born in Chicago and was a member of the Holy Family Church. She is survived by her husband, John, and her children, John and Robert. Services will be held at 10 a.m. Wednesday in St. Germaine Church, 4240 W. 98th St., Oak Lawn.

WOLFE
Francis H. Wolfe, nee Wright, of Dixon, formerly of Chicago, died Saturday at St. James Hospital, Chicago Heights. He was born in Chicago and was a member of the Holy Family Church. He is survived by his wife, Francis, and his children, Francis and Robert. Services will be held at 10 a.m. Wednesday in St. Germaine Church, 4240 W. 98th St., Oak Lawn.

YIM
Chung Y. Yim, nee Lee, of Addison, died Saturday at St. James Hospital, Chicago Heights. She was born in Chicago and was a member of the Holy Family Church. She is survived by her husband, Chung, and her children, Chung and Robert. Services will be held at 10 a.m. Wednesday in St. Germaine Church, 4240 W. 98th St., Oak Lawn.

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| ASCENSION CEMETERY Libertyville Rev. James E. Merold Pastor, Queen of Peace Parish, No. Chicago | MARYHILL CEMETERY Chicago Most Rev. John R. Gorman Auxiliary Bishop of Chicago | ST. BENEDECT CEMETERY Crestwood Rev. William E. Vanocik Pastor, St. Benedict Parish, Blue Island |
| ASSUMPTION CEMETERY Glenwood Rev. Raymond A. Yardon Associate Pastor, Our Lady of Knock Parish, Calumet City | MOUNT CARMEL CEMETERY Hillside Rev. Edwin M. Conroy Administrator, Catholic Charities | ST. BONIFACE CEMETERY Chicago Rev. Bernard Guenther, C.S.B. St. Alphonsus Parish, Chicago |
| CALVARY CEMETERY Beverly Rev. George W. Klein Associate Pastor, St. Joseph Parish, Wilmette | MOUNT OLIVET CEMETERY Chicago Rev. Aloysius A. Sienicki, O.C.M. National Director of the Third Order of Lay Carmelites | ST. CASIMIR CEMETERY Chicago Rev. John A. Kozlowski Pastor, Nativity, B.V.M. Parish, Chicago |
| CALVARY CEMETERY Eggler Rev. William T. O'Connor Pastor, St. Paul Parish, Chicago Heights | OUR LADY OF SORROWS CEMETERY Hillside Rev. Raymond F. Balta Pastor, St. Joseph Parish, Round Lake | ST. JOSEPH CEMETERY River Grove Most Rev. Raymond E. Goodart Auxiliary Bishop of Chicago |
| HOLY CROSS CEMETERY Calumet City Rev. David E. Hozack Pastor, St. Stanislaus B.M. Parish, Posen | QUEEN OF HEAVEN CEMETERY Hillside Most Rev. William D. Gregory Auxiliary Bishop of Chicago | ST. MARY CEMETERY Evanston Park Joseph Cardinal Bernardini Archbishop of Chicago |
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OBITUARIES

Thomas A. Barr

Thomas Albert Barr, 85, died Nov. 9 in his Glenview residence.

Mr. Barr was born Nov. 27, 1918 in Wichita, Kan. He was a graduate of Wichita State University. He was a decorated U.S. Army officer, serving in World War II in the Pacific Theater.

Following the war, he received his master's degree in business administration from Harvard University. He went on to two successful careers, first in the airline industry and then in banking on the North Shore and in Chicago.

Mr. Barr was a resident of Glenview for 53 years. He was passionate about education and learning — and served on the school boards of both Glenview District 34 and Glenbrook High School District 225. He was president of the District 225 School Board from 1967 to 1970.

He was well-known as a wordsmith; was an award-winning vegetable gardener; and was an active member of the First Church of Christ, Scientist, in Glenview.

Survivors include two daughters, Judith of Northfield and Elizabeth of Palm Beach Gardens, Fla.; two sons, James (Deborah) of Pinehurst, N.C. and Frank (Day Lynn) of Parker, Colo.; and two grandchildren, Riley and Emily. Mr. Barr was preceded in death by his wife, Josephine Corcoran Barr; and his brother, James.

A memorial service and interment were private. Memorials to the Army Emergency Relief, Attn: Donations, 200 Stovall St., Room 5-N-13, Alexandria, VA 22332-060 or the Greater Chicago Food Depository, 4100 W. Ann Lurie Place, Chicago IL 60632.

Jack M. Besser

Jack M. Besser, 89, a resident of Lake Forest, formerly of Glencoe, died Oct. 19 in Lake Forest Hospital of lymphoma.

Mr. Besser was the co-founder of Monogram Models Inc., a model hobby firm that became one of the largest in the United States. Mr. Besser joined the Army during World War II, serving with the military police as an inspector. After his discharge, he became sales manager at Comet, a Chicago toy modeling company. He later pooled his savings with Robert Reder, a company designer, to found Monogram Models in 1946. Each chipped in \$2,500 and the first model line was created in the basement of Reder's home.

In ensuing years, the business' growth required several moves to ever larger locales. By 1961, the company needed more space to handle a model line that included dozens of different cars, airplanes and ships.

He bought 10 acres in Morton Grove and built a factory and moved the company there, said his son, Clifford Besser. A 1965 Chicago Daily News profile noted, however, how he was on a first-name basis with almost all of his 350 employees.

Besser and Reder developed a Speedee Bilt line that made the models — then made of balsa wood — easier to construct. The parts were printed and die cut at a time when most models required tedious cutting of each part from a strip of wood. Mr. Besser also insisted on readable directions.

The company later switched to plastic, using the same pre-cut approach. When the company began, the top sellers were airplanes, particularly World War II models. Later automobiles led the pack. Slot cars were added to the mix as were spaceships.

Mr. Besser used real vehicles for inspiration. A model of a 1956 Cadillac included a dog for the back seat — a pooch that looked just like the family's pet boxer, Fawn.

Mr. Besser also was a health buff, putting his children through exercise programs. At one time, he was a judo instructor.

Mattel bought the company in 1968, but Mr. Besser remained its president until 1975. Mattel later sold Monogram Models to a banking firm that bought Revell and blended the two companies. Revell-Monogram now belongs to private investors, The Revell Group, though the Morton Grove factory still produces models under the Revell-Monogram Inc. name.

Survivors include his wife of 62 years, Myrtle (nee Tanenbaum) Besser; two daughters, Donna Besser (Mark) Turek and Lynn Besser; a son, Clifford "Chuck" Besser; six grandchildren, Olivia, Jacqueline and Lucy Turek and Nathan, Hank and Eli Besser; and a nephew he helped raise, Stephen Glick.

Helen Breit

Helen T. Breit, a longtime resident of Evanston, died Nov. 9 at Evanston Hospital. She was 72.

She was born March 9, 1932, in Atlantic City, N.J.

Survivors include daughter

Christine Breit-Fligstein of Oakland, Calif.; son Kenneth of Mountain View, Calif.; one grandchild; sister Geraldine Kinsella of Northfield; brothers John (Jeanie) Conway and Robert (Polly) Conway; and many nieces and nephews.

A memorial Mass was celebrated Nov. 13 at Our Lady of Perpetual Help Church in Glenview.

Interment was private.

Elizabeth Gutekanst

Elizabeth "Betty" (nee McKeon) Gutekanst, a Winnetka resident for 38 years, died suddenly Oct. 31 at Evanston Hospital.

Mrs. Gutekanst was born March 5, 1927 in Chicago, the daughter of the late Michael and Rose McKeon. She was active in the community and an advocate of higher education inspiring her children to attend college and earn degrees saying, "An education is something that no one can ever take away from you," relatives remembered.

She was a volunteer in her parish, Sts. Faith Hope and Charity in Winnetka. She served on the Parish Council, the Sharing Committee, the Ministry of Care, delivering communion to patients at Evanston Hospital, and the Friends Serving Committee, providing assistance to homebound neighbors. In her earlier years she sang in her church choir and at weddings and funerals. More recently, she sang with Sts. Faith, Hope and Charity choir whose members, both past and present, sang at her funeral Mass.

Her work in the community included being a den mother for the Cub Scouts, president of the Regina Dominican High School Mother's Club, a volunteer for Meals on Wheels, a member of the Winnetka Woman's Club and an activist for the Howard Area Community Center.

She also worked part time for more than 12 years as a sales associate at the Red Door and at Talbots in Winnetka.

Her other interests included, the Chicago Civic Opera, movies, legitimate theater, classical music, Ravinia, cooking, hot air ballooning and parasailing. She enjoyed traveling, particularly to her ancestral homeland, Ireland. She also visited England, Italy, France, Germany, Austria, Israel and various states in the United States.

Survivors include her husband, William "Bill" Gutekanst; 10 children, Paul Gutekanst of Kaelakekua,

Hawaii, Joe (Martha Hoza) Gutekanst of Winnetka, Anne (David) Riguzzi of Northbrook, Stephen (Lynn) Gutekanst of Chicago, Patricia (John Donahue) Gutekanst of Wilmette, Edward Gutekanst of Seattle, Wash., Daniel (Karen) Gutekanst of Shrewsbury, Mass., Mary Jean (Ron) Johnson of Mundelein, Vincent (Gail) Gutekanst of Northbrook, Sheila (Paul) Simkin of Washington, D.C.; 20 grandchildren, Stephen Gutekanst, Christine, Andrew, Alicia and Emily Riguzzi, Sean Gutekanst, Elyse, Claire and Nora Gutekanst, Luke, Dylan, Abby, Carly and Maggie Johnson, Flannery, Maeve, Caelinn and Aedin Donahue and Jack and Matthew Gutekanst; one sister-in-law, Marguerite Gutekanst; two brothers-in-law, Chris (the late Mary) Gutekanst and Tom Gutekanst; and numerous nieces and nephews.

She was predeceased by her sister, Anna Marie Trinen.

A funeral Mass was celebrated Nov. 4 at Sts. Faith, Hope and Charity Church in Winnetka.

Interment was at All Saints Cemetery in Des Plaines concluding with hymns sung by the Regina High School choir.

Memorials to the Howard Area Community Center, 7638 N. Paulina St., Chicago IL 60626, (773) 262-6622.

Dolores "Nikki" Hermann

Dolores "Nikki" Hermann, 90, a resident of Winnetka, died Oct. 13 of complications from congestive heart failure in Washington, D.C.

Mrs. Hermann was born May 11, 1914 in Centralia, Ill. She served on the board of the 680 Green Bay Road Condominium Association for many years with a special interest in designing and maintaining the surrounding gardens. Other interests included music, antiques and golf.

Survivors include her daughter, Beverly Ann Hermann (John Thomas Aquinas, II) Malatesta of Washington, D.C.; and her grandson, J.T. (Caroline) Malatesta, III of Birmingham, Ala.

She was predeceased by her husband, Walter Frederick Hermann.

Interment was on Friday, Oct. 22 at Ridgewood Cemetery, 9900 North Milwaukee Avenue in Des Plaines.

Memorials to the Nikki Hermann Memorial Fund, the Winnetka Parks Foundation, P.O. Box 26, Winnetka IL 60093.

Catherine L. Martin

Catherine L. Martin of Glenview, previously of Wilmette, Kenilworth and Evanston, died Sunday, Nov. 14, in Glenbrook Hospital, Glenview.

Mrs. Martin, a homemaker and volunteer, was born in Pontiac, Ill. She attended Bradley University and was a member of the Infant Welfare Society of Evanston, the Westmoreland Country Club in Wilmette and the La Quinta Country Club in La Quinta, Calif.

Survivors include a daughter, Mary Catherine of Chicago; a son, Arthur R. (Janice S.) of Chicago; and many nieces, nephews, great-nieces and great-nephews.

She was preceded in death by her husband, Arthur Raymond "Ray"; and a brother, James (the late Helen) Burke.

A funeral Mass was celebrated on Wednesday, Nov. 17 at SS. Faith, Hope & Charity Catholic Church in Winnetka. Interment was in All Saints Cemetery Mausoleum, Des Plaines.

Memorials to The Infant Welfare Society of Evanston, 2200 Main St., Evanston IL 60202.

Maurice Paine Jr.

A memorial service for Maurice Terrell Paine Jr. of Evanston, a former resident of Wilmette for more than 45 years, is scheduled for 11:30 a.m. Saturday, Nov. 20, at the Church of the Holy Comforter, 222 Kenilworth Ave. in Kenilworth.

Mr. Paine, 87, died Nov. 8 at Evanston Hospital.

Born April 12, 1917, in Louisville, Ky., he was a highly decorated B-

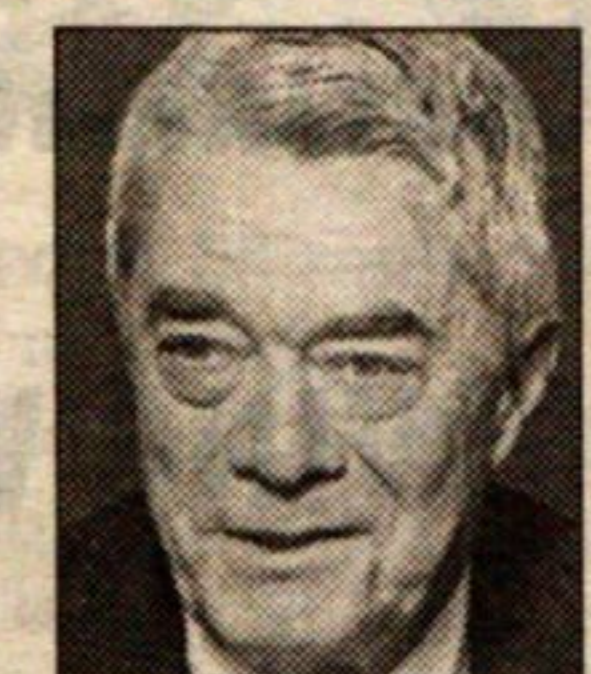
17 pilot during World War II, serving with the 379th Bombardment Group of the "Mighty 8th" in the U.S. Air Force. He was based in Kimbolton, England, where he flew 32 combat missions.

Mr. Paine began his career in the life insurance business at the age of 16 with Lincoln Income Life Insurance Co., co-founded by his grandfather.

He moved to Chicago to work with Massachusetts Mutual Life Insurance Co. His career as a life insurance underwriter spanned more than 60 years.

Mr. Paine served as a board director at Harris Bank-Wil-

(Continued on page 190)



Mr. Paine

WINNETKA TALK

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MAILING ADDRESS

435 N. Michigan Ave.
Chicago, IL 60611

PUBLICATION INFORMATION:

Winnetka Talk is published 52 issues per year by Chicago Tribune Media Group, 435 N. Michigan Ave., Chicago, IL 60611. Single copy: \$1.50. One-year subscription: \$52.00. Includes Sunday Chicago Tribune. In-county only. New subscriber starts require email address. If for some reason you choose to cancel, please note that a refund processing fee may apply. Vol. 105, No. 51

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SHOUT OUT

Maureen Gallagher, real estate agent

Maureen Gallagher moved to Winnetka about four months ago from Chicago. She has worked in acting and real estate.

Q: Why did you decide to move to Winnetka?

A: I felt like I was just supposed to move here. I wanted to get out of my condo in Chicago. There was a lot of construction down there and I was ready for change, and I wanted to get a house and get a yard. I felt I was drawn here.

Q: What do you like most about Winnetka?

A: I like the small town feel.

Q: How did you get involved in selling real estate?

A: My father sold real estate.

Q: What is the most enjoyable part of selling real estate nowadays?

A: It's fun because you are helping people buy a home and it is big deal, as it is a big purchase in their life.

Q: Who is your favorite actress?

A: Emma Stone. I just think she is charming.

Q: If there is one production you would like to be a part of, what would it be?

A: "A Streetcar Named Desire," and I would play Blanche. I would make it fun.

Q: Did you prefer Marlon Brando more as Stanley Kowalski in "A Streetcar Named Desire" or in "The Godfather"?

A: Not even a competition. Definitely Stanley Kowalski. I didn't like "The Godfather" genre because of all the gore.



DANIEL I. DORFMAN/PIONEER PRESS

Maureen Gallagher

—Daniel I. Dorfman, Pioneer Press

Shout Out is a weekly feature in which we get to know and introduce our readers to their fellow community members and local visitors throughout suburban Chicago. Check out more online at ChicagoTribune.com/ShoutOut.

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- Ultherapy
Lunchtime Face Lift
- Dualsculpting/Coolsculpting
- Neograft Hair Restoration:
no scars, no plugs
- Cutera Pearl Laser
Resurfacing & Rejuvenation
- Laser Hair Removal
- Botox®, Dysport™
- ThermiVa Vaginal Rejuvenation
- Fillers (Bellafill, Juvederm, Volbella,
Voluma, Restylane, Radiesse)
- MiraDry:
Eliminate underarm sweat

Facial Chemical Peels
Hydrafacial MD
New Laser for
Stretch Marks
Picosure™
tattoo removal
Leg Spider Vein
Treatment
Sun & Age Spots
Skin Surgery
Moles & Skin Cancer
General Dermatology
for All Ages

What's your
New Year Resolution?

Tighter Neck Uplifted Brow
 Toned Decolletage

3 New ways to improve your profile with
no downtime and natural looking results

Kybella
FDA approved injectable to
dissolve fat under the chin
Non surgical - non invasive
2-4 treatments for best results
Results after 1 month

Ultherapy
FDA approved neck lift using
ultrasound
Non surgical - non invasive
Single treatment
Skin tightening
Results in 3 months

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Results in 12 weeks

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9-1

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224.433.6423

Wilmette
3612 W. Lake Ave.
2nd Floor
847.853.7900

TINA C. VENETOS, M.D.
Amy C. Brownlee, MS, PA-C
Dr. Venetos is a Board Certified Dermatologist
On Staff at Evanston, Glenbrook, & Lake Forest Hospitals

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION



Permit No. _____

Property Information

Site Address: 770 Cherry Street

Parcel Identification Number(s) (PIN): _____

Description of all structures to be demolished: SFR with attached garage

Current Property Owner Information

Legal Name: Chris and Christine Crawshaw

Primary Contact: Chris Crawshaw

Address: _____

City, State, Zip: Winnetka, IL 60093

Phone No. _____

Email: _____

Date owner acquired property: 05/31/2025

Applicant Information

Legal Name: Reynolds Architecture

Primary Contact: Doug Reynolds

Address: 1765 Maple Street

City, State, Zip: Northfield, IL 60093

Phone No. 847.501.3150

Email: doug@reynoldsarchitecture.com

Applicant's relationship to current property owner: Architect/Builder

(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: Pappas Construction, Inc.

Address: 2100 Johns Ct

City, State, ZIP: Glenview, IL 60025

Phone No: 847.657.0800

Email: info@pappasco.net

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:

[Redacted Signature]

Date

6/5/25

Print Name & Title:

M Douglas Reynolds, president

Signatures of Property Owner(s):

[Redacted Signature]

Date

6/5/2025

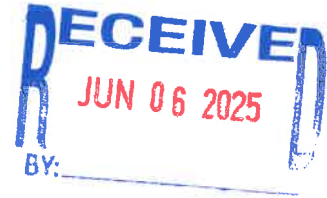
Print Name & Title:

Christopher D. Cranston

Property Address:

770 Cherry Street

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



REYNOLDS ARCHITECTURE
DESIGN AND CONSTRUCTION

Proposed Demolition Schedule
770 Cherry Street
Winnetka, Illinois

2025

- August 19 Install temporary fencing and signage
- August 21 Utility Disconnects
- August 26 Demolish existing structure.
- September 4 Layout new foundation
- September 9 Excavation for new foundation

ATTACHMENT E

From: [REDACTED]
To: [Planning](#)
Subject: Case No. 25-10-HPC (770 Cherry St.)
Date: Tuesday, June 17, 2025 9:39:49 AM

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

Dear Winnetka Historic Preservation Commission,

My name is Joey Bauer, and I am a resident of Winnetka living at 414 Linden Street, just down the block from 770 Cherry Street. I am writing to express my opposition to the potential designation of this property as historically or architecturally significant.

Over the past four years that I have lived nearby, the home at 770 Cherry Street has not been maintained in a way that reflects positively on the neighborhood. The condition of both the structure and the surrounding yard has consistently been an eyesore and, in my view, detracts from the character and appeal of this otherwise beautiful and well-kept area of town.

I understand and appreciate the importance of preserving truly historic structures, but based on what I've seen and experienced as a neighbor, this particular house does not meet that threshold and is not being preserved in a way that justifies such consideration.

I respectfully urge the Commission to allow the demolition of 770 Cherry Street and to prioritize the long-term aesthetic and economic health of the surrounding area.

Sincerely,

Joey Bauer

414 Linden Street

Winnetka, IL 60093



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: HISTORIC PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JULY 3, 2025
SUBJECT: 615 ELM STREET - LANDMARK DESIGNATION NOMINATION (CASE NO. 25-07-HPC)

| | |
|---|---|
| INTRODUCTION | |
| Meeting Date | July 7, 2025 |
| Commission Action | Determine whether the subject property meets the criteria for landmark designation, for a recommendation to the Village Council which has final approval. |
| Property Address | 615 Elm Street (See Figure 1) |
| Property Owner | Taylor and Jennifer Solberg Katzman |
| Application Submitted by | Susan Benjamin, on behalf of the property 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. |
| PROPERTY DESCRIPTION | |
| Size | 0.38 acres |
| Location | North side of Elm Street between Cedar Street and Walnut Street |
| Improvements | Single-family home with a detached garage |
| Zoning | R-4 Single Family Residential |
| Surrounding Zoning | R-4 Single Family Residential |
| PROPERTY HISTORY | |
| | See Attachment A, Application Materials |
| Constructed | Approximately 1895, according to Winnetka Historical Society Research |
| Architect | Undetermined, but possibly Frank A. Windes according to research |
| Additional Construction Activity | 2000 – Remove and replace roofing on house and garage, 2023 – Enclose rear porch and second-story addition as part of approved Historic and Architecturally Significant Maximum Building Size Bonus |
| Illinois Historic Structure Survey Listing | No |



Figure 1 – Subject Property (Aerial)



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



Figure 3 – Subject Property – Side of House (East Elevation)



Figure 4 – Subject Property – Rear of House (North Elevation)



Figure 5 – Subject Property – Front Porch of House (South Elevation)



Figure 6 – Subject Property – Front Porch of House (East 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.
- f.

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 615 Elm 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 615 Elm 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

| | |
|---|---|
|   | <p>VILLAGE OF WINNETKA, ILLINOIS</p> <p>DEPARTMENT OF COMMUNITY DEVELOPMENT</p> <p>LANDMARK NOMINATION APPLICATION</p> |
|---|---|

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.

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.


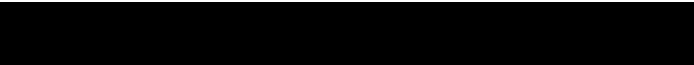
MATERIALS FOR SUBMISSION

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

1. Property Information

Site Address: 615 Elm Street Parcel Identification Number(s) (PIN): 05 – 21- 106 – 006

2. Property Owner Information

Name: Taylor and Jennifer Solberg Katzma Phone No 
Email: 

3. Current plat of survey.

4. Deed proving ownership.

5. How long have you owned the property? 2 1/2 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: ca. 1892

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: possibly Frank A. Windes Architectural firm: unknown
Designer and/or Builder: unknown Do you have original plans? No
Is the property associated with a historical person or group? If so, please explain. 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.)

May 20, 1920: three-story residence altered and garage built; March 23, 2000: roofing of house a

2024-2025: addition built at the rear of the house that is not visible from the street, architect He:

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.) _____

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 _____ (s) of the property described in this application and wish to make application for _____ landmark by the Village of Winnetka.

Name(s): _____

Signature(s): _____

Date: _____

**WINNETKA LANDMARK DESIGNATION NOMINATION
615 ELM STREET**



Front South Façade, 2025

INTRODUCTION

The house located at 615 Elm Street is eligible for listing as a designated Winnetka Landmark for its significant architecture and its storied history. Built ca.1892, and possibly designed by Frank A. Windes, a noted architect and engineer, developer and citizen of Winnetka, this handsome house is an excellent example of a simplified Queen Anne, and is among the oldest houses in the block between Cedar and Walnut streets around the Village Green. The individual owners of the home at 615 Elm Street played a noteworthy role in the early development of the

Village. As such, it is an important building and contributes to the architectural story and history of the Village of Winnetka.

HISTORY OF 615 ELM STREET

The property at 615 Elm Street is part of the original Winnetka Subdivision, an ante-fire subdivision of the Village. The first mention of a change in ownership of the west ½ of Block 16 is a Trustee's Deed to Hy. H. Gage in 1876, followed by a transfer from Riley M. Graves to Wm. H. Stickney in 1878 when the land was subdivided. In 1878, William H. Stickney and wife transferred the property to Ruth M. Graves, a year later it was transferred to her daughter Leila W. Graves. In 1881 Leila Graves Dale and her husband gave a mortgage to Wm. P. Kimball for the East 100 feet of the South 100 feet of the West ½ of the block. John T. Dale and his wife Leila gave Art W. Schaffer an "agt" in 1882 and again in 1883, and Schaffer gave Leila G. Dale a mortgage in 1884. In 1887 Art W. Schaffer and wife transferred the property to Paul A.C. Hanke. In 1892, Paul Hanke sold the property to Anna R. Weeks, who owned it until 1913. Based upon the estimated date of construction and the length of time they lived at the property, it is likely that Anna R. Weeks and her husband Charles built the house ca. 1892.

In 1913 Anna Weeks sold the property to Zel F. Windes. Five years later, in 1918, Windes sold it to his mother, Sallie C. Windes. On March 18, 1920, Sallie C. Windes and her husband sold the property to Mary L. Cobb and her husband John C. Cobb, Jr. They passed it down to their daughter Margaret and son-in-law Russell Gessel, who owned the property until 1963 when it was transferred to Robert Hood. Hood owned it until 1978 when he sold the property to Otto H. Maurer and his wife, who then sold it to Cole C. Pinnow in 2013. In 2022 the property was transferred to BGRS Relocations, Inc. In November of 2022, the property was sold to the present owners, Taylor and Jennifer Solberg Katzman.

The more noteworthy owners include:

Riley M. Graves, Ruth M. Graves

Riley M. Graves owned the property before the house at 615 Elm was constructed. Graves was born in 1821 in New York. He was married to Ruth who was born in Connecticut in 1827. Riley Graves was the original owner and operator of one of the earliest business establishments in Winnetka, which was located on the northwest corner of Elm and Green Bay Roads. Graves opened a general store in 1855, one year after the arrival of the railroad in Winnetka. Graves sold a variety of goods, including groceries, hardware, drugs and animal feed. Robert S. Moth purchased the store from Riley Graves and later Moth's son-in-law Max Meyer purchased it from his father-in-law, and transformed the store into a bank called the Bank of M.K. Meyer, the first bank in Winnetka.¹

Charles L. and Anna Ruth Weeks

¹ "M.K. Meyer General Store: One of Winnetka's Earliest Businesses," Winnetka Historical Society, 2022.

The 1900 United States Federal Census lists Charles and Anna Weeks as owning the property, and living there with their step-daughter, Elizabeth W. Aldrich, an actress. The 1902 Winnetka directory shows Charles Weeks living on Elm. Charles Weeks was born in Ohio in April of 1844 and his wife Anna was born in Indiana in September of 1850. They couple married in 1880. Charles Weeks was one of Winnetka's earliest school board members.² Anna Weeks was active in progressive movements. She was involved with the Women's League and she was a member of the committee that presented the Mayor of Chicago with a request, in 1889, that one or more women be appointed to the City Board of Education.³ She was also a suffragette and in 1894 she wrote a letter to the *Chicago Sunday Tribune* that discussed the effects of women being allowed to vote in the recent school elections.⁴ Weeks was also either a vegetarian or open to vegetarianism, addressing the Chicago Vegetarian Society on "How to Set a Table Without Meat."⁵ Anna died 1929 and was remembered as a "pioneer in the feminist movement."⁶

Zel F. and Alice Windes; Judge Thomas Windes and Sallie Windes

Zel Windes was the son of Judge Thomas Windes and Sallie C. Windes, and the brother of Winnetka architect, engineer, and developer Frank A. Windes. Zel was born in Tennessee in 1871 and was an attorney. He married Alice B. Calrow in 1894 and they had four children: sons Argyle and Bruce, and daughters Cheryl and Alice.⁷ Zel Windes was also a real estate developer; he and his father, an attorney and judge, opened a real estate business in the 1890s.⁸ It is believed that the first house Frank Windes designed was for his parents at 530 Cherry Street in Winnetka.⁹

John Candler Cobb, Jr. and Mary Louise King Cobb

On March 18, 1920, John C. Cobb, Jr. and his wife Mary bought the house at 615 Elm Street. John Candler Cobb, Jr. was born on December 18, 1880 in Boston, Massachusetts and died in 1948. He was the cousin of architect Henry Ives Cobb.¹⁰ John C. Cobb Jr. was a member of the Class of 1902 of Harvard University and worked in advertising in Chicago for thirty years. In Winnetka, he served as chairman of the Village Improvement Association during the Skokie Lagoon project and was one of the original members of the North Shore Chess Club.¹¹ In 1949 a memorial to John Cobb was established in the Winnetka Library for his contributions to the library's books on hunting, fishing and conservations. Cobb was a member of the Winnetka

² Steve Adams, "Winnetka: What's in a Name?" *Gazette*, Winnetka Historical Society, Fall/Winter, 2006.

³ "Complaining Against Mr. Yerkes," *Chicago Tribune*, June 9, 1889, 14.

⁴ Anna R. Weeks, "After the Election," *Chicago Sunday Tribune*, November 11, 1894, 33.

⁵ "Vegetarian Society Mets [sic.]," *The Inter Ocean*, January 8, 1908, 2.

⁶ "Feminist Pioneer Dead," *The Cincinnati Enquirer*, March 21, 1929, 8.

⁷ 1910 United States Federal Census for Zel F. Windes.

⁸ Cindy Fuller, "510 Ash Street: Victorian Gothic on the Move," *Gazette*, Winnetka Historical Society (Summer, 1995, updated, 2022).

⁹ Caroline Thomas Harnsberger, *Winnetka: The Biology of a Village* (Evanston: The Schori Press, 1977), 117.

¹⁰ 1870 United States Federal Census for Henry I. Cobb.

¹¹ "John Candler Cobb" [obit.], *Winnetka Talk*, January 8, 1948.

branch of the Izaak Walton League of America (a national conservation organization) for many years and guided high school students in conservation matters.¹² Mary Louise Cobb was born ca. 1884 from a distinguished family; she was the daughter of Allen Hazen King and Ella Wilson King. Ella Wilson King was the daughter of the pioneer Chicago meat packer, W. James Wilson.

Two months after purchasing the house, on May 20, 1920, John C. and Mary Cobb applied for a permit to alter the residence and build a garage. The builder and mason were identified as Wills Bros. Construction Company. Alterations to the house were made in the Colonial Revival style, which was very popular at the time. The Cobbs enlarged a one-story porch on the rear and added a second story above it. They also built a garage to the rear of the property, and likely changing the front porch columns and balustrade. Interior alterations may have also included painting the varnished woodwork, adding corner cabinets in the dining room and converting a front and rear parlor into the living room. The remodeling of the house by the Cobbs was reported in the *Chicago Tribune* on October 8, 1922: "McGuire & Orr report that activity in Winnetka has broken out in a new place, or rather, in an old place over again, the 'old central east side' and the auto gateway to the town. According to Mr. Bell, manager of their local office, this section will shortly take on an entirely new appearance, due to the number of new and remodeled homes. 'The beginning was a year ago when J.C. Cobb bought 615 Elm Street which he has since completely renovated.'"¹³

John C. and Mary Cobb, Jr. had two children, Kenneth W. Cobb and Margaret V. Gessel. After John C. Cobb Jr. died in 1948 Mary continued to live at the house at 615 Elm with her daughter Margaret and son-in-law Russell Gessel, and their children. Mary died in 1977.¹⁴

Russell Gessel and Margaret Victoria Cobb Gessel

Russell Gessel graduated from Northwestern University and worked as a merchandise manager for a wholesale house.¹⁵ Margaret was a student at the school of speech and music at Northwestern University.¹⁶ The couple had four children. In 1947, Margaret was a volunteer for the Winnetka Community Nursery; she was registration chairman and one of the original board that planned the Nursery.¹⁷ Margaret also served as chairman of the annual Winnetka

¹² "Izaak Walton League Gives Conservation Books as Memorial," *Chicago Tribune*, February 20, 1949, 73.

¹³ "Realty Active in Winnetka's Old East Side," *Chicago Tribune*, October 8, 1922, 35.

¹⁴ "Cobb" [obit.], *Chicago Tribune*, December 20, 1977, 37. During this time period through 1958 the garage was rented to tenants. "Bulletins," *Chicago Tribune*, April 29, 1948, 1; Notes, Susan Benjamin Survey, 1989.

¹⁵ "To Be Married," *Chicago Tribune*, March 31, 1935, 88; "The Sun Salutes Mrs. Russell Gessel," *The Chicago Sun*, August 25, 1947, 8.

¹⁶ "To Be Married."

¹⁷ There is a note on the 1989 survey form which states: "In 1944, after debate, [615 Elm Street] was used as a nursery school 'til the end of the war.'" Documents in the Village Permit file indicate that the Village Council held a public meeting on March 2, 1944 to consider the application for an occupancy permit to conduct a nursery school at the Cobb residence. The matter was taken under advisement. Later, the Village Council was notified that arrangements were made to hold the nursery school at the Parish

Children's Fair, proceeds of which went to maintenance of the nursery located at the Winnetka Community House.¹⁸

Margaret Gessel also studied at the Art Institute of Chicago and was a successful artist, creating oil paintings, lithographs, woodblock prints, drawings, watercolors, collages and wood sculpture.¹⁹ In 1958, 615 Elm Street was the site of an open house that exhibited paintings, sculpture, drawings and prints by various artists.²⁰ The following year there was another exhibition of sculpture of paintings, drawings and prints at the house.²¹ In 1963, Margaret Gessel exhibited her drawings in Countryside Gallery in Arlington Heights along with other notable artists including Richard Hunt.²² Her work was shown in museums throughout the country as well as the Art Institute of Chicago, and the North Shore Art League.²³ The Gessels lived at the house until 1963.

FRANK A. WINDES, POSSIBLE ARCHITECT OF 615 ELM STREET

A handwritten note on the back of a photograph of the building in the collection of the Winnetka Historical Society states that the house was "Built in 1890s another of Frank A. Windes early jobs. This residence on Elm Street just east of Cedar - (Robert Hood the owner in 1975)." There is a stamp on the same side of the photograph that reads "Mrs. T. Mandeville Woolson, 527 Winnetka Avenue, Winnetka, Illinois, 60093." Helen Calhoun Woolson, married to Theron Mandeville Woolson. The Woolsons were residents of Winnetka, and Helen Woolson was president of the Winnetka Historical Society from 1964 – 65.²⁴

Frank Windes was a prominent Winnetka citizen. He was the first registered architect in Winnetka after the State of Illinois required architects to be registered.²⁵ The first known house that Windes designed was his that of his parents, Circuit Court Judge Thomas G. and Sallie Windes; it was located at 530 Cherry Street (1891 – 92).²⁶ Other buildings he designed include his own home at 873 Spruce Street (1895, demolished), the Voltz Store in Winnetka (1899, demolished) and the James Anderson, Jr. House in Lake Forest (1899).²⁷

House of Christ Church on Maple Street and the petition was withdrawn." "Council Holds Public Hearing on Proposed Nursery School," (Winnetka) *Talk*, March 10, 1944, 615 Elm Street Permit File, Village of Winnetka.

¹⁸"The Sun Salutes Mrs. Russell Gessel."

¹⁹ "Gallery's March Show Presents Sculptures," *The Daily Herald*, February 28, 1963, 56.

²⁰ "Sunday," *Chicago Daily News* December 1, 1958.

²¹ "Suburban," *Chicago Daily News*, October 19, 1959, 17.

²² "Gallery's March Show Presents Sculptures," *The Daily Herald*, February 28, 1963, 56.

²³ "Sisterhood Plans Fall Art Exhibit at South Shore," *The Daily Calumet*, August 30, 1966, 6.

²⁴"News and Comment." *Journal of the Illinois State Historical Society* 57, no. 4 (Winter, 1964):

445.

²⁵ "Illinois Licensed Architects: List Presenting Corrected Addresses of Illinois Licensed Architects Now in Good Standing," *The Construction News*, May 8, 1899, 622.

²⁶ Caroline Thomas Harnsberger, *Winnetka: The Biography of a Village* (Evanston: The Schori Press, 1977): 117, confirmed by Winnetka Historical Society House file for 530 Cherry Street.

²⁷ *American Contractor*, November 4, 1899, 23.

Windes was also an engineer. He began his career with a Chicago engineering firm, Cole, Alvord & Shields, who were the engineers for the 1893 World's Columbian Exposition. He later served as Village engineer in Winnetka from 1898 – 1930. In 1900 Windes formed a firm that in 1909 became known as Windes & Marsh. The firm served as village engineers for Glencoe, Kenilworth and Highland Park and maintained offices at 598 Birch Street in Winnetka, a building Windes designed.²⁸ Windes studied grade separation with bridges at the Chicago and North Western Railway, now the Metra Union Pacific, railroad tracks. He designed the bridge over the tracks at Elm Street and advocated for lowering the tracks to avoid a dangerous crossing. The tracks were finally lowered in 1943, and in 1999 the bridge was dedicated to Windes.²⁹ He also studied the local Skokie Marshes, and planned for their conversion to a park, now known as the Skokie Lagoons. He developed sanitary sewage projects on the North Shore for the North Shore Drainage Association.

According to Winnetka Historical Society records, Windes served as Village Assessor, Village Engineer, Village Marshall, member of the Board of Education, and one of the founders of the Historical Society. He was also active in organizations including the Freemasons and the Rotary Club. He taught Winnetka's first manual training courses at Academy Hall. Windes "arguably contributed more to the structural development of Winnetka than any other single individual. As such, he has been referred to as 'Mr. Winnetka.'"³⁰ He was the longtime custodian of the Historical Society's collection, which was stored in his basement and later in the fireproof vaults at Windes' engineering office until another home was found. Upon his death in 1953, the Winnetka Village Council passed a resolution praising him for his "foresightedness and valuable contributions made in the formulation of village plans," his "service" and his "character."

Windes was born in 1872 in Jasper, Tennessee; his family moved to Chicago when he was three years old, and to Winnetka when he was seven years old. Windes graduated from the Chicago Manual Training School in 1888.³¹ He graduated from the University of Michigan with a Bachelor of Science degree in Mechanical Engineering in 1893. Windes was listed in the 1923 *Handbook for Architects and Builders* published by the Illinois Society of Architects. Frank Windes was married to Mabel Reagan Windes (1872 – 1959), who was a teacher at the Columbia School in Hubbard Woods, a charter member of the Winnetka Historical Society, and a life member of the Winnetka Women's Club.

QUEEN ANNE ARCHITECTURE

The style of 615 Elm Street is Queen Anne. It is a style that developed as a reaction to the earlier more formal Greek Revival style and an alternative to the Colonial Revival style that contains Greek and Roman stylistic elements. The term Queen Anne is actually a misnomer

²⁸ Emery Stanford Hall, Ed., *Handbook for Architects and Builders*, Illinois Society of Architects, 1923.

²⁹ Bean Carroll, "X is for Crossings: The Big Ditch," www.winnetkahistory.org; Trish Early, "D is for Depression of the Tracks," www.winnetkahistory.org.

³⁰ Winnetka Historical Society, 615 Elm Street Property Research Coversheet, May 10, 2023.

³¹ "The Manual Training School," *Chicago Tribune*, June 21, 1888, 5; *The Inter Ocean*, June 21, 1888, 10.

since it has no relationship to buildings constructed during the reign of Queen Anne (1702 – 1714) or the formal Renaissance architecture that was popular when she ruled. No better word describes the style than eclectic. It borrows a variety of elements from the rural, medieval buildings of the preceding Elizabethan and Jacobean eras. It also borrows from Romanesque Revival architecture. This can be seen in the newel post pattern of the house at 615 Elm Street.

Buildings designed in the Queen Anne style are characterized by a picturesque outline, a multitude of geometric shapes and a great variety of color and surface treatment. The Queen Anne is asymmetrical with its entrance set off to one side behind a broad sweeping porch. Hip, gable and conical roofs, balconies towers, balustrades and pinnacles add architectural richness to these stately grand houses. From roofs of varying heights project tall, brick chimneys and dormers of different sizes and shapes. Windows tend to be large and double-hung, some curved and some set into projecting bays. Small oval windows, lancet windows, Palladian windows and dormers are used as accents. The surface treatment of the Queen Anne house is as rich and varied as its shape and may combine clapboards and shingles. The combination of stone, brick, clapboard and shingles, accented with leaded windows, provided endless possibilities.

Architect-designed Queen Anne houses were favored by leading citizens in villages and residential neighborhoods of cities and may be found on prominent corners in many American towns. Winnetka has a handful of handsome examples of these. Smaller, simpler versions with less detailing but incorporating multiple gables, porches and bays are more prevalent than larger high style Queen Annes like 615 Elm Street. Their designs were frequently taken from pattern books. The simplified, less ornamented type is sometimes called Princess Anne.³²

The shingled gable on the third story south façade, and particularly those curving shingles that are stretched smooth in rounded contours at the windows are decorative elements of buildings that were termed the “Shingle Style” by Vincent Scully in the 1950s. The Shingle Style was a resort or seaside style adaptation of Queen Anne architecture — essentially a Queen Anne style building wrapped entirely with shingles.

Elements of the house at 615 Elm Street that are consistent with the Queen Anne style include the hipped roof with cross gables, prominent full-width second story flared front gable with shingle detailing and rear gable with brackets, one-story wrap around front porch, simple front entry, and free classic columns that support the porch, rather than spindlework detailing, which characterize early asymmetrical Colonial Revival houses.

NEIGHBORING HOUSES

Houses adjacent to or across from 615 Elm Street include seven houses on the north and south sides of Elm Street between Cedar and Walnut streets: 549 Cedar Street (1922, Colonial

³² Susan Benjamin, Architectural Historian and Editor, *Winnetka Architecture: Where Past is Present, A Guide to Timeless Styles* (Winnetka: Winnetka Historical Museum, 1988): 14.

Revival), 615 Elm Street 603 Elm Street (original 1871 building demolished; current house 2007, New Traditional Shingle Style) and 595 Elm Street (1922, Colonial Revival); and 529 Cedar (prior to 1931, Tudor Revival), 594 Elm Street (1872, Gothic Revival), and 608 Elm Street c. 1895, Colonial Revival). Of these seven, five were included in the Illinois Historic Structures Survey (IHSS), a selective architectural and historical inventory conducted from 1971 – 75 of 50,000 buildings in Illinois by the Illinois Historic Preservation Office for historic and architectural significance, including 594 Elm Street (the Samuel Shackford house, 1872, L.G. Lyeman, Winnetka's first local landmark), 603 Elm Street (the Joseph Sherlock house, ca. 1871, demolished, ca. 2007), 615 Elm Street, 529 Cedar Street, and 595 Elm Street (1922, Reed & Skinner). Several of these were also included in a survey of Winnetka by Susan Benjamin in 1989, including 615 Elm with the notation as "contributing building in historic district." Many people who built homes in the area around the Village Green were early settlers in Winnetka; still more were noteworthy individuals who contributed to the history of the Village.

615 Elm is among the most historically interesting and architecturally noteworthy buildings in this neighborhood. Its age, and the synthesis of Queen Anne, Shingle Style and Colonial Revival architecture make this house important.

CHANGES TO THE BUILDING

In 1920 changes were made to the building, including adding a second story to the one story porch on the rear, and building a garage. The Colonial Revival style was growing in popularity after World War I and it is likely 1920 when the owners added Colonial-inspired details. These may have included adding classical columns and a simple balustrade on the front porch, and on the interior, painting varnished woodwork white and adding Colonial-inspired cabinets with glass doors that match the windows, all in the dining room. At this time it is also likely that the front and rear parlor were converted into one large living room. At some point the front porch was screened in; sometime after 1989 the screen was removed. Finally, between 2024 and 2025, an addition was built on the first floor at the rear of the house where it is not visible from the street.

The biggest changes to this late 19th Century house built in the Queen Anne Style were made in 1920, when Colonial detailing was added. Rather than detracting from the integrity of this home, these changes contribute to the history of the house and reflect how its architecture was adapted to the style popular during this time period.

LANDMARK EVALUATION

The house is 615 Elm Street meets the following criteria for landmark status under the Winnetka System for the Evaluation of Landmarks of Section 15.64.030 of the Village Code:

Section 15.64.030 Evaluation of landmarks

Criteria. The Commission shall consider the criteria provided in this chapter in order to evaluate potential landmarks and upon owner application as provided in Section 15.64.040 of this chapter to recommend a structure, building, object or site to be a designated landmark.

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.

The house is an excellent example of a simplified Queen Anne with elements of the Shingle Style. While there are several Queen Anne houses in Winnetka, there are not many that have original Shingle Style features from this time period.

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.

Several of the building's owners made significant contributions to the culture and development of the Village and, to a lesser extent, the State of Illinois. Charles L. and Anna Ruth Weeks, likely the first owners of the house, were influential in Winnetka, the City of Chicago and the State of Illinois. Charles L. Weeks was one of Winnetka's earliest school board members and Anna was active in progressive movements and a prominent supporter of women's rights. Zel Windes, attorney and real estate developer, was the son of Judge Thomas Windes and the brother of Frank Windes, who, anecdotally, designed the house. John C. Cobb, Jr., graduate of Harvard University and successful businessman, was from a prominent family and the cousin of noted architect Henry Ives Cobb. John Cobb, Jr. was also a volunteer for various civic and cultural organizations in Winnetka. His wife, Mary Louise Cobb, too came from a distinguished family. Under the Cobbs' ownership, the house at 615 Elm Street was remodeled.

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.

The design of the house has been attributed to Frank A. Windes, long time resident of Winnetka, civil engineer and Winnetka's first licensed architect, who designed several buildings in the Village, as well as the bridge over the tracks at Elm Street and the Skokie Lagoons project. Windes served as Village Assessor, Village Engineer, and Village Marshall, was a member of the Board of Education, one of the founders of the Historical Society, and was active in various organizations. He was a major contributor to the early development of the Village.

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

615 Elm Street fits in comfortably with its neighbors and its location at the Village Green, yet it is distinguished as among the oldest houses on Elm Street. It is a handsome and excellent example of a simplified Queen Anne house with Shingle Style details. Its Shingle Style and later Colonial Revival details, age and integrity make it is an important visual feature in the neighborhood and Village.

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.

The house represents distinguishing characteristics of architecture inherently valuable for study. The Queen Anne Style incorporating Colonial Revival features illustrates how some changes over time are significant and make the house valuable for study. The Queen Anne style updated with Colonial Revival features in this house are representative of a trend that occurred in many other houses throughout the North Shore.

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

The shingles on the that wrap around the windows on the second and third floors of the front facing gable are exceptional and distinctive. There are handsome leaded windows on the northeast and northwest corners, and on the west façade that look into the foyer, and three particularly graceful leaded windows that look into the dining room. All display exceptional design quality and craftsmanship.

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

The house at 615 Elm Street exemplifies a simplified Queen Anne style with features of the Shingle Style. It has a picturesque outline, and a varied surface treatment with clapboarding and shingles. It is asymmetrical, with its entrance set off to one side behind a broad sweeping porch. The hipped roof with cross gables adds architectural richness. Windows are large and double-hung, and others are leaded. The prominent full-width first story porch wraps around the front and side facades.

The shingled gable on the third story south façade, and particularly those curving shingles that are stretched smooth in rounded contours at the windows are character defining features of buildings of Shingle Style buildings.

The simple front entry with classical columns that support the porch characterize early asymmetrical Colonial Revival houses.

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

While there are several Queen Anne and simplified Queen Anne style houses in Winnetka, there aren't many, if any, with character defining Shingle Style features.

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.

While there are other Queen Anne houses in Winnetka, none have the unique combination of Shingle Style and Colonial Revival details.

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.

Charles L. and Anna Ruth Weeks were influential in Winnetka, the City of Chicago and the State of Illinois. Charles L. Weeks was one of Winnetka's earliest school board members and Anna was a suffragette, strong supporter of women's rights and active in progressive movements. Zel Windes was an attorney and real estate developer; he was the son of Judge Thomas Windes and the brother of Frank Windes. John C. Cobb, Jr., graduate of Harvard University and successful businessman, was from a prominent family and the cousin of noted architect Henry Ives Cobb. John Cobb, Jr. was also a volunteer for various civic and cultural organizations in Winnetka. His wife, Mary Louise Cobb, too came from a distinguished family. Their daughter Margaret was active in the community and artistic circles. The Weeks, Windes and Cobb families were active participants in historic and cultural events and were leaders in the Village; their significant participation made local and statewide contributions and impact.

CONCLUSION

615 Elm Street is located within the original 1862 plat of Winnetka and is one of the most historic areas of the Village. Some of the Village's oldest homes are located in this neighborhood, east of the Chicago and North Western Railway tracks. Houses were constructed during the 1870s, 1880s and 1890s, with many being built after the First World War into the 1920s, as blocks were subdivided. The house at 615 Elm is among the most historically interesting and architecturally noteworthy buildings in this neighborhood. The synthesis of Queen Anne and Colonial architecture make 615 Elm Street particularly significant.

The house is a fine example of a simplified form of the Queen Anne style of architecture that was popular from the late 1880s well into the 1890s with elements of Colonial Revival design. It is representative of the early houses that were built in the most historic area of the Village. The design features that were added in the 1920s contribute to the character of the house, representing the popularity of Colonial architecture after the end of World War I, when there was a surge of patriotism.

The house is 615 Elm Street meets four of six criteria of general considerations for the evaluation of landmarks; four of five criteria for architectural significance, and two of three criteria for historic significance under the Winnetka System for the Evaluation of Landmarks of Section 15.64.030 of the Village Code. For these reasons, the owners of 615 Elm Street

respectfully request that the building be declared a *designated landmark* within the Village of Winnetka.

GALLERY

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1910 United States Federal Census for Anna R. Weeks.

1910 United States Federal Census for Zel F. Windes.

Owners: Taylor and Jennifer Solberg Katzman

Address: 615 Elm Street; Telephone Numbers:

PIN: 05-21-106-006

Legal Description: That part of the West $\frac{1}{2}$ of Block 16 in Village of Winnetka in the Northwest Fractional Quarter of Section 21, Township 42 North, Range 13, East of the Third Principal Meridian bounded and described as follows: Commencing on the north line of Elm Street 87 feet east of the east line of Cedar Street thence east 100 feet; thence north to north line of the south $\frac{1}{2}$ of that part of said block 16 measured between the south line of Spruce Street and the north line of Elm Street thence west along said line 100 feet thence south to the place of beginning in Cook County, Illinois.

Commonly known as 615 Elm Street, Winnetka, Illinois.

615 ELM STREET – GALLERY

BEFORE



Front (South) Facade



Rear (North) Facade



Rear (North) Façade



West façade at rear of house looking east



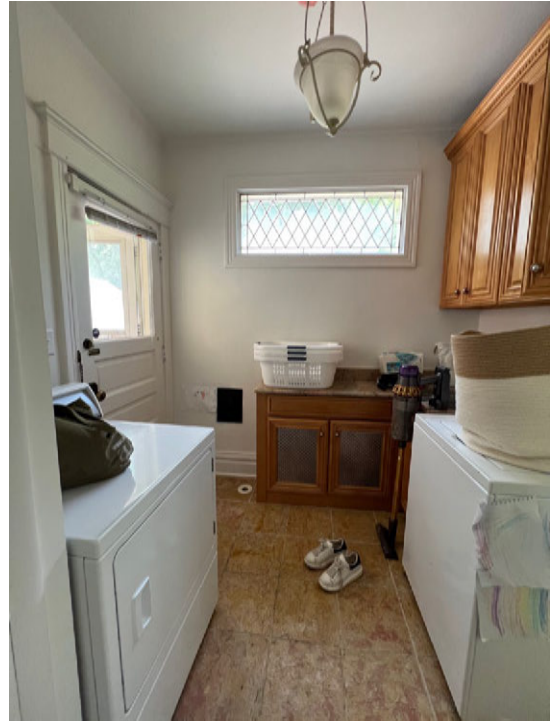
Front Entry Hall



Living Room



Kitchen



Laundry Room



Porch looking east



Porch looking north

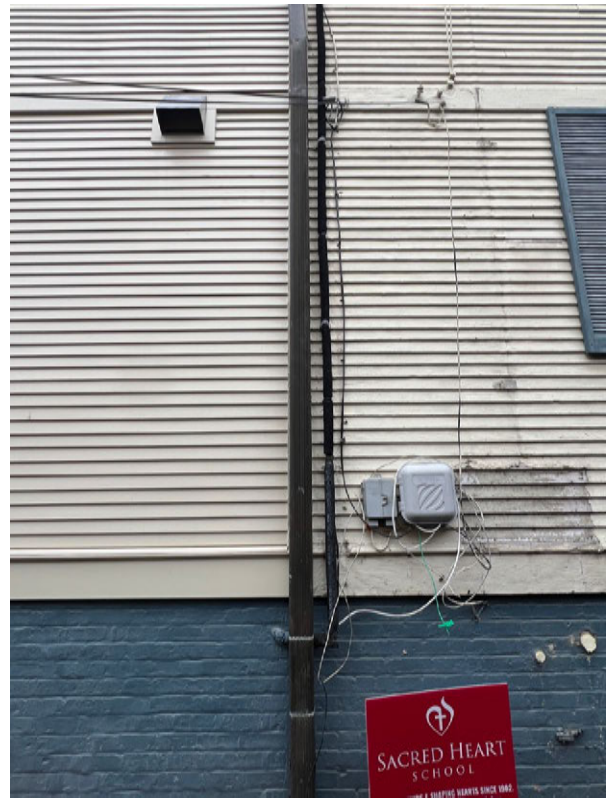
AFTER



Front (South) Facade



Rear (North) Façade



West façade siding: original house on right, new addition on left



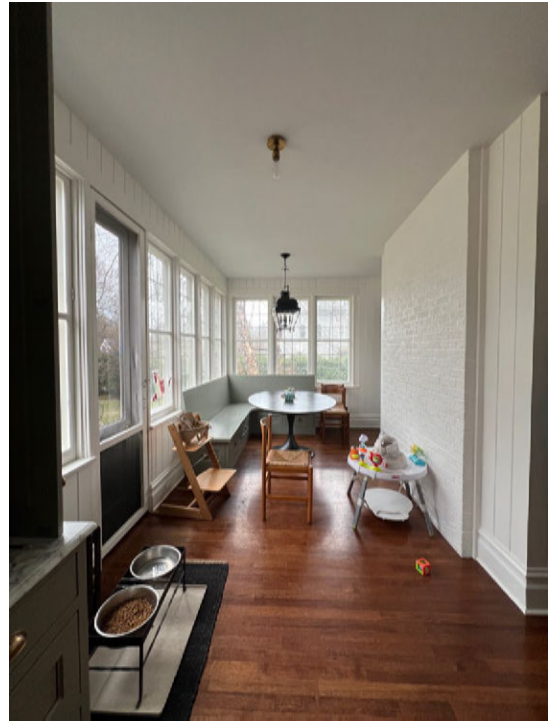
Front entry hall



Living Room



Kitchen



Kitchen/Porch looking east

ATTACHMENT B

SYSTEM FOR THE EVALUATION OF LANDMARKS

TIER 1

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

Tier 1 Score _____
(Add Above 5 lines)

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

TIER 2

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

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

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

Level of Significance

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: HISTORIC PRESERVATION COMMISSION
FROM: CHRISTOPHER MARX, ASSOCIATE PLANNER
DATE: JULY 3, 2025
SUBJECT: 419 SHERIDAN ROAD - ALTERATIONS TO LOCAL LANDMARK
(CASE NO. 25-11-HPC)

INTRODUCTION

On July 7, 2024, the Historic Preservation Commission (HPC) is scheduled to consider a request from Dirk Denison Architects (the "Applicant"), as the architect representative of Muneer Satter (the "Owner") of the property located at 419 Sheridan Road (the "Subject Property"), for an advisory review of exterior alterations to the Subject Property, a locally designated landmark.

PROPOSED PLAN

The Applicant has provided a written narrative along with descriptions, photos, and product specifications that detail the proposed alterations to the existing residence on the Subject Property. The proposed alterations would involve replacing windows, a small greenhouse addition, and some hardscaping on a rear portion of the house.

First, two existing windows from the family room would be removed and replaced with installations that are designed to match the existing windows. The windows would be Hope's One55 Series steel windows with simulated divided light and a color identified as Amherst Gray to match the existing window frames, with a slightly larger opening. Additionally, a small greenhouse addition would be built off the family room within an existing small stone terrace space using the same window design and metal zinc cladding in a color known as "skygrey" from the Rheinzink-Granum product line. A door would also be installed with fenestration designed to match the windows in form, material, and color from Hope's Landmark 175 Series product line. Lastly, there would be an entrance with steps installed to the greenhouse that uses split face limestone veener cladding, bluestone steppers, and wrought iron railings in a silver colored patina. The stairs would be designed to match the exact color, texture, and appearance of the existing family room addition. The Applicant states that all the proposed alterations are intended to preserve the home's appearance while providing an update that improves its natural light towards the interior. The proposed alterations comply with the Zoning Ordinance.



Figure 1 – Subject Property – Rear (North) façade of house



Figure 2 – Subject Property – Rear (North) façade of house



Figure 3 – Subject Property – Proposed Rear (North) Façade of House



Figure 4 – Subject Property – Proposed Rear (North) Façade of House

COMMISSION REVIEW

Exterior alterations of designated landmarks are subject to an advisory review by the HPC. The criteria to consider when conducting an advisory review of alterations are as follows:

1. General Standards:

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

2. Design Guidelines:

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

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

FINDINGS

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

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

ATTACHMENTS

Attachment A: Application Materials

June 12, 2025

Landmark Preservation Commission
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Architectural Submission for the 419 Sheridan Residence

Dear Members of the Landmark Preservation Commission,

On behalf of the 419 Sheridan, LLC, I am submitting the attached architectural materials for review and consideration by the Landmark Preservation Commission in connection with the proposed work at 419 Sheridan Road, Winnetka, IL 60093.

The proposed work at the 419 Residence involves sensitive modifications to the existing home, with the intent of maintaining architectural cohesion and honoring the historic character of the home. The scope includes the following components:

1. **Select Window Replacement and Enlargement**
Two existing exterior windows from the family room addition completed in the 2000's will be removed. The openings will be slightly enlarged vertically to improve natural light and visual connection to the exterior. These will be replaced with new painted steel windows designed to match the style and proportions of the originals, maintaining visual continuity with the existing façade.
2. **Greenhouse Addition**
An existing terrace from the 2000's addition off the family room will be enclosed to create a new greenhouse. The addition will remain within the existing terrace footprint, resulting in a modest expansion of the conditioned interior space. The greenhouse will feature painted steel windows and be clad in break metal zinc

panels. To accommodate the greenhouse roof connection, a minor alteration to the existing roofline is required, though no other surrounding exterior elements will be affected.

3. New Steps and Site Wall

As part of the exterior modifications, new limestone-clad steps will be constructed to match the existing character. The steps will feature a painted steel picket railing topped with a metal handrail to match existing aesthetic.

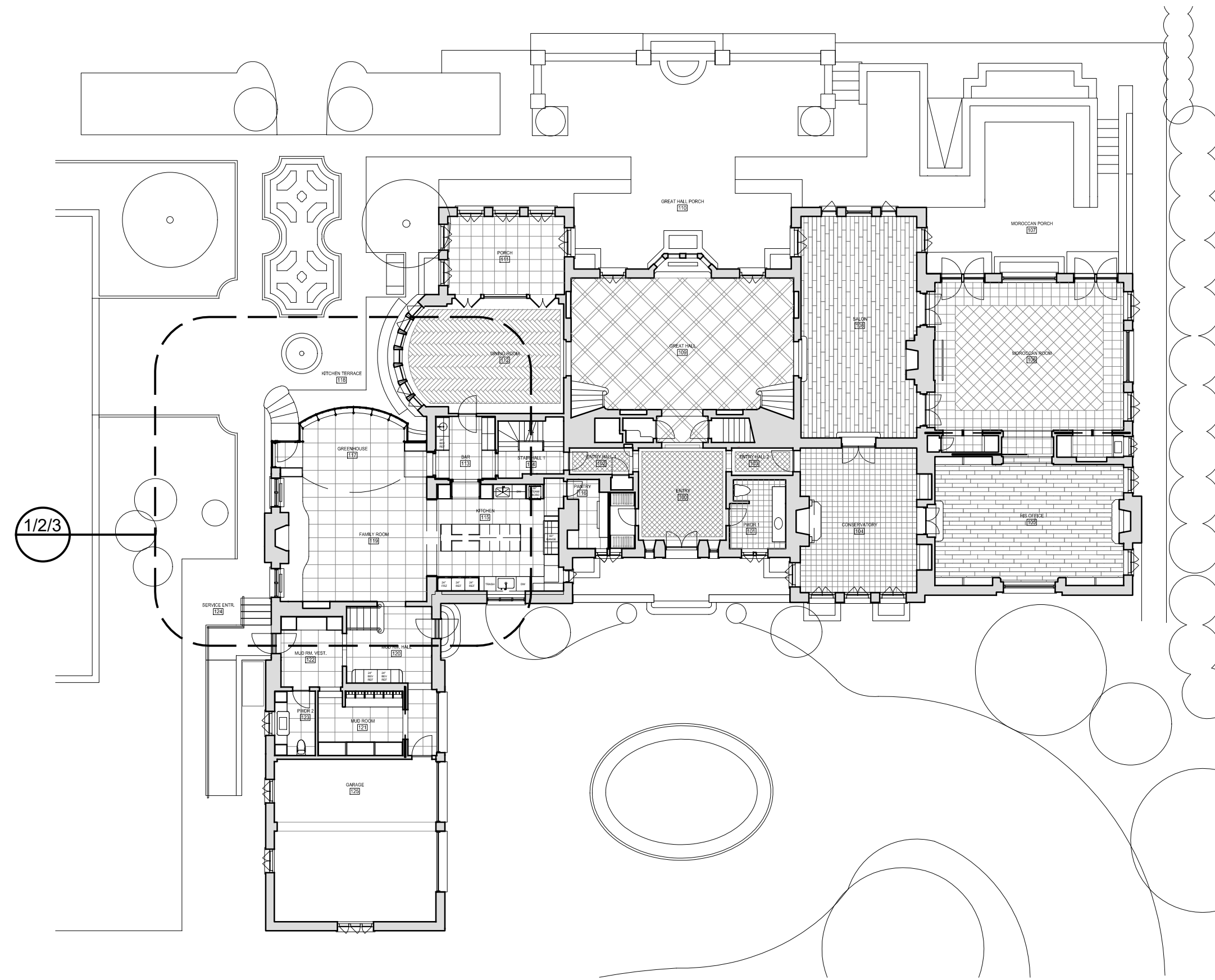
All proposed work is designed to be compatible with the existing architecture in terms of scale, proportion, material, and detailing, and is intended to enhance the residence while respecting its character and setting.

The enclosed materials speak to our approach, and we look forward to reviewing with you and your team.

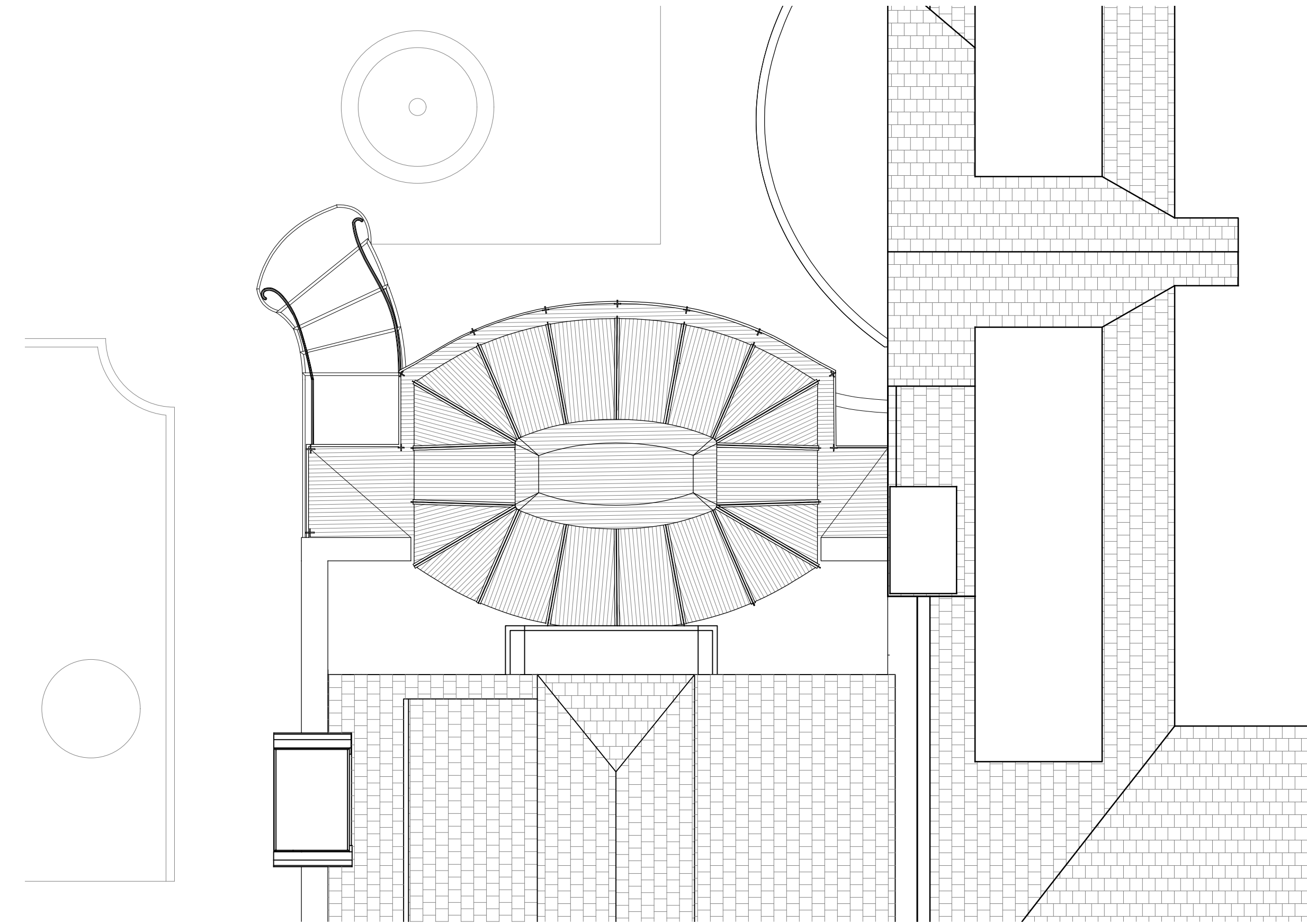
Sincerely,

A handwritten signature in black ink, appearing to read "Dirk Denison", followed by a large, stylized circular flourish.

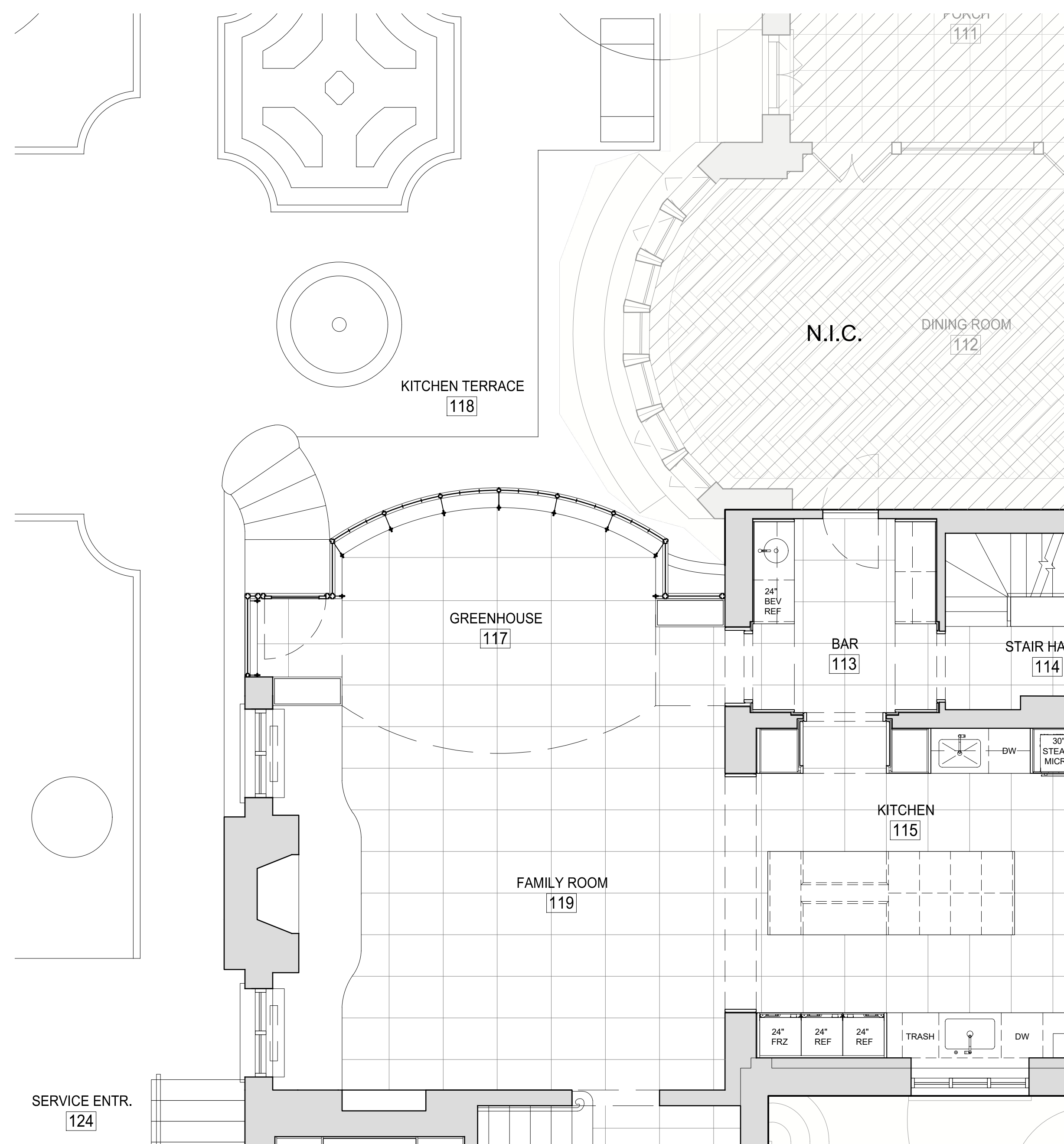
Dirk Denison, FAIA
Dirk Denison Architects



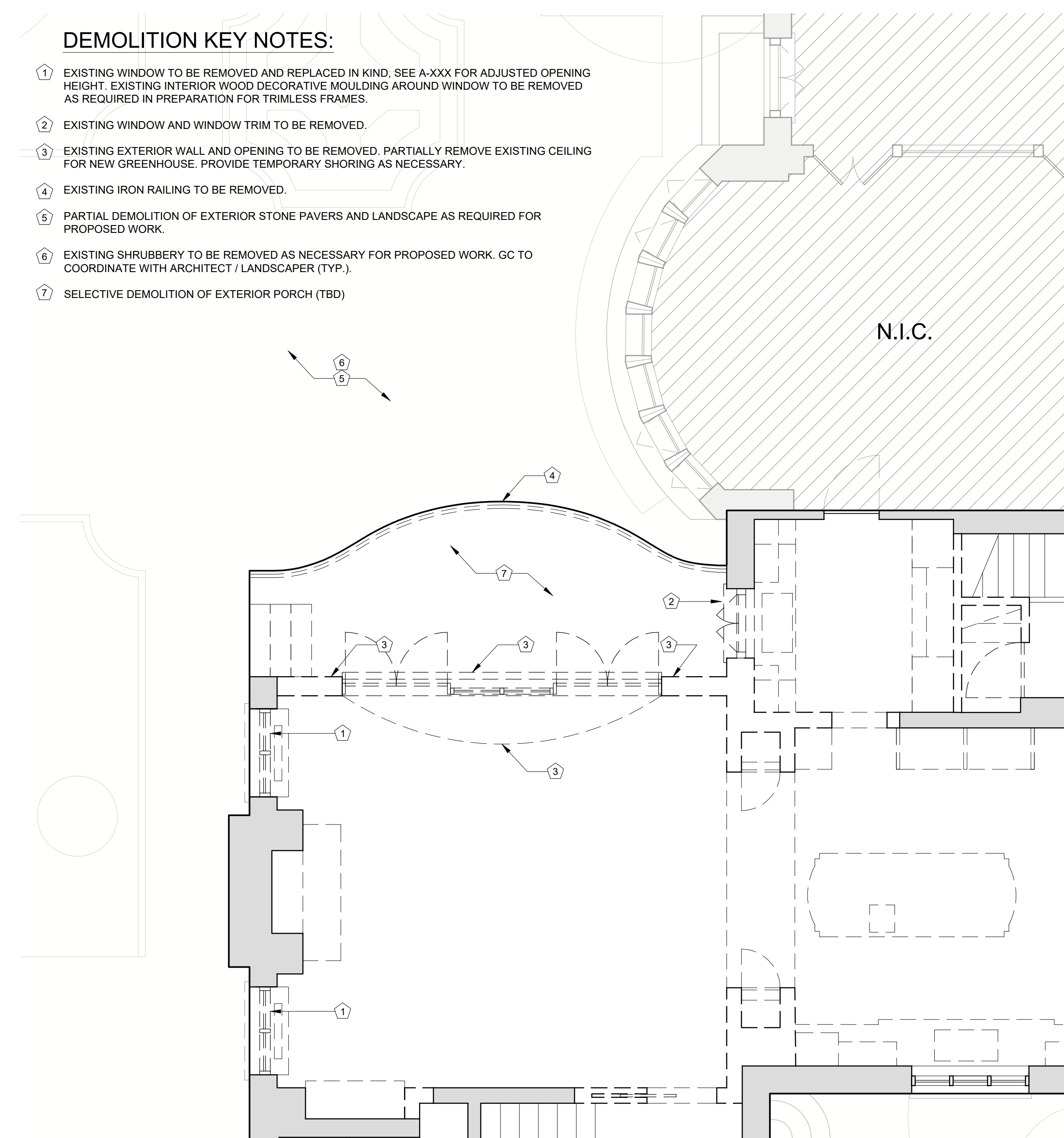
4 1ST FLOOR KEY PLAN
1/16" : 1'-0"



3 ROOF PLAN
1/4" : 1'-0"



2 1ST FLOOR PLAN
1/4" : 1'-0"



1 1ST FLOOR DEMOLITION PLAN
1/4" : 1'-0"

DEMOLITION KEY NOTES:

- 1 EXISTING WINDOW TO BE REMOVED AND REPLACED IN KIND. SEE A-XXX FOR ADJUSTED OPENING HEIGHT. EXISTING INTERIOR WOOD DECORATIVE MOULDING AROUND WINDOW TO BE REMOVED AS REQUIRED IN PREPARATION FOR TRIMLESS FRAMES.
- 2 EXISTING WINDOW AND WINDOW TRIM TO BE REMOVED.
- 3 EXISTING EXTERIOR WALL AND OPENING TO BE REMOVED. PARTIALLY REMOVE EXISTING CEILING FOR NEW GREENHOUSE. PROVIDE TEMPORARY SHORING AS NECESSARY.
- 4 EXISTING IRON RAILING TO BE REMOVED.
- 5 PARTIAL DEMOLITION OF EXTERIOR STONE PAVERS AND LANDSCAPE AS REQUIRED FOR PROPOSED WORK.
- 6 EXISTING SHRUBBERY TO BE REMOVED AS NECESSARY FOR PROPOSED WORK. GC TO COORDINATE WITH ARCHITECT / LANDSCAPER (TYP.).
- 7 SELECTIVE DEMOLITION OF EXTERIOR PORCH (TBD)

ARCHITECT:
DIRK DENISON ARCHITECTS
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312.455.1284 (f)
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CONSULTANTS:
Structural Engineer:
Rockey Structures
751 S Clark St. #200
Chicago, Illinois 60605
312-462-3599
Mechanical, Electrical, Plumbing
& Fire Protection Engineer:
BES Engineering
444 North Wells Street, Suite 401
Chicago, Illinois 60654
312-836-0595

ISSUANCE:
DATE DESCRIPTION
1 07/07/2025 LANDMARKS REVIEW

LOCATION:
419 Sheridan Road,
Winnetka, Illinois 60093

PROJECT:
SHERIDAN RESIDENCE
Partial Renovation of an Existing 3-Story Single Family
Residence

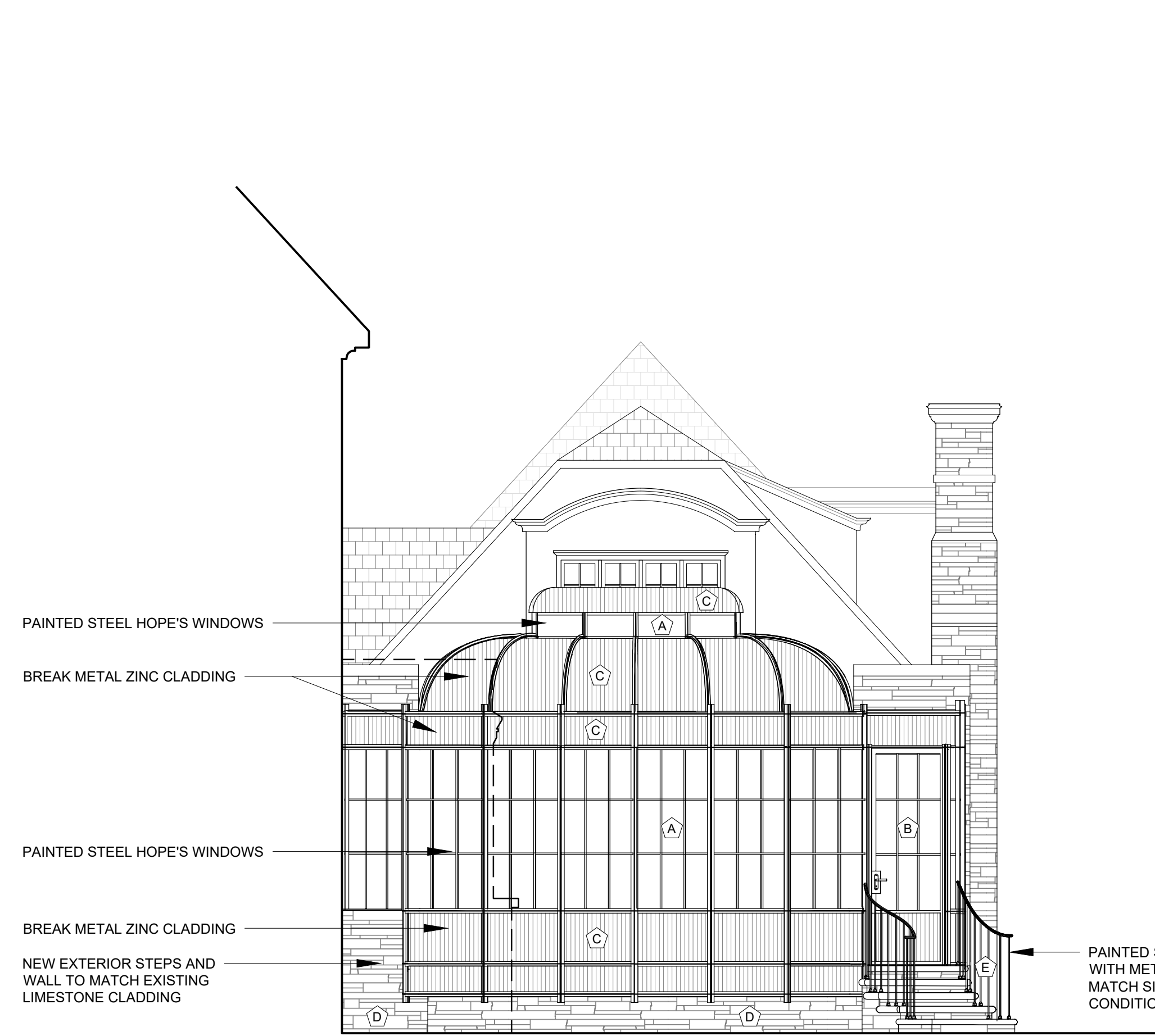
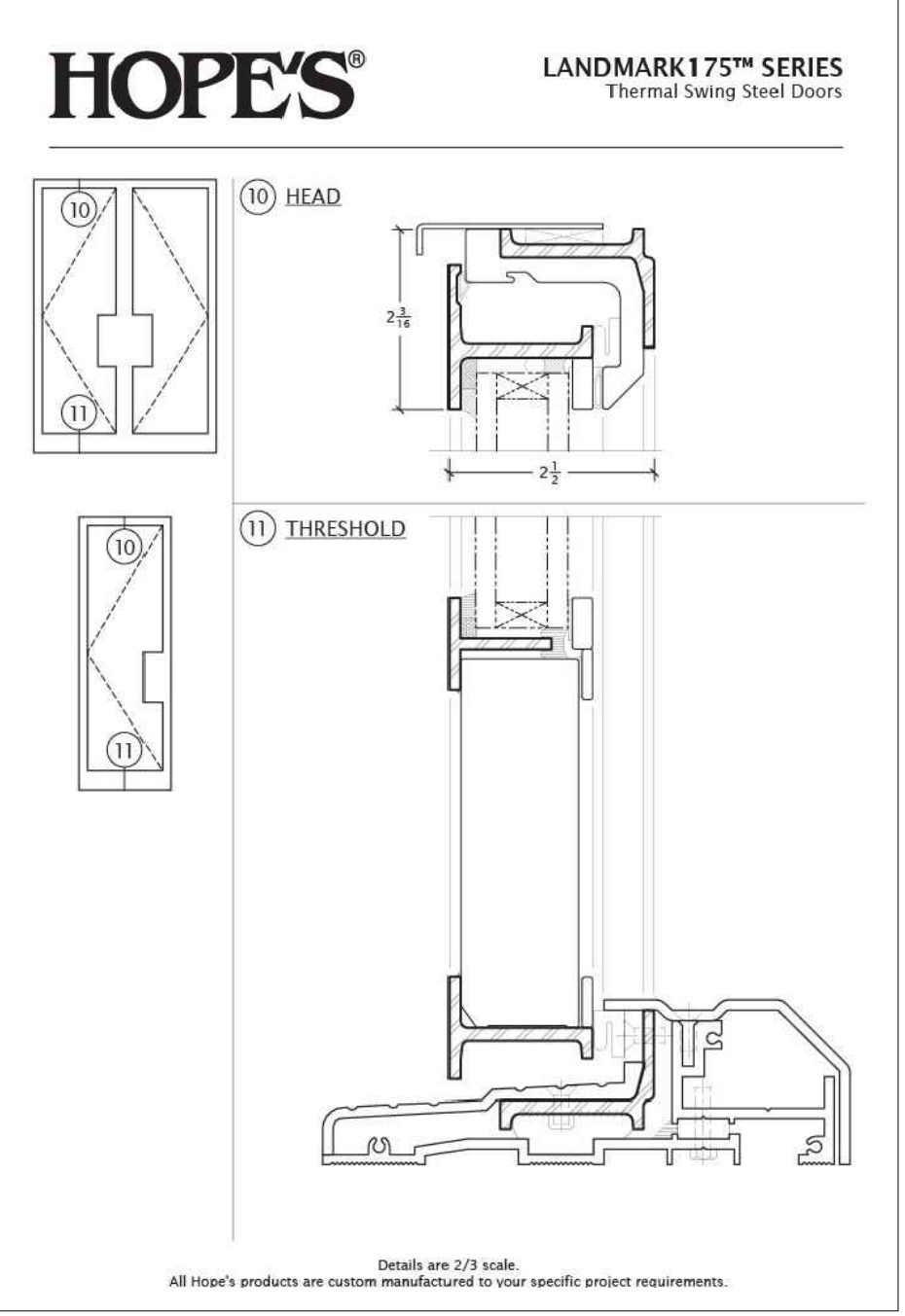
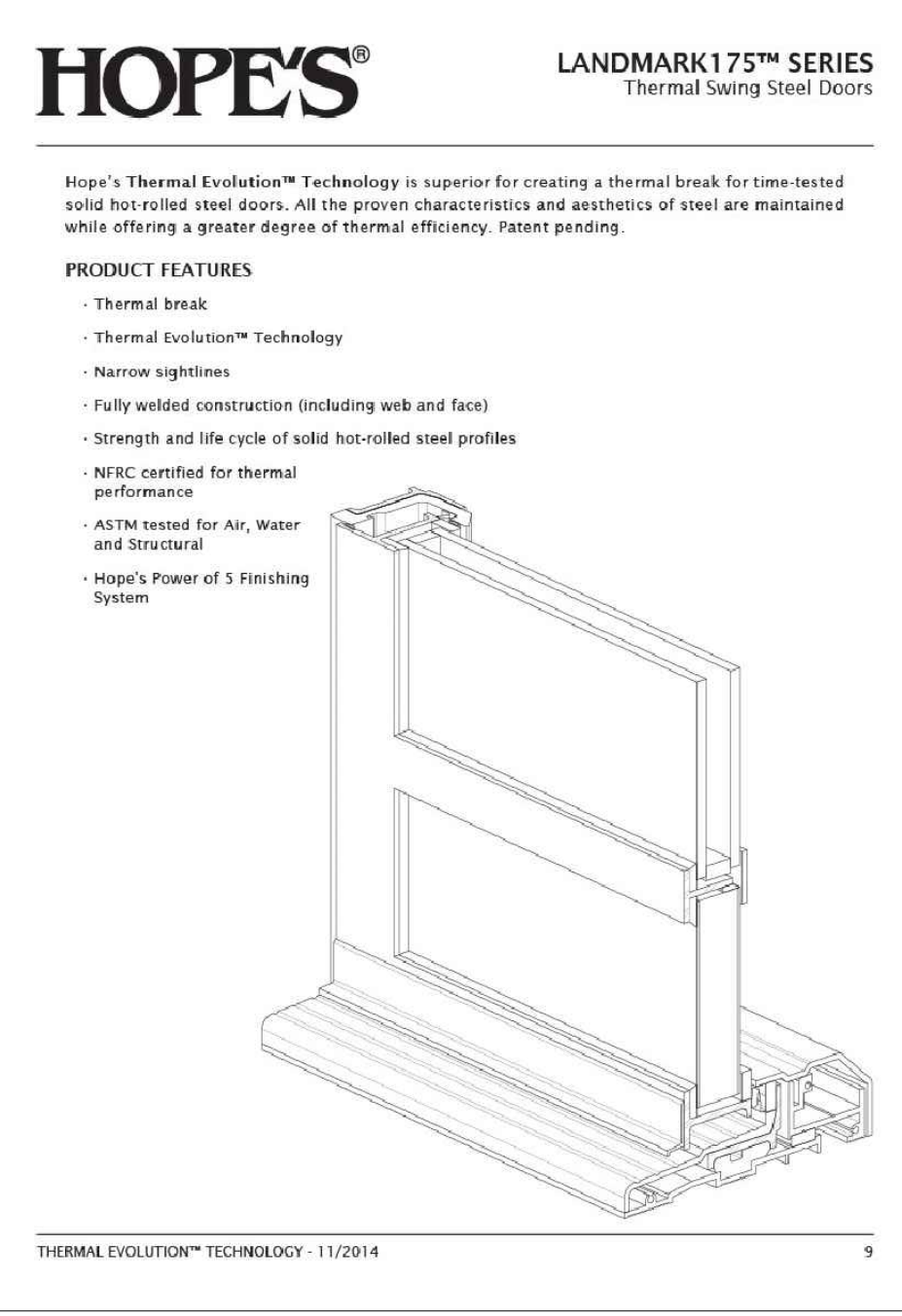
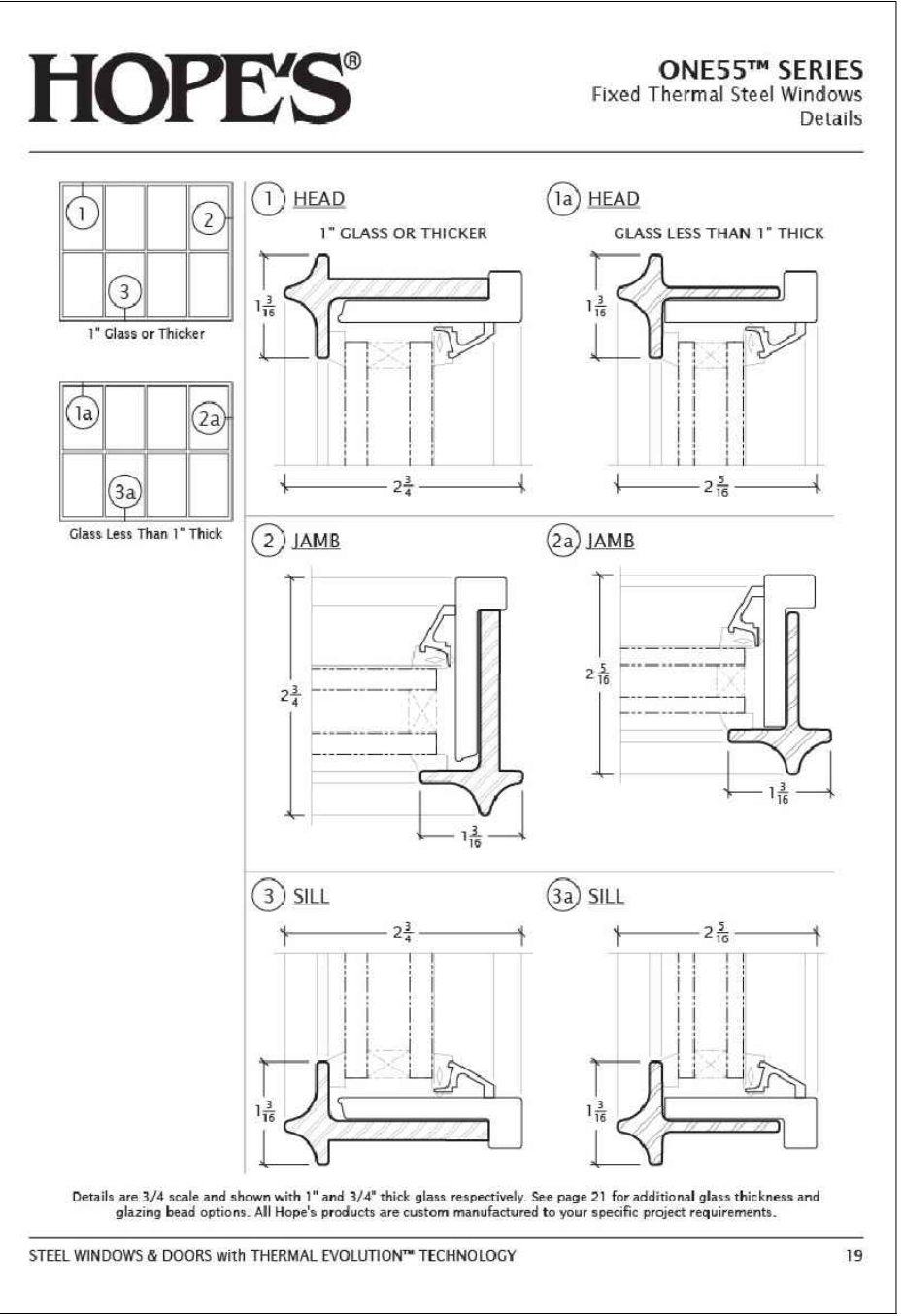
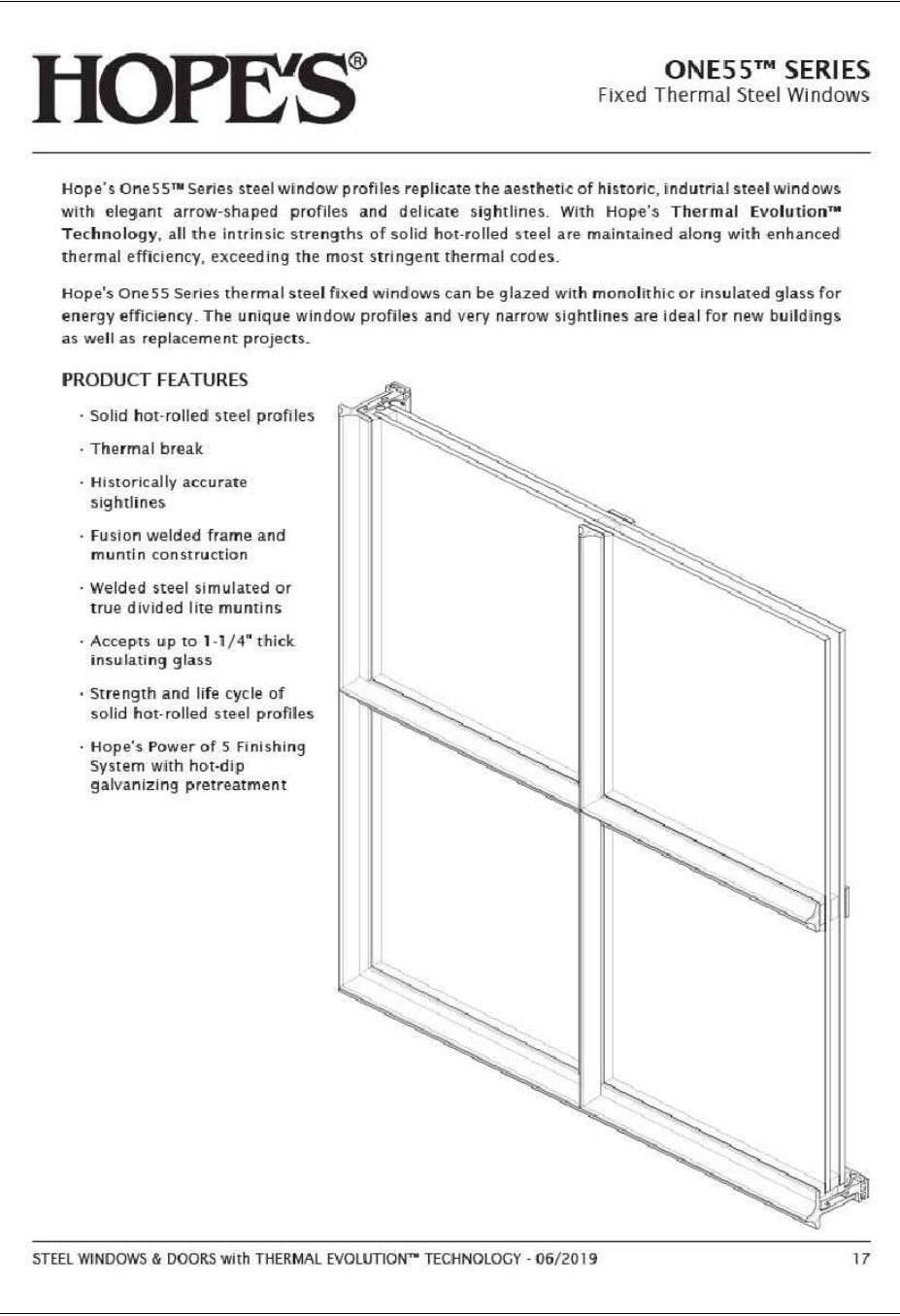
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1ST FLOOR
DEMOLITION PLANS &
FLOOR PLANS

DRAWING NUMBER:

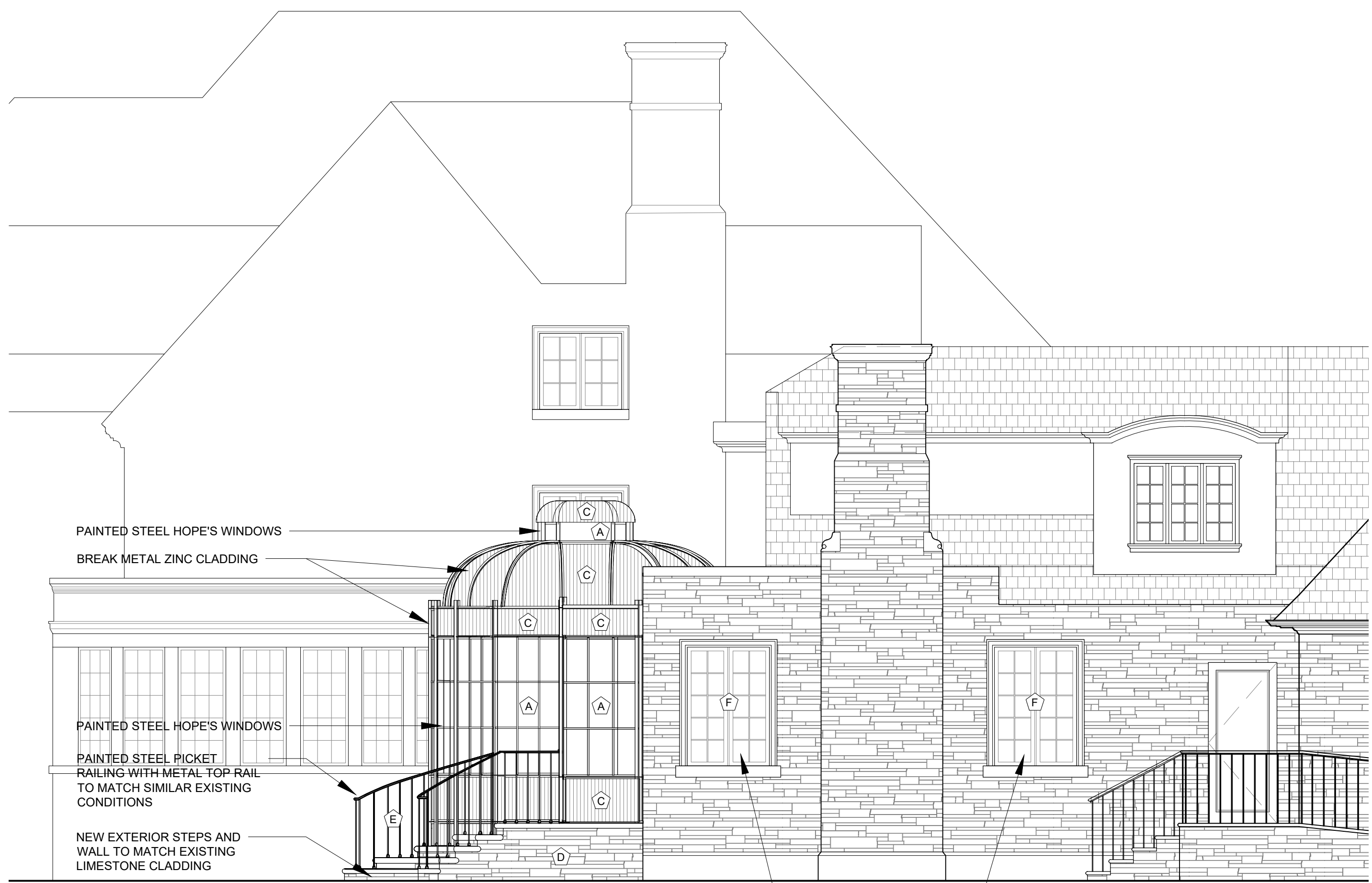
© DIRK DENISON ARCHITECTS 2025

| MATERIAL KEY NOTES | | |
|--------------------|---|-------|
| TAG | DESCRIPTION | IMAGE |
| A | STEEL HOPE'S WINDOWS PAINTED IN "MP07208 AMHERST GRAY" TO MATCH ZINC | |
| B | STEEL HOPE'S DOOR PAINTED IN "MP07208 AMHERST GRAY" TO MATCH ZINC | |
| C | RHEINZINK-GRANUM IN "SKYGREY" | |
| D | SPLIT FACE LIMESTONE VENEER, RANDOM ASHLAR PATTERN WITH BLUE STONE PAVERS - TO MATCH EXISTING | |
| E | BLACK ROT IRON RAILING WITH SILVER PATINA FINISH TO MATCH EXISTING EXTERIOR RAILINGS | |
| F | STEEL HOPE'S WINDOWS TO BE PAINTED TO MATCH EXIST. | |

| RATINGS INFORMATION - LANDMARK175-TE SERIES FIXED | | | | | | |
|---|-------------------------------|----------|------|------|-------------------------|---|
| CPD# | MANUFACTURER PRODUCT CODE | U-FACTOR | SHGC | VT | CONDENSATION RESISTANCE | PRODUCT DESCRIPTION |
| HWI-M-13-0019 9-00001 | 6mm VTA SB70/ARG/6mm Clear | 0.31 | 0.24 | 0.57 | 45 | Steel w/ Thermal Breaks/Not Applicable, Fill 1: ARG(90/10), LowE, CL, No Grid |
| HWI-M-13-0020 2-00001 | 6mm GRD SN68/ARG/6mm Clear | 0.32 | 0.34 | 0.60 | 44 | Steel w/ Thermal Breaks/Not Applicable, Fill 1: ARG(90/10), LowE, CL, No Grid |



2 EXTERIOR ELEVATION - LOOKING WEST
1/4" = 1'-0"



1 EXTERIOR ELEVATION - LOOKING SOUTH
1/4" = 1'-0"

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Mechanical, Electrical, Plumbing
& Fire Protection Engineer:
BES Engineering
444 North Wells Street, Suite 401
Chicago, Illinois 60654
312-836-0595

ISSUANCE:
DATE DESCRIPTION
1 07/07/2025 LANDMARKS REVIEW

LOCATION:
419 Sheridan Road,
Winnetka, Illinois 60093

PROJECT:
SHERIDAN RESIDENCE
Partial Renovation of an Existing 3-Story Single Family Residence

DRAWING TITLE:
EXTERIOR ELEVATIONS & MATERIALS

DRAWING NUMBER:

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4 EXISTING PHOTO - LOOKING SOUTH-WEST
N.T.S.



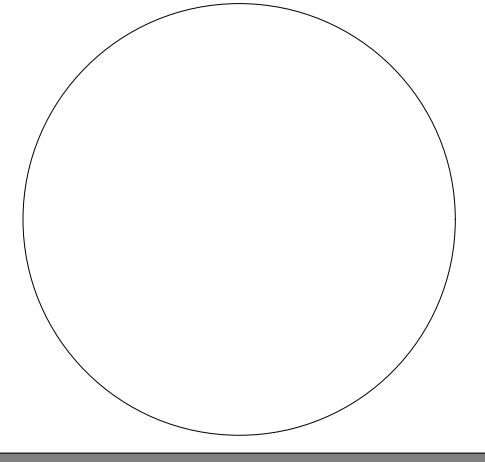
3 EXISTING PHOTO - LOOKING SOUTH
N.T.S.



2 NEW RENDER - LOOKING SOUTH-WEST
N.T.S.



1 NEW RENDER - LOOKING SOUTH
N.T.S.



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DRAWING TITLE:
EXISTING PHOTOS &
NEW RENDERS

DRAWING NUMBER:

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Directory Search

NFRCC Codes

Detailed Product Ratings

| GENERAL INFORMATION | |
|---------------------------------------|-----------------------------|
| Manufacturer: | Hope's Windows, Inc. |
| Series Name: | Landmark175-TE Series Fixed |
| Operator Type: | FIXD |
| Air Leakage: | ≤ 0.3 |
| Ventilation Rating (Standard Screen): | |
| Ventilation Rating (Enhanced Screen): | |

RATINGS INFORMATION

(Found 577 Products)

[<< First](#)
[< Previous](#)
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[Last >>](#)

| CPD # | Manufacturer Product Code | U-factor | SHGC | VT | Condensation Resistance | Product Description |
|--------------------------------------|-----------------------------------|----------|------|------|-------------------------|--|
| HWI-M-13-00186-00001 | 6mm VTA SB70/AIR/6mm Clear | 0.35 | 0.25 | 0.57 | 44 | Steel w/ Thermal Breaks/Not Applicable, Fill 1: AIR(100) , LowE, CL, No Grid |
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| HWI-M-13-00190-00001 | 6mm GRD CG6227/AIR/6mm Clear | 0.35 | 0.24 | 0.53 | 44 | Steel w/ Thermal Breaks/Not Applicable, Fill 1: AIR(100) , LowE, CL, No Grid |
| HWI-M-13-00191-00001 | 6mm GRD CG5527/AIR/6mm Clear | 0.35 | 0.25 | 0.48 | 44 | Steel w/ Thermal Breaks/Not Applicable, Fill 1: AIR(100) , LowE, CL, No Grid |
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| HWI-M-13-00200-00001 | 6mm VTA SB60/ARG/6mm Clear | 0.32 | 0.35 | 0.62 | 44 | Steel w/ Thermal Breaks/Not Applicable, Fill 1: ARG(90/10) , LowE, CL, No Grid |

| | | | | | | |
|--------------------------------------|-----------------------------------|------|------|------|----|--|
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| HWI-M-13-00203-00001 | 6mm GRD CG6227/ARG/6mm Clear | 0.31 | 0.23 | 0.53 | 44 | Steel w/ Thermal Breaks/Not Applicable, Fill 1: ARG(90/10) , LowE, CL, No Grid |
| HWI-M-13-00204-00001 | 6mm GRD CG5527/ARG/6mm Clear | 0.32 | 0.25 | 0.48 | 44 | Steel w/ Thermal Breaks/Not Applicable, Fill 1: ARG(90/10) , LowE, CL, No Grid |
| HWI-M-13-00205-00001 | 6mm GRD CG7036/ARG/6mm Clear | 0.32 | 0.34 | 0.61 | 44 | Steel w/ Thermal Breaks/Not Applicable, Fill 1: ARG(90/10) , LowE, CL, No Grid |
| HWI-M-13-00206-00001 | 6mm GRD CG8070/ARG/6mm Clear | 0.34 | 0.56 | 0.70 | 44 | Steel w/ Thermal Breaks/Not Applicable, Fill 1: ARG(90/10) , LowE, CL, No Grid |
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| HWI-M-13-00209-00001 | 6mm GRD CG5527/ARG/6mm GRD SGIS20 | 0.27 | 0.24 | 0.47 | 43 | Steel w/ Thermal Breaks/Not Applicable, Fill 1: ARG(90/10) , LowE, CL, No Grid |
| HWI-M-13-00210-00001 | 6mm GRD CG7036/ARG/6mm GRD SGIS20 | 0.28 | 0.33 | 0.59 | 43 | Steel w/ Thermal Breaks/Not Applicable, Fill 1: ARG(90/10) , LowE, CL, No Grid |
| 1 2 3 4 5 6 7 8 9 10 ... >> | | | | | | |

Key:

Click the column headers to sort the data according to the column header.

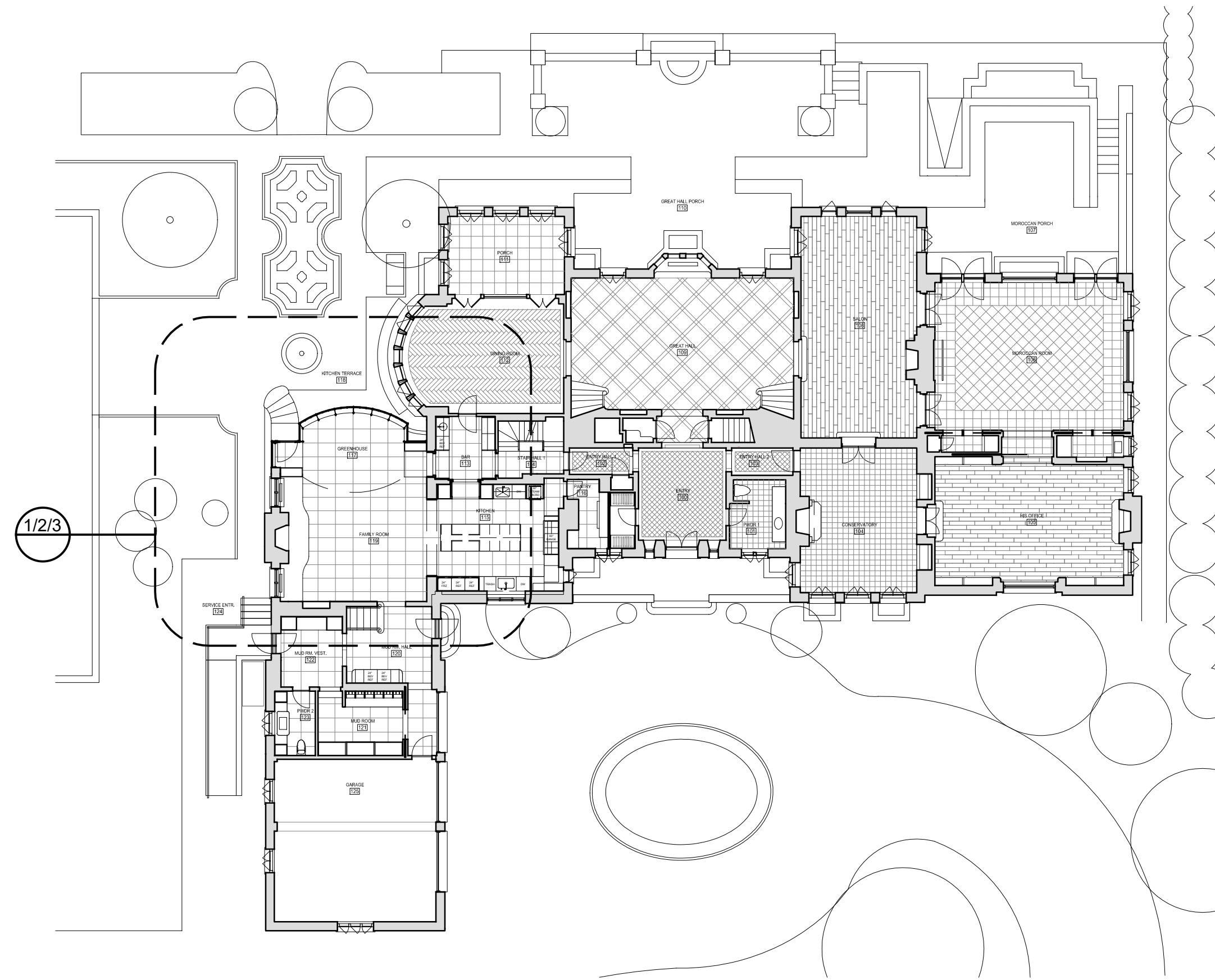
A dash "-" in a rating column (SHGC / VT) indicates that there are no NFRC certified values for that individual product.

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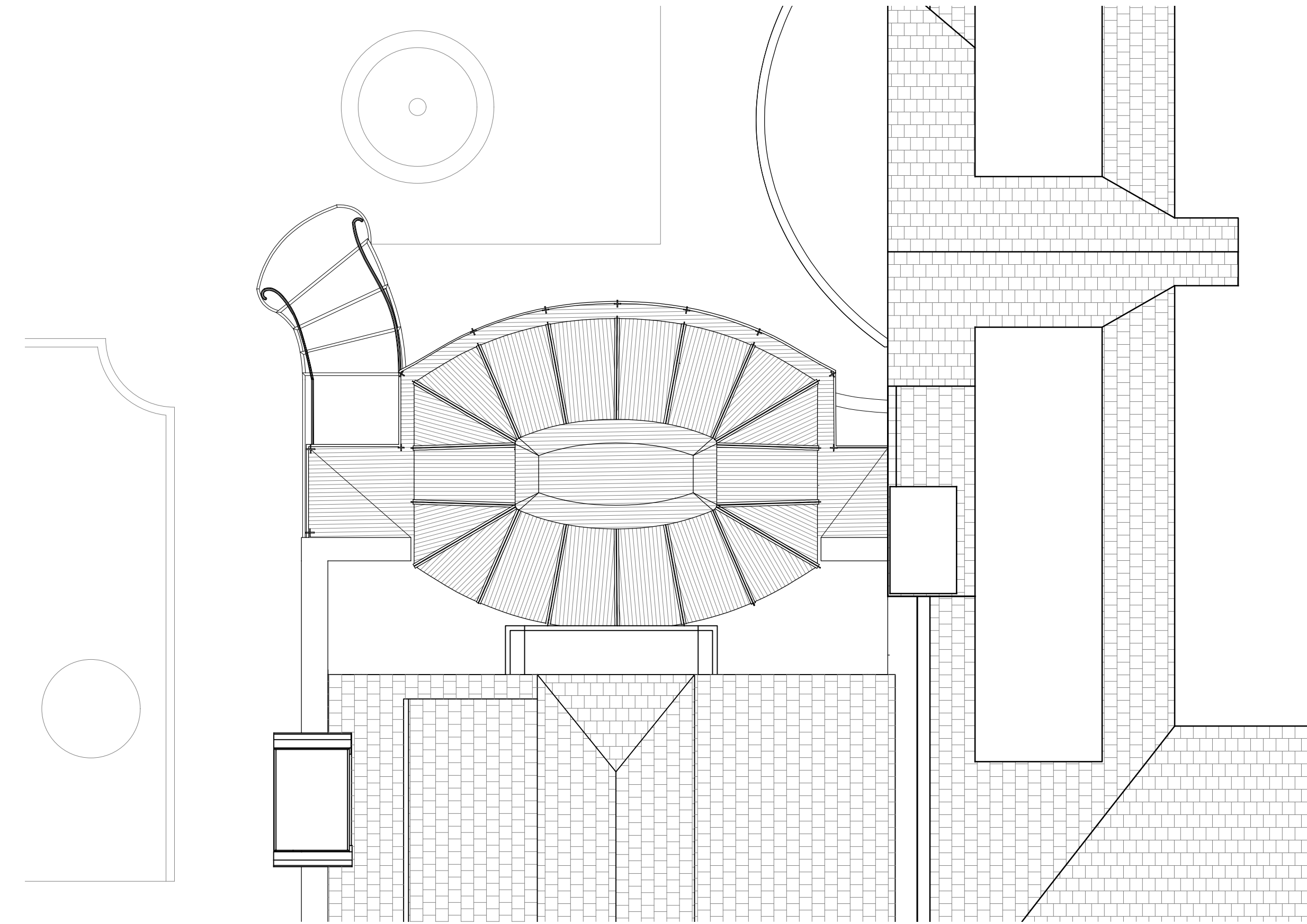
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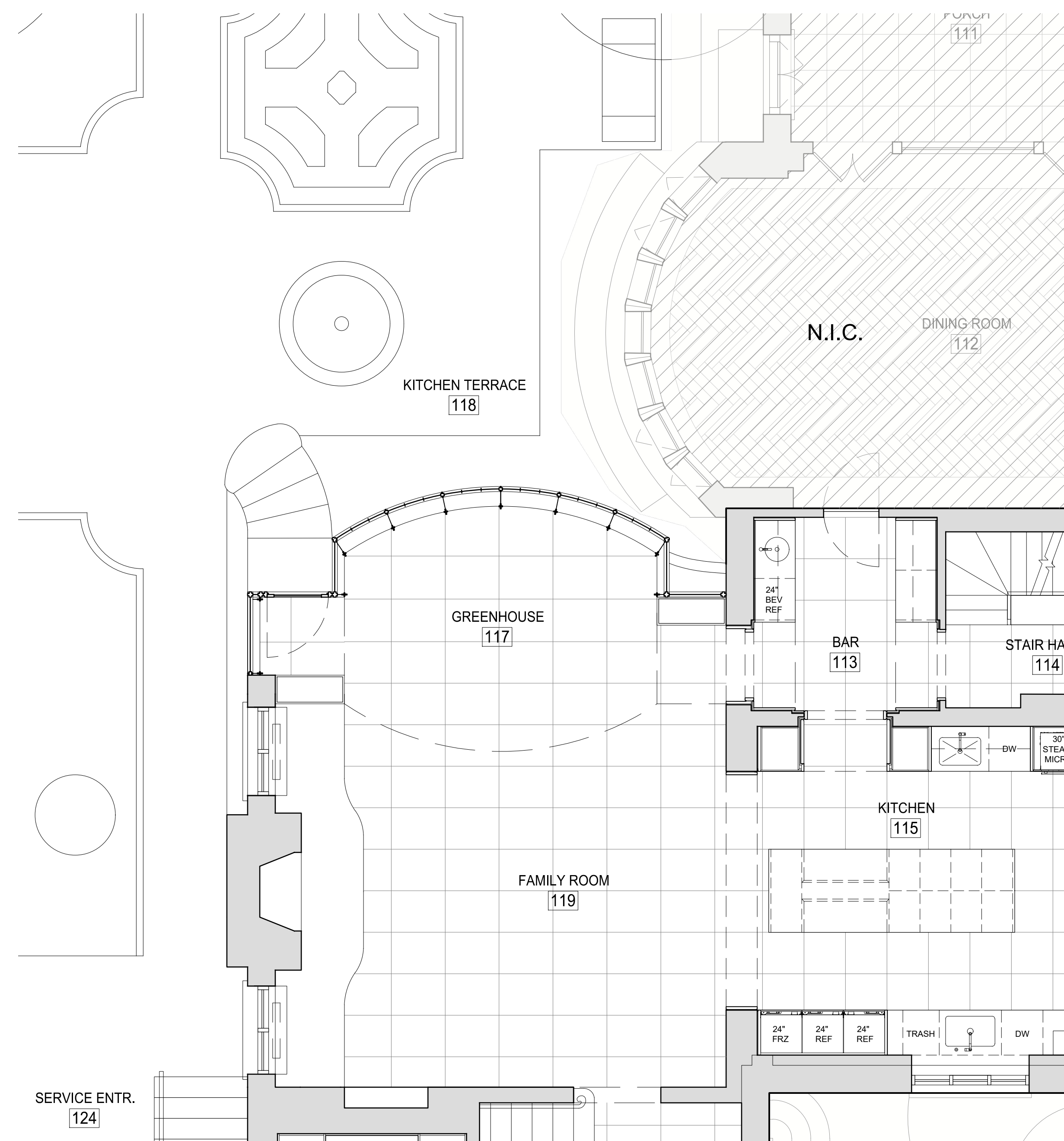
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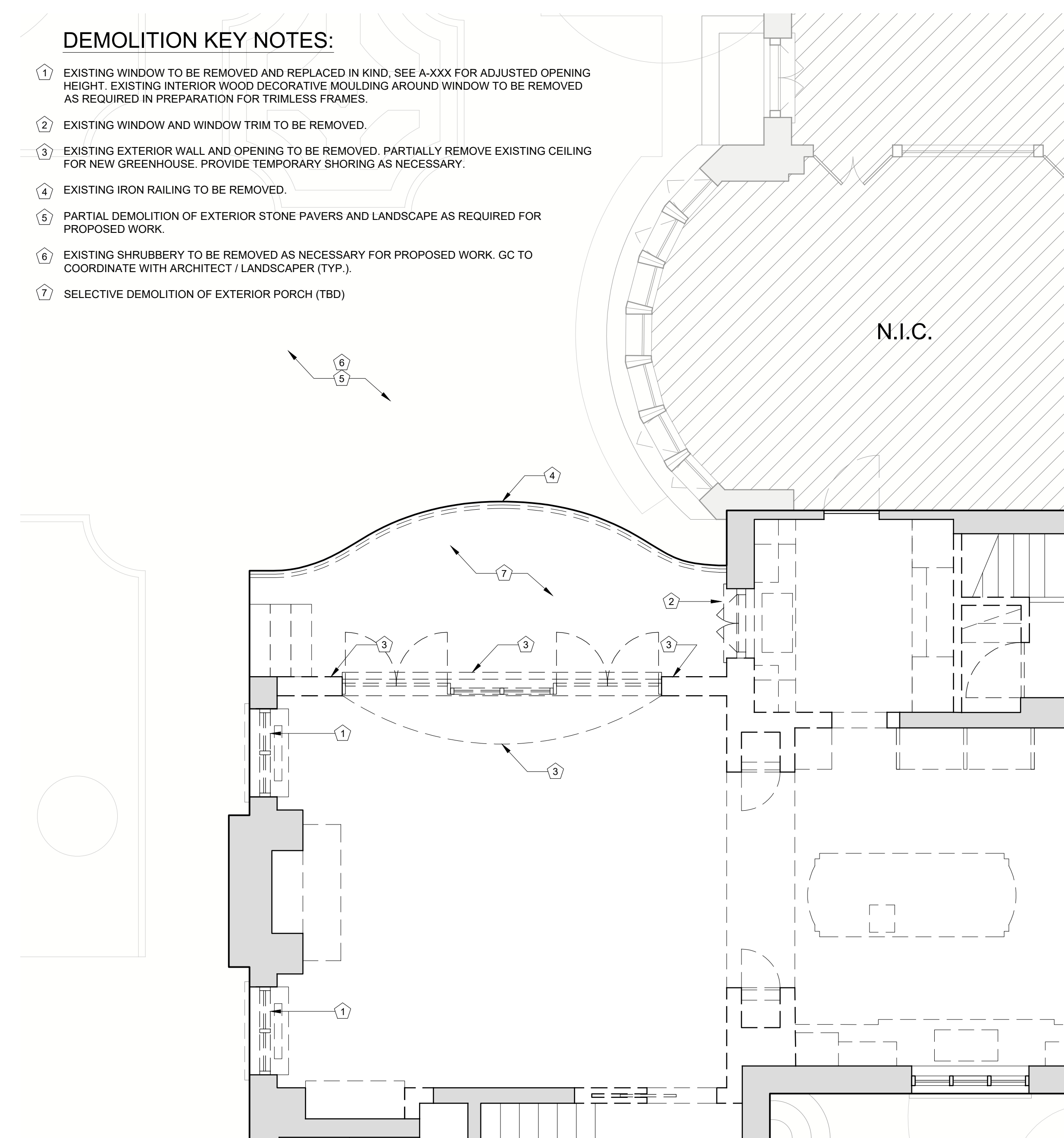
4 1ST FLOOR KEY PLAN
1/16" : 1'-0"



3 ROOF PLAN
1/4" : 1'-0"



2 1ST FLOOR PLAN
1/4" : 1'-0"



1 1ST FLOOR DEMOLITION PLAN
1/4" : 1'-0"

DEMOLITION KEY NOTES:

- 1 EXISTING WINDOW TO BE REMOVED AND REPLACED IN KIND. SEE A-XXX FOR ADJUSTED OPENING HEIGHT. EXISTING INTERIOR WOOD DECORATIVE MOULDING AROUND WINDOW TO BE REMOVED AS REQUIRED IN PREPARATION FOR TRIMLESS FRAMES.
- 2 EXISTING WINDOW AND WINDOW TRIM TO BE REMOVED.
- 3 EXISTING EXTERIOR WALL AND OPENING TO BE REMOVED. PARTIALLY REMOVE EXISTING CEILING FOR NEW GREENHOUSE. PROVIDE TEMPORARY SHORING AS NECESSARY.
- 4 EXISTING IRON RAILING TO BE REMOVED.
- 5 PARTIAL DEMOLITION OF EXTERIOR STONE PAVERS AND LANDSCAPE AS REQUIRED FOR PROPOSED WORK.
- 6 EXISTING SHRUBBERY TO BE REMOVED AS NECESSARY FOR PROPOSED WORK. GC TO COORDINATE WITH ARCHITECT / LANDSCAPER (TYP.).
- 7 SELECTIVE DEMOLITION OF EXTERIOR PORCH (TBD)

ARCHITECT:
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& Fire Protection Engineer:
BES Engineering
444 North Wells Street, Suite 401
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312-836-0595

ISSUANCE:
DATE DESCRIPTION
1 07/07/2025 LANDMARKS REVIEW

LOCATION:
419 Sheridan Road,
Winnetka, Illinois 60093

PROJECT:
SHERIDAN RESIDENCE
Partial Renovation of an Existing 3-Story Single Family
Residence

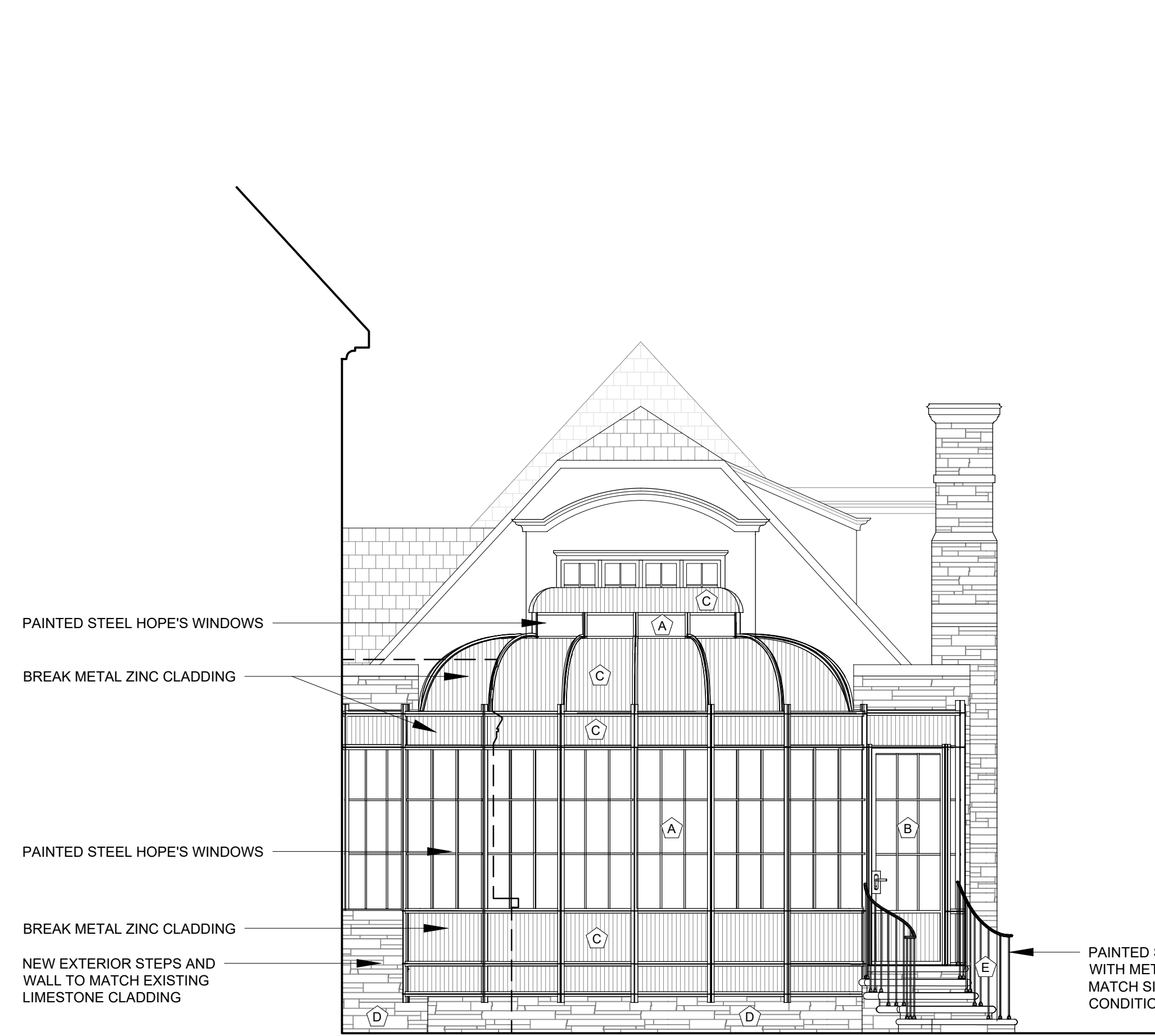
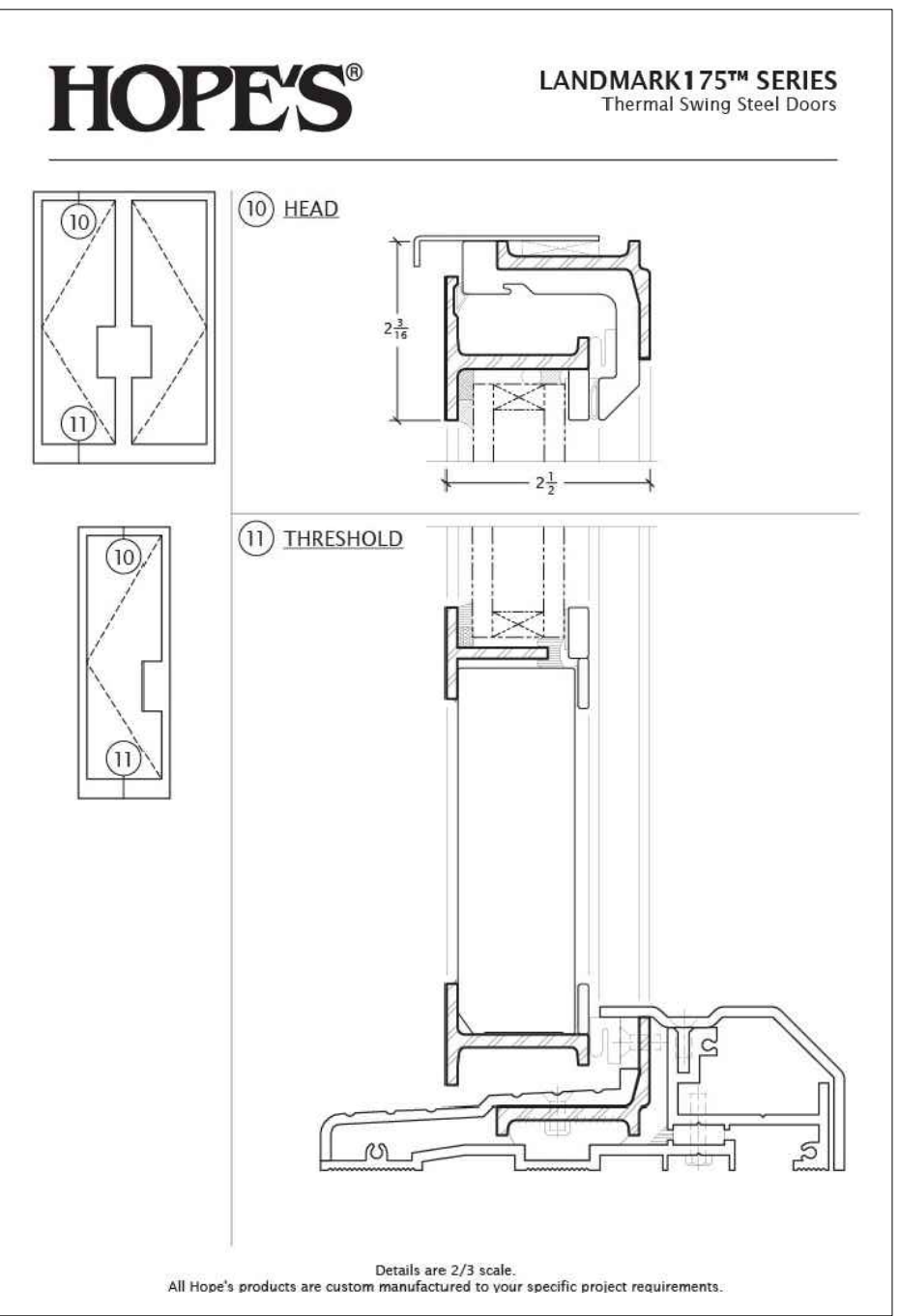
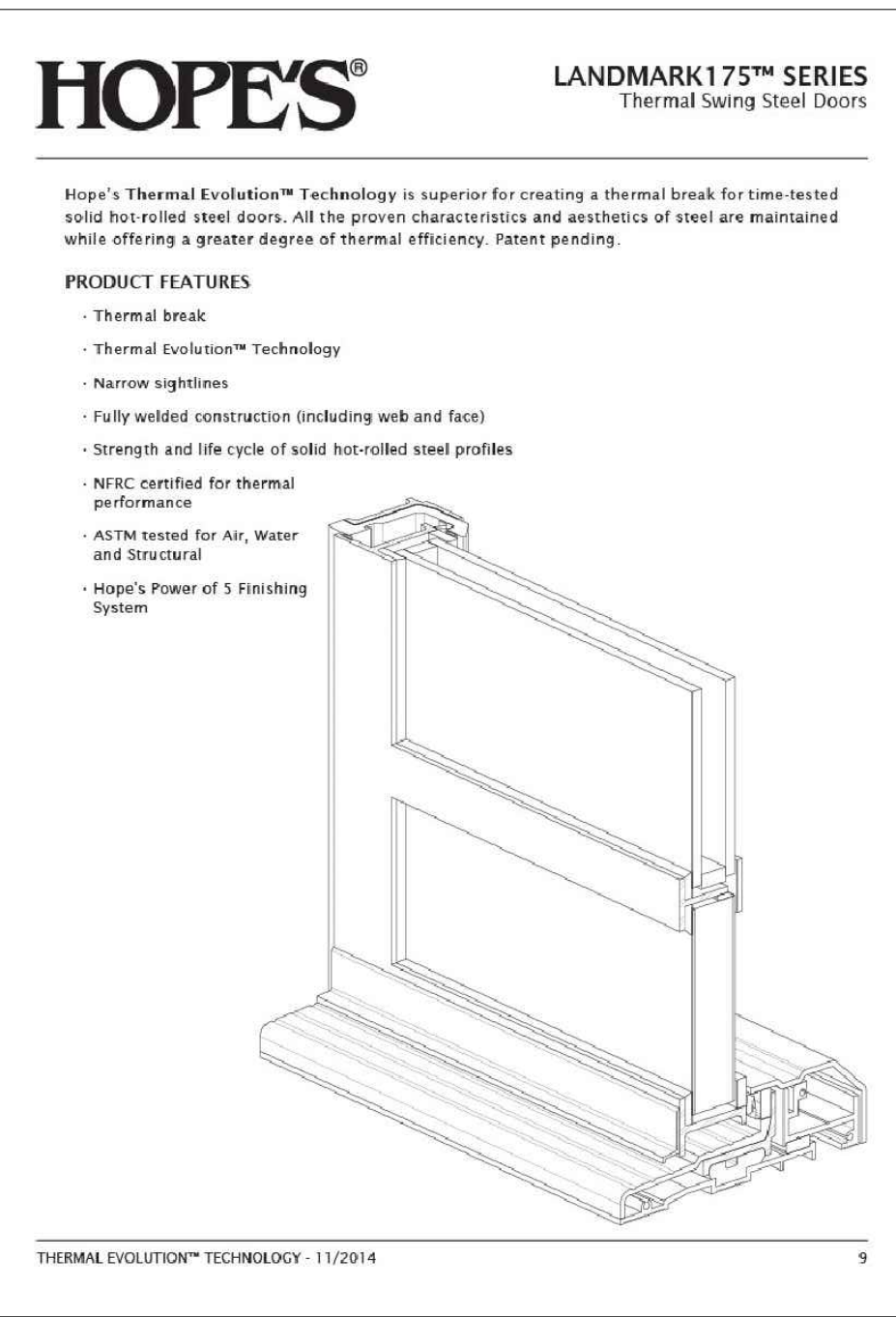
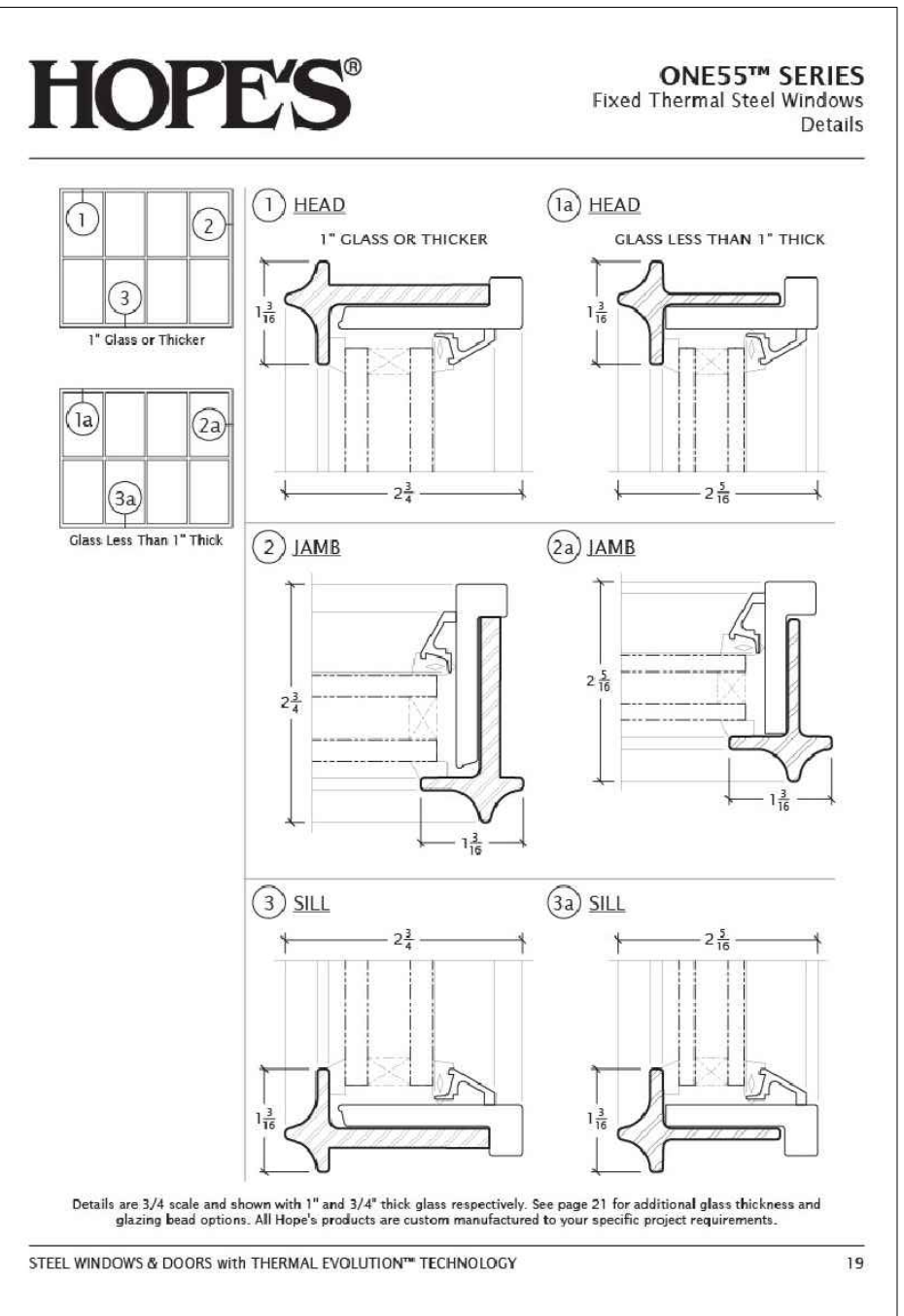
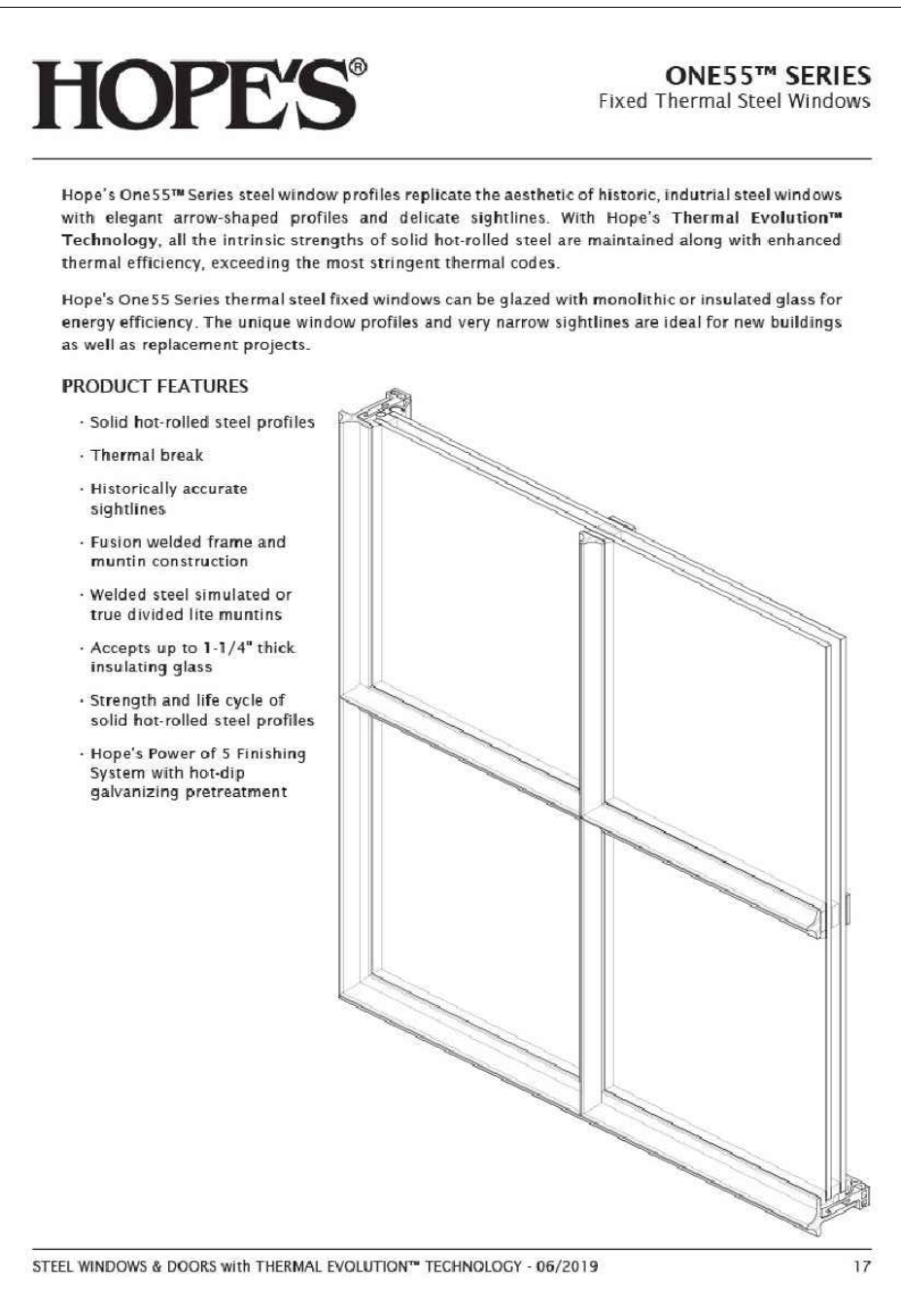
DRAWING TITLE:
1ST FLOOR
DEMOLITION PLANS &
FLOOR PLANS

DRAWING NUMBER:

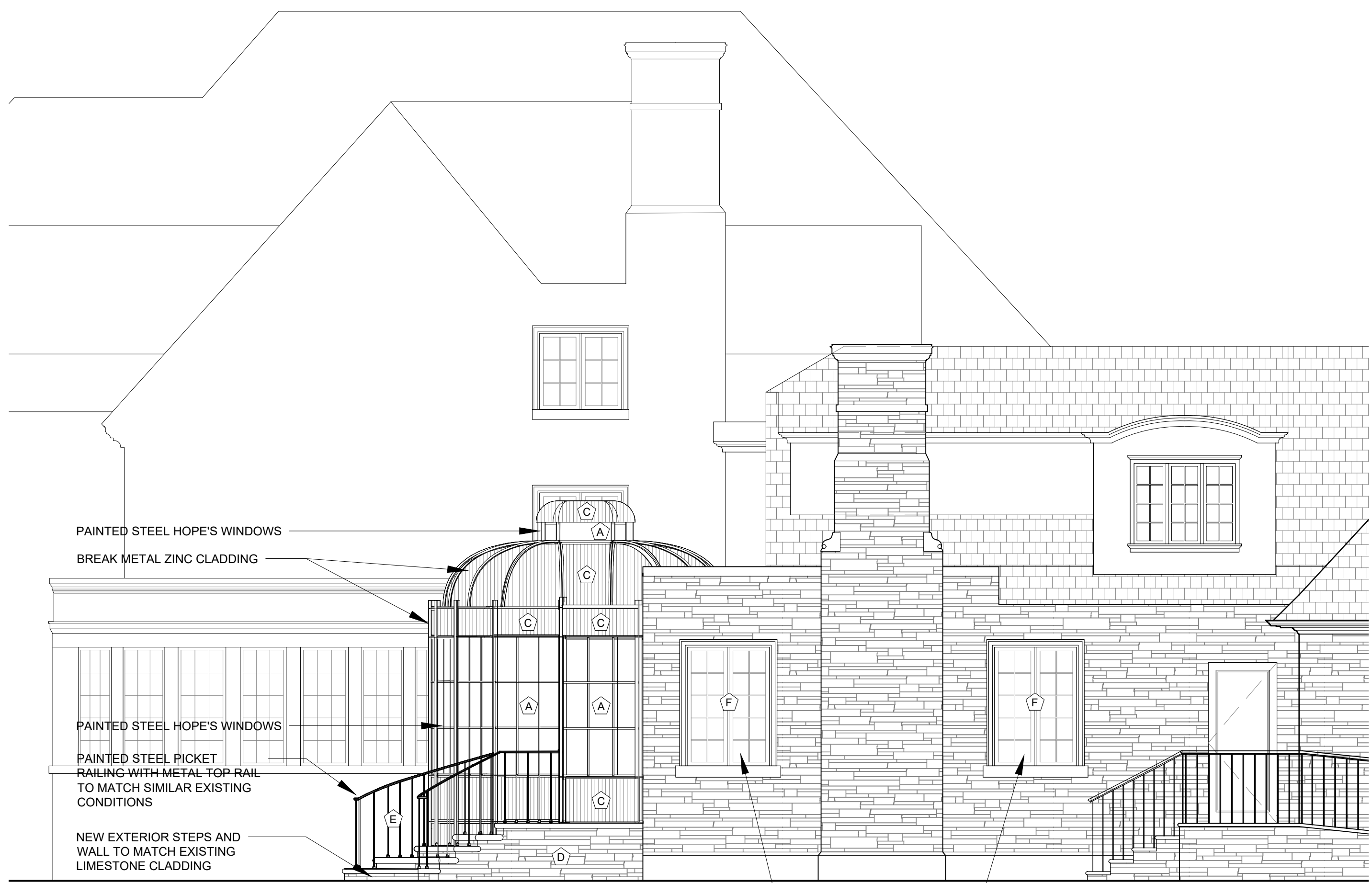
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| MATERIAL KEY NOTES | | |
|--------------------|---|-------|
| TAG | DESCRIPTION | IMAGE |
| A | STEEL HOPE'S WINDOWS PAINTED IN "MP07208 AMHERST GRAY" TO MATCH ZINC | |
| B | STEEL HOPE'S DOOR PAINTED IN "MP07208 AMHERST GRAY" TO MATCH ZINC | |
| C | RHEINZINK-GRANUM IN "SKYGREY" | |
| D | SPLIT FACE LIMESTONE VENEER, RANDOM ASHLAR PATTERN WITH BLUE STONE PAVERS - TO MATCH EXISTING | |
| E | BLACK ROT IRON RAILING WITH SILVER PATINA FINISH TO MATCH EXISTING EXTERIOR RAILINGS | |
| F | STEEL HOPE'S WINDOWS TO BE PAINTED TO MATCH EXIST. | |

| RATINGS INFORMATION - LANDMARK175-TE SERIES FIXED | | | | | | |
|---|-------------------------------|----------|------|------|-------------------------|---|
| CPD# | MANUFACTURER PRODUCT CODE | U-FACTOR | SHGC | VT | CONDENSATION RESISTANCE | PRODUCT DESCRIPTION |
| HWI-M-13-0019 9-00001 | 6mm VTA SB70/ARG/6mm Clear | 0.31 | 0.24 | 0.57 | 45 | Steel w/ Thermal Breaks/Not Applicable, Fill 1: ARG(90/10), LowE, CL, No Grid |
| HWI-M-13-0020 2-00001 | 6mm GRD SN68/ARG/6mm Clear | 0.32 | 0.34 | 0.60 | 44 | Steel w/ Thermal Breaks/Not Applicable, Fill 1: ARG(90/10), LowE, CL, No Grid |



2 EXTERIOR ELEVATION - LOOKING WEST
1/4" = 1'-0"



1 EXTERIOR ELEVATION - LOOKING SOUTH
1/4" = 1'-0"

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312-462-3599
Mechanical, Electrical, Plumbing
& Fire Protection Engineer:
BES Engineering
444 North Wells Street, Suite 401
Chicago, Illinois 60654
312-836-0595

ISSUANCE:
DATE DESCRIPTION
1 07/07/2025 LANDMARKS REVIEW

LOCATION:
419 Sheridan Road,
Winnetka, Illinois 60093

PROJECT:
SHERIDAN RESIDENCE
Partial Renovation of an Existing 3-Story Single Family Residence

DRAWING TITLE:
EXTERIOR ELEVATIONS & MATERIALS

DRAWING NUMBER:

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4 EXISTING PHOTO - LOOKING SOUTH-WEST
N.T.S.



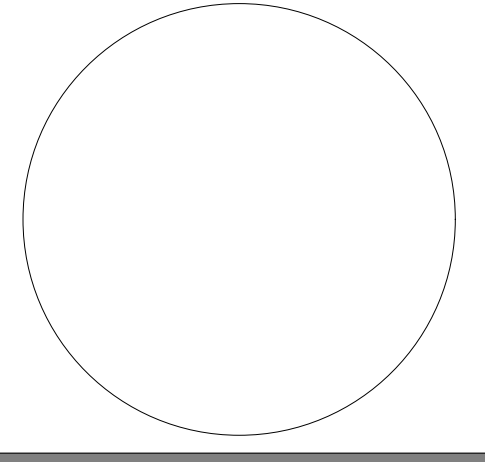
3 EXISTING PHOTO - LOOKING SOUTH
N.T.S.



2 NEW RENDER - LOOKING SOUTH-WEST
N.T.S.



1 NEW RENDER - LOOKING SOUTH
N.T.S.



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ISSUANCE:
DATE DESCRIPTION
1 07/07/2025 LANDMARKS REVIEW

LOCATION:
419 Sheridan Road,
Winnetka, Illinois 60093

PROJECT:
SHERIDAN RESIDENCE
Partial Renovation of an Existing 3-Story Single Family
Residence

DRAWING TITLE:
EXISTING PHOTOS &
NEW RENDERS

DRAWING NUMBER:

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

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address: 507 Cedar Street
Owner: Michael Levitin
Owner's phone and email: [REDACTED]

1. Award Category (check one):

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

- 2. Property Type:**
- Single-Family Residential
 - Commercial/Multi-Family Residential
 - Public/Institutional

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

See attached letter

4. Approximate date of project completion: 2022

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

John Vasilion, Vasilion Associates, Inc. Architects

[REDACTED]

Wilmette, IL 60091

[REDACTED]

6. Photos enclosed

7. Signature of property owner

Michael Levitin

[REDACTED]

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

Please submit this form together with photographs (digital) and other documentation no later than **Friday, May 23, 2025**. **Electronically submitted nominations and photographs are the preferred form of submission.** Please email nominations to cmarx@winnetka.org. Otherwise, please mail to:

Winnetka Preservation Awards
Attn: Christopher Marx, Community Development Department
Winnetka Village Hall
510 Green Bay Road
Winnetka, Illinois 60093

Rules:

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

2 April 2025

Vasilion Associates, Inc.
a r c h i t e c t s
[REDACTED] e
Wilmette, Illinois 60091
[REDACTED]

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

Re: 507 Cedar Street Porch Renovation and Window Replacement

Owner:
Michael Levitin, 507 Cedar Street

Architecture and Design:
John Vasilion, Vasilion Associates, Inc. Architects

General Contractor:
Michael Kelly, Kelly / Smith Construction

Application Item 3: Brief Description of the Project

507 Cedar Street, built in 1909, is a fine example of Prairie and Craftsman style architecture. Inside and out, this home abounds with woodwork and details executed to exacting standards of design logic and hand craftsmanship.

The front porch (facing Cedar Street), we believe was originally enclosed, probably as screened space. Note the historic photograph on the first page of the attached illustrations. Several decades ago, the porch was converted to year-round use and surrounded with large sliding windows. The original arched openings on the north and south ends of the porch were lost as was the original configuration of the west facing wall.

The objective of this renovation, aside from the necessary remediation of aged, damaged, and worn elements, was to restore as much as practicable the original form and character of this remarkable home.

The north and south arches are restored. The western façade has been rebuilt, respecting the original design logic and employing authentic stucco, windows, and details taken literally from the existing context. Note the heavy timber notched brackets and the unique wood pilasters and casing trim surrounding the windows. All of these careful considerations combined with a hand craft, that has not been completely lost in our time, produce a result that resonates with this home's historic presence.

Thank you for your consideration,

[REDACTED]
John Vasilion



507 Cedar Street - Undated Historic Photograph



Cedar Street Facade Before Renovation



Renovated "Front" Porch



Porch Before Renovation



Renovated Porch



Renovated Porch



Before Renovation - Sliding Windows All Around Porch



Side Yard with Renovated Porch



Existing Sliding Windows



Arch Windows and Ornamental Bracket per Original Design





Interior of Porch Before Renovation







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

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address: _____

Owner: _____

Owner's phone and email: [REDACTED] _____

1. Award Category (check one):

- Restoration:** The project restores the property to its original appearance using original plans and required research. The project may be a full-scale or partial restoration. An example of a partial restoration would include the replacement of an asphalt shingle roof with original roof material, or the restoration of a porch to its original condition.
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- New Construction:** Emphasizes the project's compatibility with its neighborhood. In this respect, issues regarding style, massing, scale, color, trees, and context to adjacent properties feature in consideration.

- 2. Property Type:**
- Single-Family Residential
 - Commercial/Multi-Family Residential
 - Public/Institutional

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

4. *Approximate date of project completion:*

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



6. *Photos enclosed*

7. *Signature of property owner:*



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

Please submit this form together with photographs (digital) and other documentation no later than Friday, **May 23, 2025**. **Electronically submitted nominations and photographs are the preferred form of submission.** Please email nominations to **cmarx@winnetka.org**. Otherwise, please mail to:

Winnetka Preservation Awards
Attn: Christopher Marx, Community Development Department
Winnetka Village Hall
510 Green Bay Road
Winnetka, Illinois 60093

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5. Exterior projects only.

140 Sheridan Rd.

Poised with timeless elegance along prestigious Sheridan Road, this distinguished Tudor Revival residence, designed by the esteemed Mayo and Mayo, stands as a remarkable example of architectural preservation and masterful exterior restoration. A generational North Shore treasure, the home recently underwent a meticulous, year-long restoration that celebrates its historic character while ensuring its longevity for decades to come.

Constructed with three layers of brick – two layers of common brick topped with a striking face brick – the home’s exterior was carefully tuck-pointed with cream colored mortar from the lightest pink hue and enhanced with refined limestone accents surrounding the entire exterior dwelling to enhance the beauty of the existing home. Each limestone piece was expertly sandblasted to achieve a flawless, historically accurate finish.

Original Hope steel windows, widely regarded as the pinnacle of steel window craftsmanship, were meticulously removed, fully restored, and reinstalled by specialist Chris Botti in addition to restoring the original lead glass front atrium windows.

The slate roof and original copper gutters and downspouts were thoughtfully repaired and restored, with new components added only where needed. A new flat roof section was also installed to maintain both integrity and function. There was no addition added to this structure, only floor plan changes which included the solarium room with a defunct interior fountain into a beautiful lounge with new double French doors. An additional entrance was added on the NW side of the home to have direct access from the kitchen to the manicured lush backyard.

This exceptional restoration project exemplifies a deep respect for historic materials and traditional techniques, setting a new standard for exterior preservation excellence on the North Shore.







Jack Coladarci, *Chairman*
Chris Enck
Laura Good
Beth Ann Papoutsis
Joseph Stuart
Paul Weaver

WINNETKA PRESERVATION AWARD NOMINATION

I would like to nominate the following exterior project:

Property Address:

870 Locust St

Owner:

Kristi Kaplan

Owner's phone and email:

1. Award Category (check one):

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

2. Property Type:

- Single-Family Residential
 Commercial/Multi-Family Residential
 Public/Institutional

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

Demolition of existing SFH and new SFH build. The previous house was in disrepair and set far back on the lot. The new house is moved forward on the lot providing enhanced curb appeal while expanding the backyard. The house has been specifically arranged to obscure the garage doors from the street while still providing the convenience of an attached 2 car garage. The house also has off-street parking for guests on-site. The new house design incorporates styles and inspiration from other houses in the area including the house colors to compliment and blend in with the existing surrounding architecture. The design makes use of stone to terrace the sloping property grading while blending into the architecture of the house and accompanied by a muted color pallet consistent with the area. Natural bluestone walkways and an inviting large overhand with a welcoming wrought iron scrolled front door greet the neighborhood. Strategic use of stone to terrace the sloping property grading while blending into the architecture of the house. The landscaping incorporates native pollinating plants. Birch and sugar maple trees have also been added to the property in locations where they can flourish for decades to come. 4 Espalier apple and pear fruit trees, and 2 Dwarf Black Tartarian Cherry tree have also been planted along the narrow path along the driveway to provide both food and beauty. The kitchen table and a kids' art table was also constructed from reclaimed wood from a dying white oak tree that was removed from the property.

4. Approximate date of project completion: 5-30-2023

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

870 Locust St, Winnetka, IL 60093

PH:

EM:

6. Photos enclosed

7. Signature of property owner:

[Redacted signature area]

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

Please submit this form together with photographs and other documentation no later than Friday, **May 24, 2024**. **Electronically submitted nominations and photographs are the preferred form of submission.** Please email nominations to **cmarx@winnetka.org**. Otherwise, please mail to:

Winnetka Preservation Awards
Attn: Christopher Marx, Community Development Department
Winnetka Village Hall
510 Green Bay Road
Winnetka, Illinois 60093

Rules:

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