



Village of Winnetka

Landmark Preservation Commission Meeting

July 18, 2022 at 7:00 PM
Winnetka Village Hall Council Chambers - 510
Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
 - a. Approval of June 20, 2022, Special Meeting Minutes
4. **Demolition Permit Applications**
 - a. **Case No. 22-12-LPC - 841 Foxdale Avenue:** Review of the demolition permit application submitted for the single-family residence at 841 Foxdale Avenue.
 - b. **Case No. 22-13-LPC - 142 Church Road:** Review of the demolition permit application submitted for the single-family residence at 142 Church Road.
 - c. **Case No. 22-14-LPC - 1330 Westmoor Trail:** Review of the demolition permit application submitted for the single-family residence at 1330 Westmoor Trail.
 - d. **Case No. 22-15-LPC - 205 Chestnut Street:** Review of the demolition permit application submitted for the single-family residence at 205 Chestnut Street.
 - e. **Case No. 22-16-LPC - 402 Hawthorn Lane:** Review of the demolition permit application submitted for the single-family residence at 402 Hawthorn Lane.
5. **Other Business**
 - a. August 1, 2022, Meeting - Quorum Check.
 - b. Comprehensive Plan Update.
6. **Adjournment**
7. **Meeting Notes & Notices**

NOTICE

All agenda materials are available at villageofwinnetka.org (*Governance > Agendas & Minutes*); the *Reference Desk at the Winnetka Library*; or in the *Manager's Office at Village Hall (2nd floor)*.

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

- a. Note: 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 (2) by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

- b. 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).

1 **LANDMARK PRESERVATION COMMISSION**
2 **JUNE 20, 2022 SPECIAL MEETING MINUTES**
3

4 **Members Present:** Jack Coladarci, Chairman
5 Chris Enck
6 Laura Good
7 Joseph Stuart
8

9 **Members Absent:** Beth Ann Papoutsis
10 Paul Weaver
11

12 **Non-Voting Member Absent:** Bob Dearborn
13

14 **Village Staff:** Ann Klaassen, Senior Planner
15 Christopher Marx, Associate Planner
16

17 **Call to Order & Roll Call:**
18 Chairman Coladarci called the meeting to order at 7:21 p.m.
19

20 **Public Comment**
21 Chairman Coladarci asked if there were any public comments. Mr. Marx informed the Commission of an
22 email received from Julie Windsor which was included in the agenda packet. Chairman Coladarci asked
23 that Ms. Windsor be invited to attend a future meeting.
24

25 **May 9, 2022 Special Meeting Minutes.**
26 Chairman Coladarci asked if there were any comments or corrections to be made to the May 9, 2022,
27 meeting minutes. No comments were made at this time. Chairman Coladarci then asked for a motion to
28 approve the May 9, 2022, meeting minutes. A motion was made by Mr. Enck and seconded by Mr.
29 Stuart. A vote was taken and the motion unanimously passed, 4 to 0:
30 AYES: Coladarci, Enck, Good, Stuart
31 NAYS: None
32

33 **Case No. 22-11-LPC: 435 Sheridan Road**
34 Mr. Marx stated the application was submitted by 435 Sheridan LLC and the applicant is represented by
35 Leo Birov. He identified the property's location, size and zoning classification and noted the Historical
36 Society provided an approximate construction date of 1912 adding that the home does not have
37 architectural or historical significance. Mr. Marx also stated the home is not a landmark or on the Illinois
38 Historic Structures listing or the National Register and then asked if there were any questions. Mr. Enck
39 asked if the demolition application is for the main home and auxiliary structure. Mr. Marx responded the
40 demolition permit primarily addressed the principal structure, in terms of the review of architectural
41 and historical significance. No additional questions were raised at this time.
42

43 Marina Birov introduced herself to the Commission along with Leo Birov as the property owners who
44 purchased the property with the intent to build a personal home for themselves in order to downsize
45 from their current home at 199 Sheridan Road. Mrs. Birov stated the existing home is in devastating
46 condition and noted that pictures of the interior were provided. Mr. Marx noted the items Mrs. Birov
47 provided to the Commission are included at the end of the agenda packet. Mrs. Birov then described the

1 damaged home's condition and asked for the Commission to consider approval of the demolition permit
2 without delay.

3
4 Chairman Coladarci questioned how long the home had been unoccupied and Leo Birov responded the
5 previous owner died several months ago and that a lot of items remained in the home. Mr. Birov agreed
6 with the damaged home's condition and further described the home's deteriorated state. He stated he
7 has also never seen a home in such bad condition. Mr. Birov also stated the new home would be smaller
8 than the requirements, set back further from Sheridan Road and that the demolition would include the
9 additional structure. He also described the surrounding homes which are affected by the current home's
10 condition. No additional questions were raised at this time.

11
12 Chairman Coladarci then called the matter in for discussion. Mr. Enck confirmed the home was briefly
13 listed on the MLS and that the home did not have a lot of character and referred to the windows and
14 addition done. Chairman Coladarci commented on the home's interior condition and asked for a motion
15 for an HAIS. No motion for an HAIS was made at this time. Chairman Coladarci then referred to the
16 findings indicating that the home has no architectural or historical significance and asked for a motion to
17 approve the demolition without delay. A motion was made by Ms. Good and seconded by Mr. Enck. A
18 vote was taken and the motion unanimously passed, 4 to 0:

19 AYES: Coladarci, Enck, Good, Stuart

20 NAYS: None

21
22 **Review of 2022 Preservation Award Nominations.**

23 Mr. Marx noted the submission deadline has passed and one nomination was received for 811 Cherry
24 Street for the addition of a front porch and architectural gable. He referred to photos and noted the
25 project was approved with a zoning variation. Ms. Klaassen noted the setback variation related to the
26 front yard and side yard. Mr. Marx then stated as soon as the Commission Members made a decision,
27 the plaque would be ordered which would take a while to complete with the goal to present the awards
28 later in the year. He then asked if there were any questions.

29
30 Mr. Enck asked if there were any other submissions and Mr. Marx noted the amount of submissions this
31 year was limited with this home being the only submission. The Commission Members referred to other
32 homeowners which were contacted. Chairman Coladarci referred to homeowners' hesitancy to submit
33 a nomination. The Commission Members discussed other homes which would have qualified. Chairman
34 Coladarci then referred to a June 8, 2022, posting by the Historical Society congratulating preservation
35 award winners which Mr. Marx clarified for the Commission as being the most recent 2021 winners. Mr.
36 Marx and Ms. Klaassen discussed how often the preservation awards are mentioned to building and
37 remodel applicants. The Commission Members discussed means of distributing information regarding
38 the preservation awards.

39
40 Chairman Coladarci then asked for a motion to approve the nomination of 811 Cherry Street to receive a
41 Winnetka Preservation Award. A motion was made by Mr. Enck and seconded by Mr. Stuart. A vote was
42 taken and the motion unanimously passed, 4 to 0:

43 AYES: Coladarci, Enck, Good, Stuart

44 NAYS: None

45
46 **Other Business.**

47 a. July 18, 2022 Meeting – Quorum Check.

48 The Commission Members discussed their availability.

1
2 b. Comprehensive Plan Update.

3 Ms. Klaassen informed the Commission the Plan Commission concluded the Comprehensive Plan
4 visioning phase which will be presented to the Village Council at the July 12, 2022, meeting. She stated
5 the next step will then be an open house to present the visioning to the community.
6

7 **Adjournment:**

8 A motion to adjourn was made Ms. Good and the motion was seconded by Mr. Enck and Mr. Stuart. A
9 vote was taken and the motion unanimously passed, 4 to 0:

10 AYES: Coladarci, Enck, Good, Stuart

11 NAYS: None

12 The meeting adjourned at 7:55 p.m.
13

14 Respectfully submitted,

15
16 Antionette Johnson

17 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JULY 14, 2022
SUBJECT: 841 FOXDALE AVENUE - DEMOLITION PERMIT (CASE NO. 22-12-LPC)

INTRODUCTION	
Meeting Date	July 18, 2022
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay.
Property Address	841 Foxdale Avenue (See Attachment A – Aerial Map)
Property Owner	841 Foxdale LLC
Application Submitted by	Bart Przyjemski
Mail Notice Sent 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 regarding this application. (See Attachment E – Public Correspondence)
PROPERTY DESCRIPTION	
Size	0.18 acres
Location	East side of Foxdale Avenue between Tower Road and Eldorado Street
Improvements	Single-family residence
Zoning	R-5 Single-Family Residential
Surrounding Zoning	R-5 Single-Family Residential to the north, south, and west, R-4 Single-Family Residential to the east
PROPERTY HISTORY	See Attachment B, Preliminary Property History Study See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	Undetermined from Department records, WHS records indicate a construction date of 1914
Additional Construction Activity	1939 – Alter interior of two-story single family dwelling, 1959 – Make alterations to single family residence, 1975 – Remodel kitchen
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	WHS research indicates that the property does not have historical or architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Primary Structures on Same Block (either side of the right-of-way block face and/or along the alley)	None
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	Building permit application for new single-family residence was submitted on June 21, 2022.

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

On March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant buildings and structures. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant structure for up to but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the structure the applicant wishes to demolish.

Should the LPC request an HAIS for the subject property at the July 18th Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the structure is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from July 18, 2022.

COMMISSION REVIEW

The Commission may consider one of the following two 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 LPC 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;**
- ~~The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;~~ **(Subject Property is not a landmark)**
- ~~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)**
- ~~The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places.~~ **(Subject Property is not on National Register)**

Building and/or Property Lacks Historic or Architectural Significance

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

ATTACHMENTS

Attachment A: GIS Aerial Map

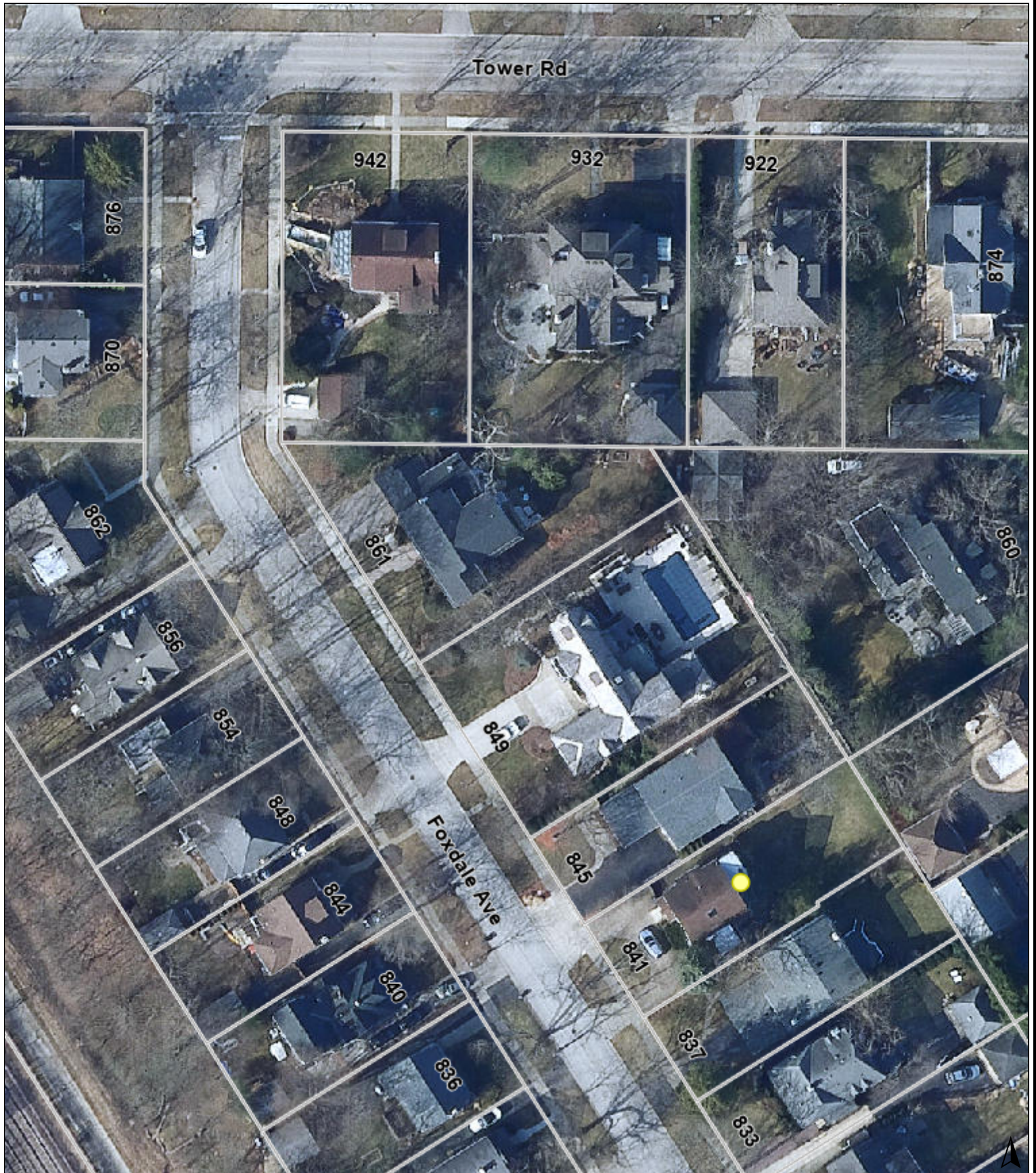
Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

Attachment E: Public Correspondence

ATTACHMENT A



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, AICP, ASSOCIATE PLANNER
DATE: JUNE 16, 2022
SUBJECT: CASE NO. 22-12: 841 FOXDALE AVENUE

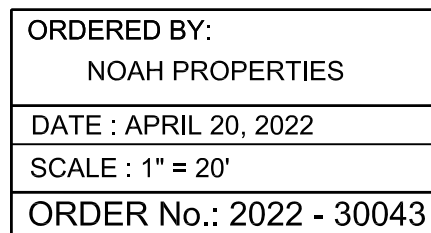
INTRODUCTION

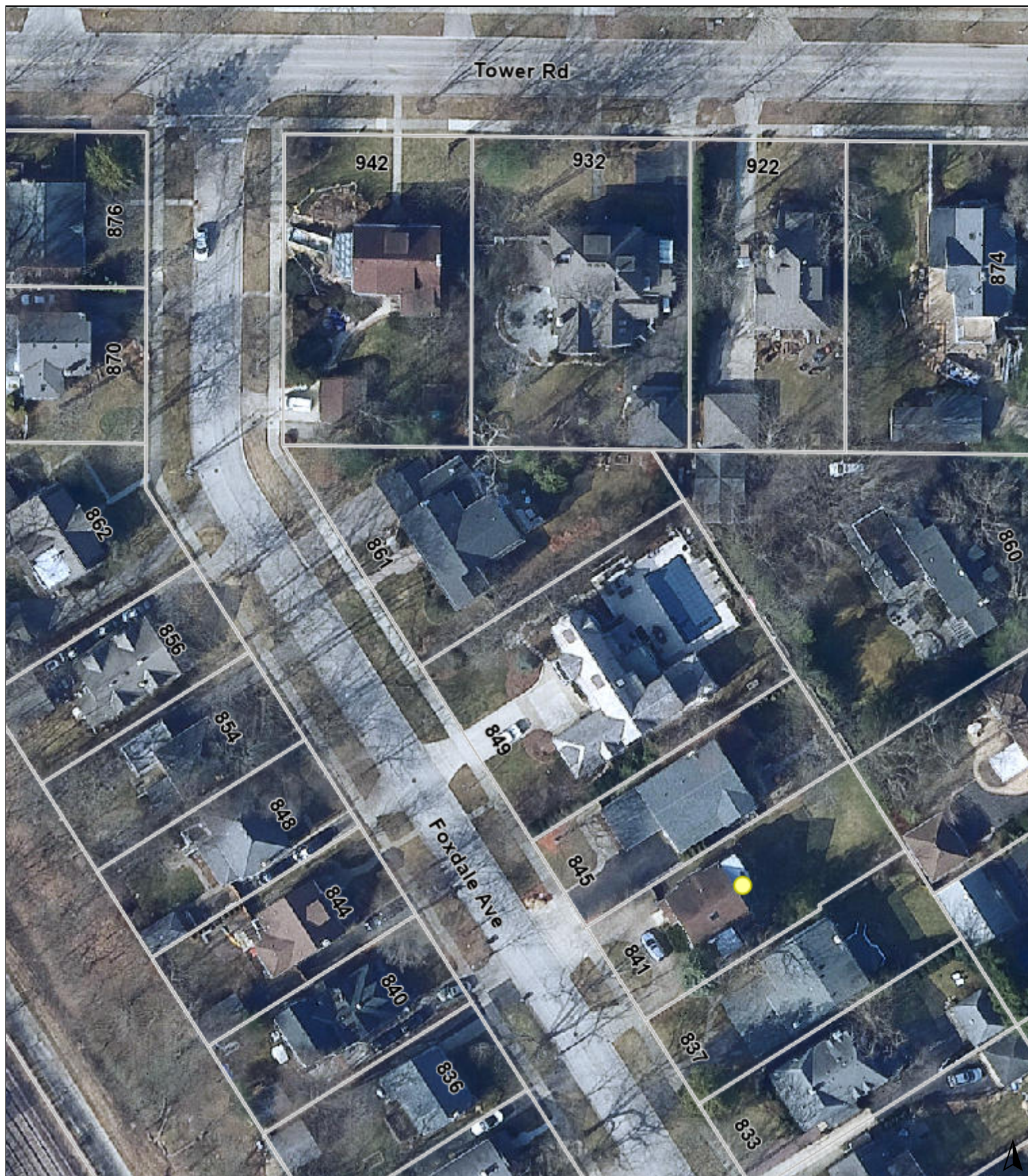
On July 18, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence at 841 Foxdale Avenue. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Monday, July 11, 2022. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

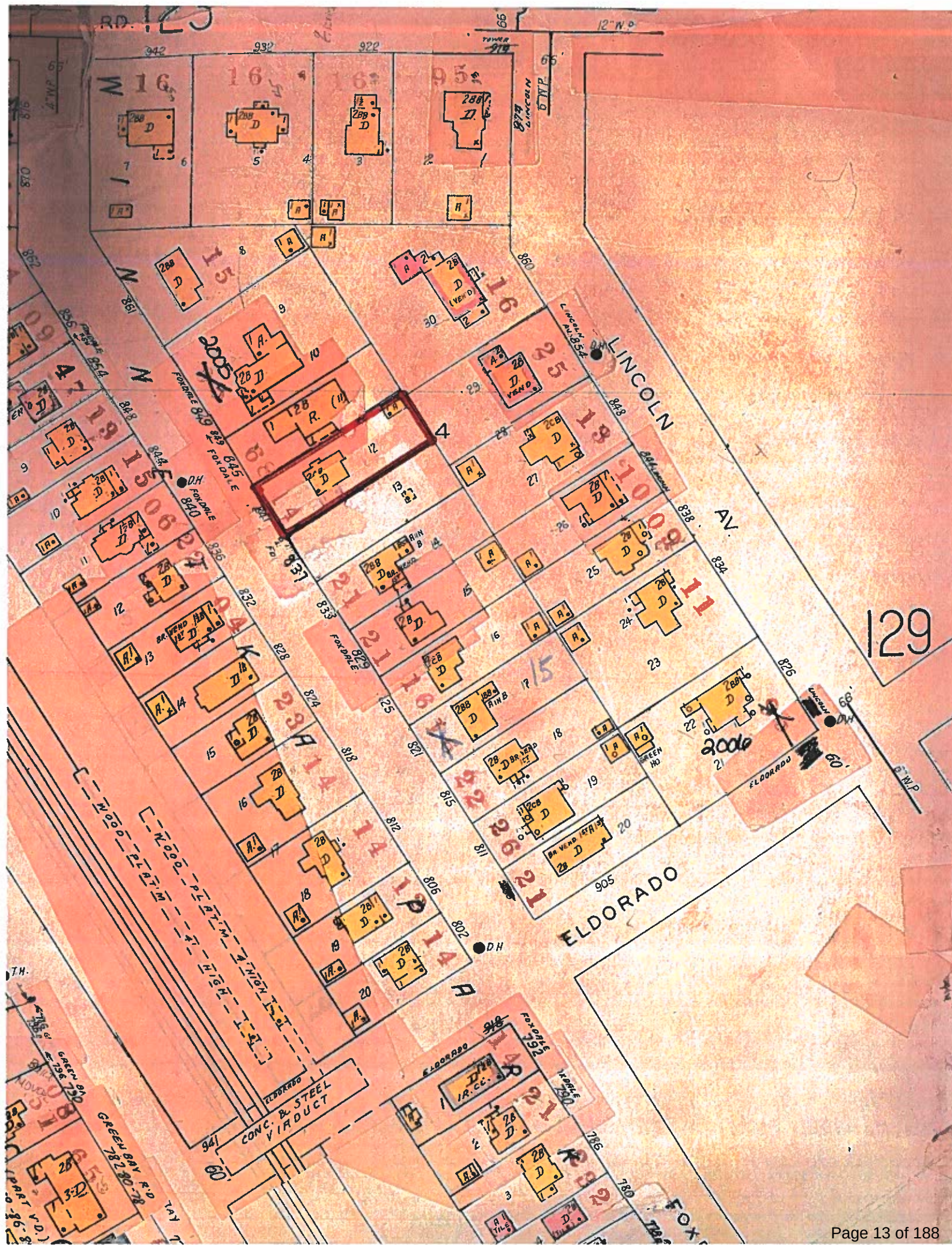
<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
4-7-1939	Alter interior of two-story single family dwelling	C.M. Biddle	Not listed
12-4-1959	Make alterations to single family residence	John Locke Jr.	Not listed
3.11.1975	Remodel kitchen	Mr. Wm. Johnson	W.Tod Egan & Co.





0 50 100
ft

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PROPERTY RESEARCH COVERSHEET



Address: 841 Foxdale

Construction Details:

Original construction date: 1914

Construction type: Clapboard

Style: Colonial

OWNERSHIP HISTORY:

OWNER/RESIDENT NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
George Illges	After 1917 - at least 1920	1920 directory	
Benjamin S. Wilson, Jr.	By 1926 – at least 1931	1926 directory	
Leo A. Blum	1933	1933 directory	
John N. Frederick	1937	1937 directory	
Clement and Jean Biddle	By 1939 – 1947	Building permit application, real estate listing, WWII draft registration card, <i>Winnetka Talk</i> obituary	
A.S. Cate	1947 – 1954	Real estate listing, 1954 directory	
John Locke Jr.	1959 – 1964	Building permit application, real estate listing	
Peter B. and Jean L. Sperry	1964 – 1967	Real estate listing	
T.B. Bruce-Margaret	1967 – 1971	Real estate listing	
William K. and Martha W. Johnson	1975 – c. 1980	Building permit application, real estate listing	
Thomas H. Weiss	After 1980 – 1987	Real estate listing, 1987 directory, Cook County Recorder records	
William H. Theis	1987 – 2022	Cook County Assessor records, Cook County Recorder records	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
W. Tod Egan & Co.	1975 – remodel kitchen	

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

Findings:

Our research does not indicate that this property maintains architectural or historical significance. While it is an older home that has been home to many Winnetkans, we did not find any information about the former residents that warrants further research. In addition, the original architect and owner are not listed on the building permit application, indicating that this may have been built by a developer as a spec home. Thus, we did not find any information indicating that it is architecturally significant.

Date of Research: 6/20/2022

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, APRIL 7, 1939

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to ALTER INTERIOR a 2 story
and Basement FRAME SINGLE FAMILY DWELLING (NO CHANGE IN BLDG LINE)

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

PROPERTY DESCRIPTION—LOT SE 1/4 OF RT 11 Block 4
+ ALL OF LOTS 12 + 13
Subdivision WINNETKA PARK BLUFFS

STREET and NUMBER 841 FOXDALE

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

NUMBER of ROOMS _____

KIND of MATERIAL FRAME

OWNER C. M. BIDDLE Address _____

TOTAL COST \$400 -

ARCHITECT NONE Address _____

BUILDER _____ Address _____

CARPENTER W^m WILSON Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER I. KAUFFMAN Address 5069 N. BROADWAY

ELECTRICIAN _____ Address E. 2355

REMARKS _____

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

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

Permit Issued APRIL 7, 1939

Building Permit Number 4694

SIGNED Mrs C M Biddle

Occupancy Permit Number _____

ADDRESS _____

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Dec. 1-, 1959

THE SUPT. OF PUBLIC WORKS:

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

PROPERTY DESCRIPTION—LOT 12 & 13, Block 4

Subdivision Winn. Park Bluffs.

STREET and NUMBER 841 Foxdale Ave.

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

NUMBER of ROOMS Enclose porch.

KIND of MATERIAL Frame.

OWNER John Locke Jr. Address _____

TOTAL COST 700.00

ARCHITECT Owner. Address _____

BUILDER Owner. Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

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

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

Permit Issued Dec. 4. 1959

Building Permit Number # 7169

Occupancy Permit Number _____

John Locke Jr.
by Joan T. Locke
SIGNED _____

ADDRESS _____

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, March 11, 1975

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Remodel a kitchen in a
single family residence. (work to be performed)

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	17	401	023
Vol.	101	ITEM	

STREET and NUMBER 841 Foxdale

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

NUMBER of ROOMS _____

EST. CONST. COST \$6,700 KIND of MATERIAL _____ PHONE NO. _____

OWNER Mr. Wm. Johnson Address _____

ARCHITECT Designer: W. Tod Egan & Co. Address 2712 Ewing Ave., Evan. 869-2462

BUILDER Same Address _____

CARPENTER James MacCallum Address Libertyville

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER Peck's Plumbing Address 5401 Am-By Lane, McHenry HY74192

ELECTRICIAN G. B. Electric Address 211 Happ, Winnetka, Ill.

REMARKS The remodeling does not alter the perimeter (roof or foundation)
line of the house in anyway.

Date Job Completed _____

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

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

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

Permit Issued March 11, 1975 by HWB SIGNED William Johnson

Building Permit Number 9367 ADDRESS 841 Foxdale

Occupancy Permit Number _____ Winnetka, Ill.

C. B. No. 51194 PHONE NO. _____ Page 20 of 188

104
NORTH AV.

CHICAGO ILL. VOL. J
101

WINNETKA

100

VINE

HERRICKS
SUBDIVN

HEINIGS
SUBDIVN

COUNTY CLENS DIVN

FIG

MORTONS
SUBDIVN

ELDORADO

FOXDALE

AV.

RAILROAD



Property Details

05-17-401-023-0000

841 FOXDALE AVE • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	205
SQUARE FOOTAGE (LAND)	7,950
NEIGHBORHOOD	22
TAXCODE	23008
NEXT SCHEDULED REASSESSMENT	2022

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2021 Assessor Certified	2020 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	\$828,580	\$828,580
TOTAL ASSESSED VALUE	\$82,858	\$82,858
LAND ASSESSED VALUE	\$17,888	\$17,888
BUILDING ASSESSED VALUE	\$64,970	\$64,970

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

Exemption Status

2021	Homeowner Yes Senior Citizen \$633.84 Senior Freeze N/A
2020	Homeowner \$792.30 Senior Citizen \$633.84 Senior Freeze N/A
2019	Homeowner \$799.70 Senior Citizen \$639.76 Senior Freeze N/A
2018	Homeowner \$824.00 Senior Citizen \$659.20 Senior Freeze N/A

Exemption History

2019	Homeowner, and Senior Citizen exemption was applied to the property this year.
2018	Homeowner, and Senior Citizen exemption was applied to the property this year.
2017	Homeowner, and Senior Citizen exemption was applied to the property this year.
2016	Homeowner, and Senior Citizen exemption was applied to the property this year.

Characteristics

DESCRIPTION	Two or more story residence, over 62 years, up to 2,200 sq.ft.
RESIDENCE TYPE	Two Story
USE	Single Family
EXTERIOR CONSTRUCTION	Frame
FULL BATHS	2
HALF BATHS	1
BASEMENT ¹	Partial and Unfinished
ATTIC	Partial and Unfinished
CENTRAL AIR	No
NUMBER OF FIREPLACES	1
GARAGE SIZE/TYPE ²	None
AGE	103
BUILDING SQUARE FOOTAGE	2,178
ASSESSMENT PHASE	Assessor Valuation

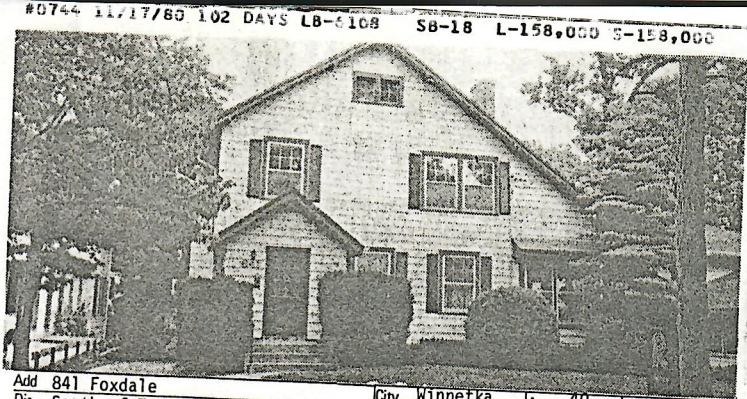
¹ Excluded from building square footage, except apartment

² Excluded from building square footage

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** Information may be available by submitting an FOIA Request

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2021	\$82,858 (2020)	\$82,858	\$82,858	296348	WILLIAM H THEIS	WILLIAM H THEIS	Appeal Review Complete	Assessed Value Not Adjusted - This is a result of a market analysis of your property as well as an analysis of comparable properties.
2010	\$73,183 (2009)	\$62,726	\$62,726	4767	WILLIAM H THEIS	WILLIAM H THEIS	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.
2009	\$84,958 (2008)	\$80,710	\$80,710	1092	WILLIAM H THEIS	WILLIAM H THEIS	Appeal Review Complete	Assessed Value Not Adjusted - The Assessment reflects a prior valuation analysis. "Amendments to the Classification Ordinance (10' & 25%) do not warrant additional relief
2007	\$69,857 (2006)	\$88,845	\$88,845	5635	WILLIAM H THEIS	WILLIAM H THEIS	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.



#0744 11/17/80 102 DAYS LB-108 SB-18 L-158,000 S-158,000

Add 841 Foxdale City Winnetka Area 40 L# 80-7861
 Dir South of Tower - East of Green Bay Road
 Rms 7 Bdrms 3+ Baths 2.5+ T/H William K. & Martha W. Johnson Ins. Pioneer
 Const Alum. Siding Str 2 Blt Gar 1 Det. Sp/As None Known
 LR 26.4 x 14 1 Tax 19-791st HE Poss Lot 53 x 150 Heat H.W. Gas
 DR 15.8 x 13.4 1 Y Ring X Dishw X Porch X M/B X C/A Water Soft X Own Rent
 Kit 17.6 x 13.7 1 Ref X Dspl X Patio X Fpl X WAC Water: Well Pri K Mun
 FR 18.5 x 9 1 Sewer: K San St Septic Bernt Full Trans CNWRR - Nortran
 BRs 16.2 x 14.1 2 Schis Greeley, Washburne, New Trier E.
 Sdy Area 11.2x8.1 2 Remarks Beautifully maintained home in East Winnetka in
 17.7 x 13.4 2 popular family neighborhood. Great traffic pattern.
 13.3 x 12.1 2 See Page 2
 Flood Hazard Insurance may be required by Lender
 Sisa Johnson No 1802 Ph 835-0167 Co-op 3% ONLY Pd. 17
 On Gilbert Rayner Winnetka No 6108 Ph 441-7500 RFSale is consummated.

Fantastic new custom wood cabinet kitchen. Lots of cabinets, counters, storage. Plenty of room for table.

New Kentile quarry tile floor in family room and powder room.

New custom bookcases in master bedroom study area - just completed.

New Carpeting.

Triple-track aluminum storms and screens.

Aluminum soffit.

New gutters in 1977.

New roof in 1972. Double insulated.

Floored attic with conventional stairway. Expansion possibilities.

Circuit breakers

Includes 2 newer window air conditioners.

Exclude refrigerator, freezer in basement, water softener.

GILBERT RAYNER, WINNETKA Ph 441-7500 Sisa VERA JOHNSON Ph 835-0167

#00172 L-\$242,000 S-\$227,500 CASH
 01/03/87 134 DAYS LB-1176 SB-94



Ad 841 FOXDALE AVE. City WINNETKA Ar 40 L# 86 11686
 Dir SOUTH OF TOWER, EAST OF GREEN BAY RD. Zip 60093
 Rms 8 Br 3 Bth 2.5 Fp Bsm Blt 0
 Sty COLONIAL Str 3 Ext ALUMINUM Gar 1 CAR, DETACH*
 Ltsz 53 X 150 Tax 1985 3432 Ho Y Hs Inc Y
 Heat GAS, HW A/C 2 * Poss TBA
 Elec 100 Sewer CITY Water CITY Spa NONE
 Appl RNG & O, DISHWASH, DISPOSAL
 Schools GREELEY, WASHBURN, NEW TRIER
 Transp NORTHWESTERN
 Liv 1Y 26.4X14 Mbr 2Y 16.2X14.1 C 3% 100M, 2.5 ON CLOS
 Din 1Y 15.8X13.4 Br2 2Y 17.7X13.4 Fam 1 18.5X9
 Comb Sep Y L Br3 2 13.3X12.1 PLA 3Y 26.9X13.7
 Kit 1 17.6X13.7 Br4
 Mbb Y Xrm WLK UP ATT, FAM/REC, EAT-IN-KIT
 Brokers Opinion PRETTY COLONIAL IN EAST WINNETKA, FRESH
 DECOR, MASTER BEDROOM HAS FULL BATH PLUS SITTING AREA &
 WALK-IN CLOSET. N.E. BEDROOM HAS STAIRS TO LARGE NEW
 3RD FLOOR PLAYROOM. DEEP FENCED BACK YARD.
 Brok KOENIG & STREY, INC. No 1176 Ph 441-6300
 Sisa JOANNE KELLER No 126 Ph 446-4113

Excl. Agents	Address of House 841 Foxdale Winnetka		Size of Lot 100	Rooms 8-4	Baths 2	Porches	Price 34,500 <i>26,500</i>
--------------	---	--	---------------------------	---------------------	-------------------	---------	---

Continuance of Listing Confirmed	Situated between	Fronts	ft. alley at
	How house may be seen		
	Garage	Living quarters	When available Dec 1 or 2/15/47
	State exactly how we came to have this listing		How heated
	Owner Middle	Date 11/1/46	Listed by JLW
	Whom to notify regarding prospective purchaser Baumann-Cook	Address	Ofc.
	Tenant	Ph: Res.	Ofc. Winn 3450 L.P.
	Abstract or Guaranty policy	Lease expires	Rent
	Terms	Taxes 25/32	O.B.T.
	1st Mortgage	Rate	Maturity
Prepayment privileges			
2nd Mortgage	Rate	Maturity	
Prepayment privileges			
Restrictions	Sold 1/47 remove BB		
Insurance { Fire Tornado	entirely fenced summer house		stair
Construction white clapboard colonial	Roof	Architect	
Heating oil 135.25	Hot water	Lighting	
Remarks			

Sign Privileges	Basement	Stories
	1st floor LDK, den or bedrm (kitchen streamlined)	
	2nd floor 4 Bedrooms, 2 baths	
	3rd floor	

Code C-3084	Address 841 Foxdale Avenue, WINNETKA	Size of Lot 101 X 150	Rooms - Bed 7 4	Baths 2	Porches Htd.	Price 34,500
-----------------------	--	---------------------------------	---------------------------	-------------------	------------------------	------------------------

Open House Date 3-30-54	Const. & Style White frame Colonial	Built Arch.
Listing Date 3-26-54	1st Floor Living rm. with fireplace, bookshelves, dining room, heated sun room or den, large kitchen with breakfast space, G. E. dishwasher.	
Recheck Dates	2nd Floor 4 bedrooms (3 large 1 small) 2 bathrooms	
MAR 31 1954	3rd Floor Full attic	
	Basement Full basement, door to yard	
	Heat H. W. Oil	Cost
	Garage: No. Cars 1	Det. or Att. det.
	Poss. summer '54 (6/15 or 7/1)	Title Form
	Mortgage	
	Taxes \$440.13	
	Tenant	Lease Exp.
	Restrictions, if any, and Remarks	Rent
	Sale dependent on seller obtaining house already selected. Buyer reserves the right to approve any buyers.	
	Owner	Address
	Exclusive of BAIRD & WARNER, Inc.	
	Sales person G. D. Runsfeld	Phone Wi. 6-2700
		Home Phone

Handwritten notes:
 FSB ✓
 JTV ✓
 JAP ✓
 FW ✓
 JCM ✓
 EH ✓
 MW ✓
 ACT ✓
 JLW ✓
 Need 4/54
 Sold again
 in 1759 for
 36,500
 100 feet
 more
 front 5000

Directions:

3-29-71

Address: 841 Foxdale

City: Winnetka, Illinois

Constr: Aluminum Siding

Style: Colonial

Roof: Comp.

Built: Faces: West

J-4231

Harbor

Lot Size

53 x 150

Rms.

7

Bed.

3

Baths

2½

Heat

Cost

H.W.

Oil

\$49,900

48,900

Year 69 taxes

\$858.18

Porches

Patio

Garage

1½

Elect: 220V-110V

Contract:

LR 27 x 15
DR 15 x 13
K 17 x 13
DEN 18 x 8
FR
BR's 27 x 15
18 x 13
13 x 12

Possession:

Immediate

Reason for Sale:

Transfer

Title CT&T

Basmt: Full. Laundry and Work area. Toilet.

1st Entry hall. Beautiful Living Rm. w/stone fireplace. Gracious Paneled Din. Rm. Kitchen w/blt.-in oven, D&D, range, and large eating area. Den. Powder Room.

2nd: Huge paneled Master Suite with walk-in closet, CT bath, two twin size bedrooms and CT hall bath.

Check:

School: Grade: Greeley

JHS: Skokie-Washburn

HS: New Trier East

Transp: RR. C&NW

Bus:

Other: Sacred Heart

Mortgage: Existing

Available:

City water, Well, Sanitary Sewer, Storm Sewer, Septic Tank

Special Assessments \$ for

Remarks and any special conditions: If Houses Could Only Talk! Charm, Location, Convenience. Bar in Liv. Rm., floored attic, good traffic pattern. Included: all drapes & tacked down carpeting. Excluded: TV Antenna

Titleholder: T.B. Bruce-Margaret h/w

Phone:

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

For office use only
102970

Realtor Office: Grand Oaks Realty
Sales Person: David Krieman

Phone: AL 6-4360
Home Phone: 256-4375



Directions: $\frac{1}{2}$ Block South of Tower Road

Address: 841 Foxdale City: Winnetka B-7048 Constr: Light yellow alum siding (new in '66) Style: Colonial Roof: Comp shingle Built: 1965 Faces: West		Lot Size 50 x 150 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Rms. 7*</td> <td style="width: 15%;">Bed. 3 or 4*</td> <td style="width: 15%;">Baths 2 $\frac{1}{2}$</td> <td style="width: 15%;">Heat Oil</td> </tr> <tr> <td colspan="2">Year — Taxes \$606</td> <td>Porches Patio</td> <td>Garage 1</td> </tr> <tr> <td colspan="2"></td> <td colspan="2">Att.-Det. Att-Det</td> </tr> <tr> <td colspan="4">Elect: 220V-110V</td> </tr> </table>		Rms. 7*	Bed. 3 or 4*	Baths 2 $\frac{1}{2}$	Heat Oil	Year — Taxes \$606		Porches Patio	Garage 1			Att.-Det. Att-Det		Elect: 220V-110V				\$ 43,500 <i>3-28-67</i> <i>Sold</i> Contract: <i>as is</i>
Rms. 7*	Bed. 3 or 4*	Baths 2 $\frac{1}{2}$	Heat Oil																	
Year — Taxes \$606		Porches Patio	Garage 1																	
		Att.-Det. Att-Det																		
Elect: 220V-110V																				
Basmt: Full, storage, laundry area. 1st Living room w/fpl & bookcases, dining room, den w/bookcases, new powder rm, modern kitchen w/blt in oven, stove, D&D, eating area. 2nd 3 large bedrooms*, 2 new CT baths 3rd Stairway to good attic for storage.																				
Check: School: Grade: Greeley (bus) HS: Skokie (bus) HS: New Trier East Transp: RR. C&NW 4 blk Bus: Evans. 2 blks Other: Sacred Heart Mortgage: Existing Available: City water, W&S Sanitary Sewer, Storm Sewer, Septic Tank Special Assessments \$ None for 3/17-corrected Remarks and any special conditions: * Present owners combined 2 front bedrms into one; can easily be put back to separate bedrms. Installed carpeting included. Storms & screens. Convenient, very desirable neighborhood.																				

LR 25.10x13.7
 DR 15.3x12.11
 K
 DEN 17.8x8.3
 FR
 BR's 14.2x12
 plus alcove
 13x12.4
 17.7x10.8
 plus alcove
 11.2x8.10

Owner: **Peter B. & Jean L. Sperry** Bus. Phone: _____ Res. Phone: **HI. 6-1871**
 This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.
 For office use only 022867 Realtor Office: **QUINLAN and TYSON Inc-Winnetka** Phone: **HI. 6-0177**
 Sales Person: **Josephine Taylor** Home Phone: **VE. 5-4631**

Possession: **April 1 or sooner**
 Reason for Sale: **Transfer**
 Title **CT&T**

7048

Directions:

Address: 841 Foxdale G 5925 City: Winnetka Constr: Grey Clapborad Style: Colonial Roof: Comp. Shingle Built: _____ Faces: W		Lot Size 50 x 150 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Rms. 7</td> <td style="width: 15%;">Bed. 4</td> <td style="width: 15%;">Baths 2</td> <td style="width: 15%;">Heat Oil</td> </tr> <tr> <td colspan="2">Year — Taxes '62 \$481</td> <td>Porches Patio</td> <td>Garage 1</td> </tr> <tr> <td colspan="2"></td> <td colspan="2">Att.-Det. Att.-Det.</td> </tr> <tr> <td colspan="4">Elect: 220V-110V</td> </tr> </table>		Rms. 7	Bed. 4	Baths 2	Heat Oil	Year — Taxes '62 \$481		Porches Patio	Garage 1			Att.-Det. Att.-Det.		Elect: 220V-110V				\$ 38,500 <i>36500</i> Contract:
Rms. 7	Bed. 4	Baths 2	Heat Oil																	
Year — Taxes '62 \$481		Porches Patio	Garage 1																	
		Att.-Det. Att.-Det.																		
Elect: 220V-110V																				
Basmt: Full 1st Liv rm (fpl), Din rm, Fam rm, Kit (d&d) built in oven and stove, Patio 2nd 4 bedrms, 2 baths (with showers) 3rd Stairway to good attic for storage																				
Check: <i>8/63</i> School: Grade: Greeley (bus) HS: Skokie (bus) HS: New Trier <i>11/63</i> Transp: RR. C&NW - 4 blks. Bus: _____ Other: Sacred Heart <i>12/63</i> Mortgage: Existing Available: _____ City water, Well Sanitary Sewer, Storm Sewer, Septic Tank (Cross out that not applying) Remarks and any special conditions Attractive bar built in Liv rm behind attractive shuttered door. Eating area in kitchen. Excellent neighborhood. Owner building next door. <i>OR TR even at full price</i>																				

LR **25'10x13'7**
 DR **15'3 x12'11**
 K
 DEN **17'8 x 8'3**
 BR's **14'2 x 12'**
 plus alcove
13' x 12'4
17'7x 10'8
 plus alcove
11'2x8'10

Owner: **John H. Locke, Jr.** Bus. Phone: _____ Res. Phone: **HI 6-5044**
 This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.
 Open House 68063 Realtor Office: **Baumann-Cod, 551 Lincoln, Winn.** Phone: **HI 6-5000**
 Sales Person: **Lucille H. Octigan** Home Phone: **VE 5-3059**

Immed.
 Possession: **Nov. 15, 1963**
 Reason for Sale: **Building**
 Title **CT&T**



1st Floor
 2nd Floor
 3rd Floor
 4th Floor
 5th Floor
 6th Floor
 7th Floor
 8th Floor
 9th Floor
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 92nd Floor
 93rd Floor
 94th Floor
 95th Floor
 96th Floor
 97th Floor
 98th Floor
 99th Floor
 100th Floor

This information is confidential and should not be disclosed to anyone. The listing may be changed without notice.
 John H. Locke, Jr.
 1234 Main Street, Springfield, MA 01103
 Phone: (417) 555-1234
 Fax: (417) 555-5678
 Email: jhlocke@springfieldma.com
 Website: www.jhlocke.com

Nº

267

APPLICATION FOR BUILDING PERMIT

Winnetka, Ill.,

To the Superintendent of Public Works:

I hereby apply for a permit to build a 2
story and basement House

29 feet Front, 37⁵ feet Deep, 32 feet from ground
to peak, and agree to faithfully comply with the rules and
regulations established, or that may hereafter be estab-
lished, concerning the construction, heating, lighting,
ventilation, drainage and water service of buildings.

The same to be located and built in strict accordance
with description and plans, herewith submitted for your
approval, on Lot No. 1² Block No. 4

W. Park Bluffs
Known as No. 841 Fox Lake

Owner

Architect

Mason

Builder

Permit granted

Amount, \$

Wm J. Schultz
Superintendent of Public Works

1920 directory

L
 828 Kranich Frank
 N G
 832 Schultz Wm
 840 Merrifield A W
 841 Illges Geo
 844 McCurdy Chas
 T
 M 849 Hubbard C W

1926 directory

Williams Paul F 1 101 Ash.....Winnetka-707
 Williams S A Mrs r 565 Lincoln av.....Winnetka-962
 Williams Stalham L r 214 Poplar.....Winnetka-2642
 Williamson P S r 558 Hill tr.....Winnetka-867
 Wilson Benj S, Jr r 841 Foxdale av....Winnetka-2813
 Wilson Eva r 623 Spruce.....Winnetka-1944
 Wilson Frank r 470 Chestnut.....Winnetka-639-W
 Wilson Harold G r 475 Orchard lane...Winnetka-2215
 Wilson Herbert r 928 Elm.....Winnetka-1847

1933 directory

825 Cassell Martin L
 828 Cleveland Chester E
 829 Rittenhouse Jacob B
 832 Schultz Wm C
 833 Jones Max H
 836 Snider Ray E
 840 Scofield Stanley T
 841 Blum Leo A
 844 Brown Harlow
 848 Poulson Clara L Mrs
 849 Hubbard Chas W
 856 Rudolph Arth J

1937 directory

836△Snider Ray E ©
 840 Vacant
 841△Frederick John N
 844△Peck Chas J
 848 Poulson Clara L Mrs

1954 directory

836 Melhoos H H	WI6-3330
840 Belt R L	WI6-5569
841 Cate A S	WI6-1613
844 Fallon E J	WI6-1893
848 Poulson C L	WI6-1349

1987 directory

Child's Teleph 2924 Washingt Av Wilmet	251-8912
Weiss Theodore Z 3130 Big Tree Ln Wilmet	251-1952
Weiss Thos H 841 Foxdl Av Winetka	446-3775
Weiss Warren H 2207 Crestvw Ln Wilmet	251-8975
Weiss Werner L 2014 Elmud Av Wilmet	251-2020

Winnetka Talk, May 31, 1973

Jean Fahringer Biddle

Jean Fahringer Biddle, a former Winnetka resident, died in her home in Summit, N.J., May 22. Mrs. Biddle had lived in Winnetka from 1935 to 1955.

Mrs. Biddle graduated from Swarthmore College and was active in church and service groups in Winnetka.

Born in Audenried, Pa., she is survived by her husband Clement M. Biddle; two sons, Clement Jr. and Richard; and a daughter, Julie Biddle Zimmerman.

Mrs. Biddle also is survived by three sisters, Mrs. Llewellyn F. Dryfoos, Hazelton, Pa.; Mrs. L. Felch Coy, Westfield, N.J.; and Mrs. F. Cuthbart Salmon, Stillwater, Okla.

Memorial services and burial took place in New Jersey on May 24.

Cook County Recorder

1987-02-27	WARRANTY DEED	87111948	0.00	↑ Name All WEISS THOMAS H GTR WEISS DAUNE M GTR THEIS WILLIAM H GTE THEIS MARIA L GTE	↑ PIN All 05174010230000	← Address All 841 FOXDALE AVE
1987-02-27	MORTGAGE	87111949	0.00	↓ Name All HORIZON FED SAV BK GTE THEIS MARIA L GTR THEIS WILLIAM H GTR	↓ PIN All 05174010230000	← Address All 841 FOXDALE AVE
1986-05-21	MORTGAGE	86203562	0.00	↑ Name All WEISS THOMAS H GTR WEISS DAUNE M GTR TRANSAMERICA FIN SERV GTE	↑ PIN All 05174010230000	← Address All 841 FOXDALE AVE

World War II draft registration

SERIAL NUMBER 342		1. NAME (Print) Clement Miller Biddle Jr.		ORDER NUMBER 656
2. ADDRESS (Print) 841 Foxdale Avenue, Winnetka, Cook, Illinois				
3. TELEPHONE ME 1-301		4. AGE IN YEARS 31		5. PLACE OF BIRTH Mount Vernon
DATE OF BIRTH May 8, 1909		COUNTRY OF CITIZENSHIP U.S.A.		
7. NAME OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS Mrs. Jean Fahringer Biddle		8. RELATIONSHIP OF THAT PERSON Wife		
9. ADDRESS OF THAT PERSON 841 Foxdale Avenue, Winnetka, Cook, Illinois				
10. EMPLOYER'S NAME Biddle Purchasing Co.				
11. PLACE OF EMPLOYMENT OR BUSINESS 300 W. Adams St., Chicago, Cook, Illinois				
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.				
REGISTRATION CARD D. S. S. Form 1 (over)				Clement M. Biddle Jr. (Registrant's signature)

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

DEMOLITION APPLICATION

Permit No. _____

Property InformationSite Address: 841 Foxdale Ln Winnetka IL 60093Parcel Identification Number(s) (PIN): 05-17-401-023-0000Description of all structures to be demolished: 2 story frame single family house**Current Property Owner Information**Legal Name: 841 Foxdale LLC

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Date owner acquired property: 05/24/2022**Applicant Information**Legal Name: 841 FoxdaleLLCPrimary Contact: Bart Przyjemski

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Applicant's relationship to current property owner: owner*(As previously noted, if contract purchaser, attach copy of executed purchase agreement)***Demolition Contractor Information** *(If known, otherwise indicate "not known at this time")*Legal Name: Bridges Excavating IncAddress: 2840 W 167th StCity, State, ZIP: Merkham IL 60428Phone No: 708-897-8100Email: Office@bridgesexcavatinginc.com

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

Signature of Applicant

[Redacted Signature]

Date 06/01/2022

Print Name & Title:

[Redacted Name and Title]

Signatures of Property Owner(s)

[Redacted Signature]

Date

Print Name & Title:

Property Address:

142 Church Ln Winnetka IL

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



Bridges Excavating Inc.

Demolition
Excavation
Site Services
On-Site Crushing

Project Name /Site Address: 841 Foxdale Ave Winnetka IL

A. 1 story single family home, approx. 2,100 sq feet.

Contractor Information:

Bridges Excavating Inc.

Contact: Monique Ranuro

office@bridgesexcavatinginc.com 708-275-9435 mobile

Demolition schedule as follows.

Bridges Excavating Inc. is intending wreck and remove this single-family home. Completion of work will be approximately 3-4 days.

Approximate Start date: 07/25/2022 End date:07/30/2022

Before the start of demolition, we will ensure that construction fencing around the property is installed. We will also verify all utilities have been disconnected.

Using a hydraulic excavator. At the time of demolition, water will be used to wet down the area that is being demolished prior and during the demolition. We shall start demolition at the rear of the property working in an East to West direction using the bucket of our CAT 321, push in top rear wall; remove the roof by pulling downwards, truss by truss, onto the deck of the floor below. Pull the side walls, in sections, onto the deck of the floor below. Continue this process we have reached grade. We will continue the process, in stages, through the entire structure, collapsing the structure into the building footprint. We will be finishing at the front of the building by extending the bucket over the front wall of the building and pull wall inwards, in sections, onto the deck.

Bridges Excavating will load and haul out debris continuously during the demolition, therefore there will be no stockpiles of demolition material. A water canon will be used while loading debris during demolition to control dust. A cleanup crew will ensure that the property is free of debris upon completion of the project. Please feel free to call our office if you have any questions.



Sincerely,

John Bridges President
Bridges Excavating, Inc.

15347 S 2840 W 167th Street Markham, IL 60428. 708-897-8100 P 708-897-8101 Fax

*Mailing address: PO BOX 190 Markham, IL 60428

ATTACHMENT E

From: [LoriAnne Weaver](#)
To: [Christopher Marx](#)
Cc: [Anita Lichterman](#)
Subject: FW: Runoff Drainage 841 Foxdale Ave
Date: Wednesday, June 8, 2022 8:52:36 AM
Attachments: [841 Foxdale Drainage.pdf](#)

Hi, Chris.

I saved this information in NW under the demo permit just to have a place to keep it. Also, I printed it out and put it in the house file. I just wanted you to know why it was in NW.

I will let Emily respond to him.

Thanks,
Lori

From: J Alcorn [REDACTED]
Sent: Tuesday, June 7, 2022 10:03 PM
To: Emily Grimm <EGrimm@winnetka.org>; LoriAnne Weaver <LWeaver@winnetka.org>
Subject: Runoff Drainage 841 Foxdale Ave

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 Village of Winnetka,

I currently own and reside at the property located at 837 Foxdale Avenue. The adjacent property to my north border, 841 Foxdale, has just been sold. The former owners have informed me that they have sold the property to a developer that is planning to tear down the existing home and build a new one. I am writing this letter in order to have a dated record of notification on file with the Village of Winnetka regarding the drainage and water runoff situation that has existed at 841 Foxdale since (at least) 2013, when I bought my home.

Due to natural topography, the property at 841 Foxdale is situated at a higher elevation than my property at 837 to the south. Additionally, homes on both properties face west, and the lots slope lower toward the eastern lot lines at the back of both properties. Currently, a limited amount of rainwater runoff flows downhill naturally onto my property along the property line between our residences. In order to avoid potential damage and flooding of my property, the former owners of 841 Foxdale elongated their southern side gutter downspouts by attaching approx. 20-30 feet of 6 inch flexible PVC. This large black tubing runs above-ground on their side of the lot line, over a stone patio, along the entire length of their house, directing water toward the rear of their lot where there is a shallow dry well in the southeast corner of their property. After large storms, water is often pooled in a lake that forms in the southeast corner of 841 Foxdale's lot. The only reason that runoff doesn't flow into my yard is because the previous owners of 837 Foxdale obviously saw the problem and installed 8 inch railroad ties along my Northeast property line, damming the temporary pooling after a storm.

I have included 5 pictures on the following pages to document and illustrate my descriptions of 841 Foxdale's drainage issues, especially before it is torn down. My intention is to make the

Village aware of the current conditions, and attempted remedies that the former owners of 841 Foxdale utilized, in order to avoid flooding my property (located directly south of their lot line) with their rainwater runoff. While I trust current village regulations and building codes will address this specific concern, I want to pre-emptively ensure that the new owners and /or builders, as well as Village officials are aware of drainage issues that will need to be modified in order to avoid damage to my property.

Please let me know if I can provide any other information.

Thank You,

Jason M. Alcorn
837 Foxdale Avenue
Winnetka IL 60093
[REDACTED]



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JULY 14, 2022
SUBJECT: 142 CHURCH ROAD - DEMOLITION PERMIT (CASE NO. 22-13-LPC)

INTRODUCTION	
Meeting Date	July 18, 2022
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay.
Property Address	142 Church Road (See Attachment A – Aerial Map)
Property Owner	142 Church LLC
Application Submitted by	Bart Przyjemski
Mail Notice Sent 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 regarding this application. (See Attachment E – Public Correspondence)
PROPERTY DESCRIPTION	
Size	0.81 acres
Location	West side of Church Road between Winnetka Avenue and Hill Road
Improvements	Single-family residence and detached garage
Zoning	R-2 Single-Family Residential
Surrounding Zoning	R-2 Single-Family Residential to the north, south, and west, R-5 Single-Family Residential to the east
PROPERTY HISTORY	See Attachment B, Preliminary Property History Study See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	Undetermined from Department records, WHS records indicate a construction date of approximately 1920
Additional Construction Activity	1920 - Build a one-story frame and stucco garage, 1946 - Alter two-story single-family dwelling, 1963 - Construct addition to single family residence, 1987 - Remodel kitchen
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	WHS research indicates that the property does not have historical or architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Primary Structures on Same Block (either side of the right-of-way block face and/or along the alley)	None
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	No plans or permit applications have been submitted.

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

On March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant buildings and structures. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant structure for up to but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the structure the applicant wishes to demolish.

Should the LPC request an HAIS for the subject property at the July 18th Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the structure is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from July 18, 2022.

COMMISSION REVIEW

The Commission may consider one of the following two 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 LPC 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;**
- ~~The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;~~ **(Subject Property is not a landmark)**
- ~~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)**
- ~~The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places.~~ **(Subject Property is not on National Register)**

Building and/or Property Lacks Historic or Architectural Significance

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

ATTACHMENTS

Attachment A: GIS Aerial Map

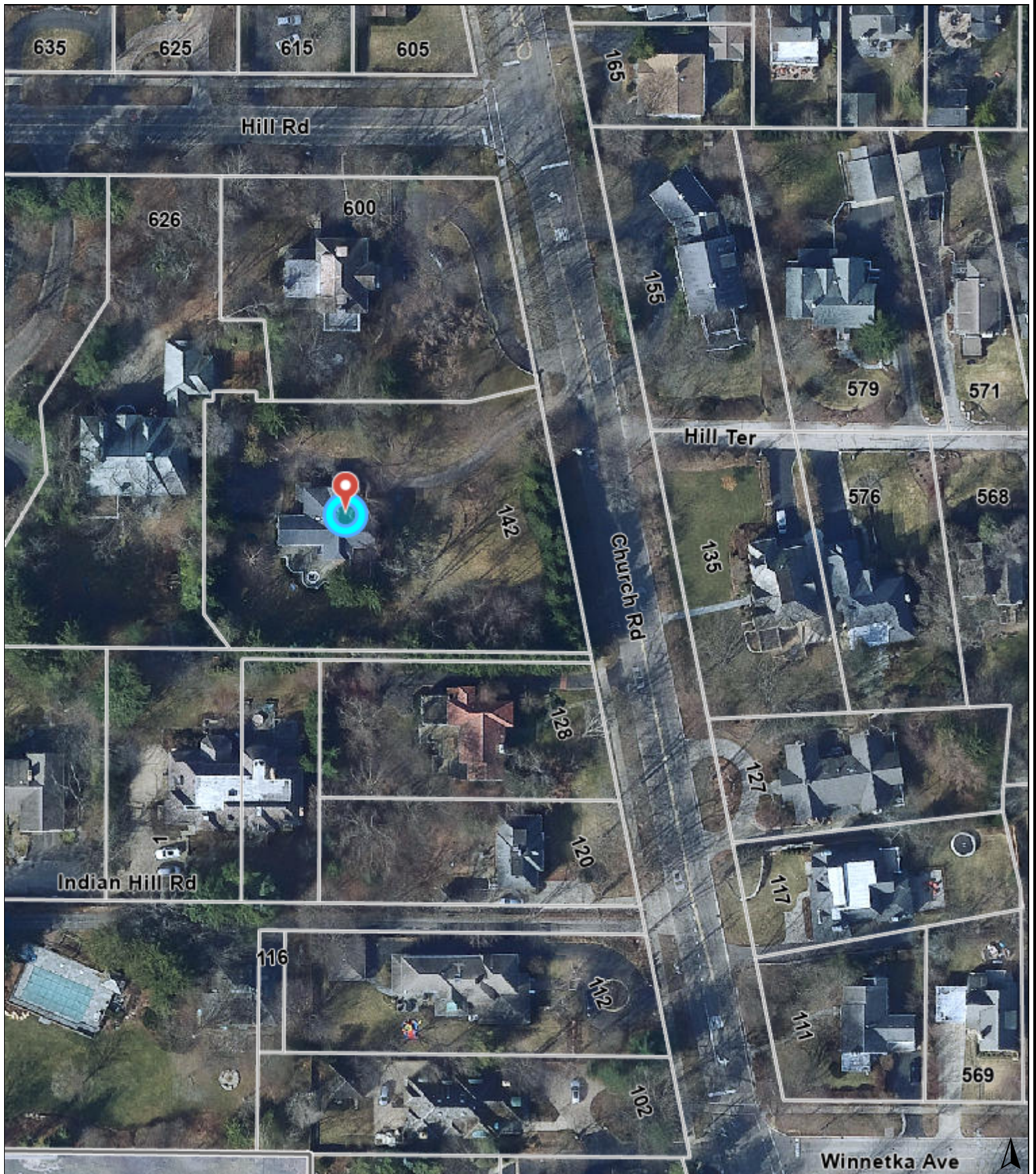
Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

Attachment E: Public Correspondence

ATTACHMENT A



0 100 200
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, AICP, ASSOCIATE PLANNER
DATE: JUNE 16, 2022
SUBJECT: CASE NO. 22-13: 142 CHURCH ROAD

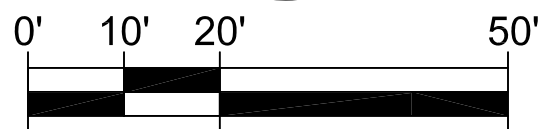
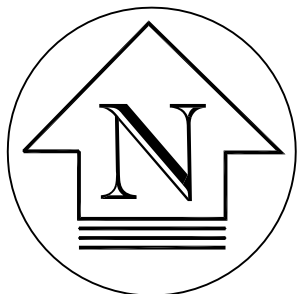
INTRODUCTION

On July 18, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence at 142 Church Road. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Monday, July 11, 2022. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
7-7-1920	Build a one-story frame and stucco garage	Combs	Robert Mitchell
3-23-1946	Alter two-story single family dwelling	Robert J. Meythaler	Bruce A. Gordon, Co.
8-1-1963	Construct addition to single family residence	Mr. and Mrs. John Massey	Herman Lackner
10-22-1987	Remodel kitchen	Mr. William M. Stevens	Mr. Tom Lindstrom



UNITED SURVEY SERVICE, LLC

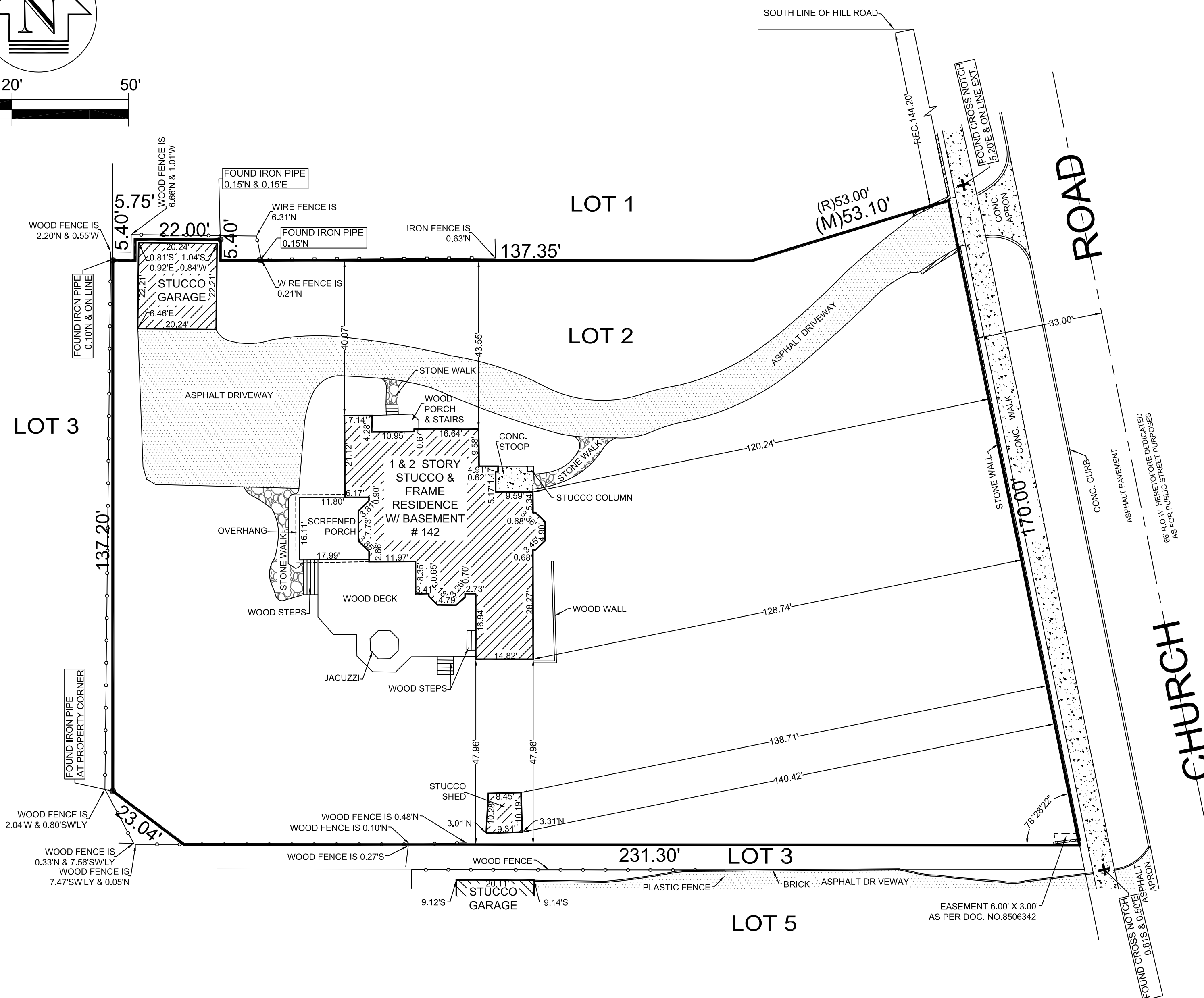
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY OF

LOT 2 IN OWNER'S SUBDIVISION OF LOT 1, INDIAN HILL SUBDIVISION NO. 1
OF PARTS OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 42 NORTH, RANGE
13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **142 CHURCH ROAD, WINNETKA, ILLINOIS**

PERMANENT INDEX NUMBER: 05 - 21 - 321 - 010 - 0000



STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE
SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE
PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF
SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE
CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

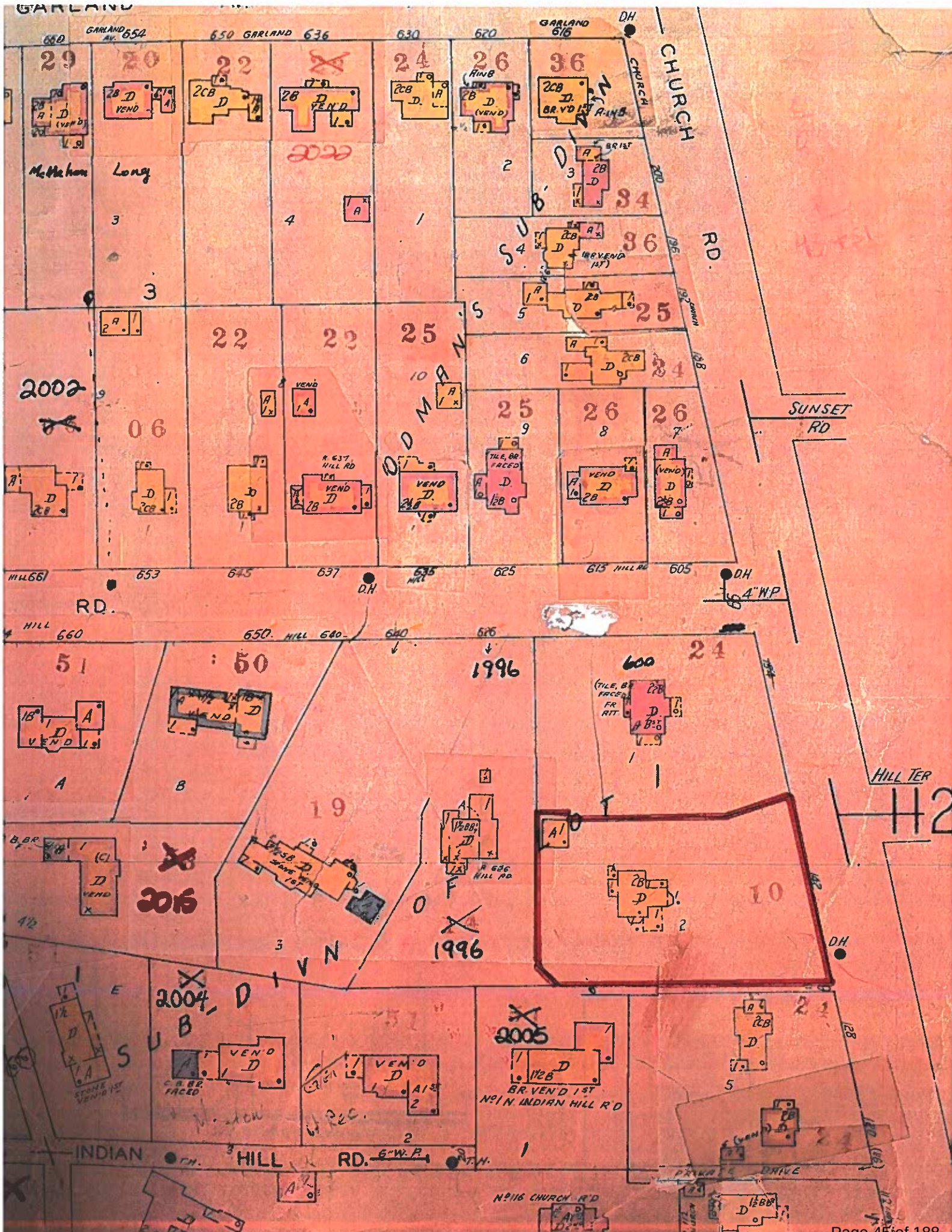
COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY
MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT
ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, MAY 24, A.D. 2022.

BY: *Roy G. Lawniczak*
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2023



ORDERED BY: NOAH PROPERTIES		
SCALE : 1" = 20'		
DATE :MAY 24, 2022		
FILE No.:		
2022 - 30141	DATE	REVISION







PROPERTY RESEARCH COVERSHEET



Address: 142 Church

Construction Details:

Original construction date: c. 1920¹

Construction type: Stucco

Style: Bungalow

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Joseph B. and Irene Coams	By 1920 – at least 1933	Building permit application, 1933 directory, <i>Winnetka Talk</i> obituary	
Jason C. Wilson	1935, 1939	1935 directory, real estate listing	
Robert J. Meythaler	1946	Building permit application	
Howard E. and Caroline Buhse	By 1954 – 1959	Real estate listing, 1954 directory	
Mr. and Mrs. John Massey	By 1963 – before 1969	Building permit application, 1966 directory	
William M. and Janet L. Stevens	1970 – 2013	Building permit application, note in WHS property files, Ancestry.com public records	
Michael Caselberg	2013 – 2017	Cook County Recorder records	
John R. and Susan L. Hollender	2017 – 2022	Cook County Recorder records	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Robert Mitchell	1920 – build a one-story frame and stucco garage	

¹ We were not able to confirm the build date for this property. While the 1914 Sanborn map shows a dwelling on this property in 1914, we were not able to confirm that the dwelling on the map was this particular house (we suspect it may be the structure now known as the Schmidt-Burnham Log House). In addition, we were not able to find any directory listings for this property before the 1920s.

Bruce A. Gordon, Co.	1946 – alter two-story single family dwelling	
Herman Lackner	1963 – construct addition to single family residence	WHS file on Herman Lackner
Tom Lindstrom	1987 – remodel kitchen	

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

Findings:

Our research does not indicate that this property maintains historical or architectural significance. While it is an older house that has been home to several Winnetkans, we were not able to determine the exact build date, or determine if Joseph B. and Irene Coombs were the original owners.

In addition, while it is important to note that prominent architect Herman Lackner designed the 1963 addition, we were not able to determine who the original architect was. Additionally, we did not find any information about the style of the house that warrants further research.

Date of Research: 7/11/2022

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

Winnetka, Illinois, 7/7 1920

TO THE SUPT. OF PUBLIC WORKS.

Application is hereby made for a permit to build a 1 Story

and ~~Basement~~

Frame + Stucco Garage
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION—Lot N 130 ft of E 200 ft of, Block 1, Subdivision 142 Church

W. 10 Acs of N 20 Acs of S. 40 Acs.

STREET and NUMBER NW cor Hill & Church Rds

DIMENSIONS of BUILDING—Front 20 feet. Depth 22 feet. Height 12 feet.

NUMBER of ROOMS 1

KIND of MATERIAL Frame + Stucco

TOTAL COST \$1000⁰⁰/₁₀₀

OWNER Coombs Address Church & Hill Rds

ARCHITECT Robert Mitchell 9 Linden Ave Glenview

BUILDER " "

CARPENTER " "

MASON " "

PLUMBER " "

ELECTRICIAN " "

REMARKS " "

(I OR WE) hereby agree to construct the above described Building in accordance with Plans and Specifications submitted herewith, and in strict compliance with all the provisions in Chapter VI of the Village Code, entitled "Buildings."

SIGNED Robert Mitchell

ADDRESS 9 Linden Ave

Permit Issued 7/7 1920

Permit Number 1029

THE VILLAGE OF WINNETKA
Department of Public Works
APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Mar 23 1946

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Alter a 2 story
and Basement Single Family Dwelling

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

PROPERTY DESCRIPTION LOT 2 Block 1
Subdivision Owner's Sub of lot 1

STREET and NUMBER 142 Church St

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

NUMBER of ROOMS _____

KIND of MATERIAL conc - Frame - Stucco

OWNER Robert J. Meythaler Address 142 Church St

TOTAL COST 1500.00

ARCHITECT Bruce A. Gordon Co Address 1 N. LaSalle St

BUILDER Walter J. Olson & Co Address 8041 S. Halsted St
CHgo

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

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

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.
(OR WE)

Permit Issued Mar 23 1946

Building Permit Number 5294

Occupancy Permit Number _____

Robert J. Meythaler
SIGNED By Walter J. Olson
ADDRESS 8041 S. Halsted St.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, August 1, 19 63

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct an addition to a two (2) story and Basement Single Family Residence

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

PROPERTY DESCRIPTION—LOT 2, Block

Subdivision Owners Sub. of lot 1 - Indian Hill Sub. #1

REAL ESTATE INDEX NUMBER			
05	21	321	010
Vol. 102		item 1628	

STREET and NUMBER 142 Church Road

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

NUMBER of ROOMS Bedroom and bath on second floor

KIND of MATERIAL Frame and shingle

OWNER Mr. and Mrs. John Massey Address on premises

TOTAL COST \$7,000.00

ARCHITECT Herman Lackner Address 522 Green Bay Road, Winnetka, Illinois

BUILDER Owner Address _____

CARPENTER Joseph Hazelsteiner Address Woodridge Rd., Northbrook, Illinois

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER Clifford Moran Plumbing Company Address 440 Central Ave., Highland Park, Illinois

ELECTRICIAN A. C. Kutz Address 1633 Harding Rd., Northfield, Illinois

REMARKS _____

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.

Permit Issued August 1, 19 63

Mr. and Mrs. John Massey

Building Permit Number 7707

SIGNED Herman H. Lackner

Occupancy Permit Number _____

ADDRESS 522 GREEN BAY RD

CB #569

WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, October 22, 1987

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to REMODEL KITCHEN OF A SINGLE
FAMILY RESIDENCE (work to be performed)

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER

05 21 321 010

Vol. ITEM

STREET and NUMBER 142 CHURCH

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

NUMBER of ROOMS _____

EST. CONST. COST \$25,000.00 KIND of MATERIAL _____ PHONE NO _____

OWNER Mr. William M. Stevens Address 142 CHURCH 441-9097

ARCHITECT _____ Address _____

BUILDER Mr. Tom Lindstrom Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER Wm. B. Lucke-LIC# 032-135-477 Address 736 12TH ST., Wil.

ELECTRICIAN Don Doudart- Electric Address Lic# 10 - Wilmette

REMARKS _____

Date Job Completed _____

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

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

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

Permit Issued October 22, 1987 by mjr

Building Permit Number 11648

Occupancy Permit Number 09603

C. B. No. _____

SIGNED Thomas G. Lindstrom
ADDRESS 142 Church

Winnetka, Il. 60093

PHONE NO 441-9097

Excl. Agents	Address of House 142 CHURCH RD. Winnetka	Size of Lot 154x250	Rooms 9 1/2	Baths 2 1/2	Porches	Price 25,000
--------------	--	-------------------------------	-----------------------	-----------------------	---------	------------------------

Continuation of Listing Confirmed 6/30/39	Situated between How house may be seen 2 car det. Garage State exactly how we came to have this listing Living quarters Central Mort. Co. full comm. Fred Moenich Whom to notify regarding prospective purchaser J. C. Wilson, Vice Pres. of Central Mort. Co. Tenant Assessed valuation Terms 1st Mortgage clear Rate Maturity Prepayment privileges 2nd Mortgage Rate Maturity Prepayment privileges Restrictions Construction stucco on metal lath Heating lm-oil Roof Hot water Remarks Basement liv - din - kit - LAT Stories 1st floor 5 bedrms - 2 baths 2nd floor 3rd floor	Fronts ft. alley at When available immed. How heated Date 9/14/38 Listed by HWS-insp. Address Ph: Res. Winn 1893 Ofc. Long. 8000 Address Ph: Res. Ofc. Lease expires Taxes \$115. Rent Abstract or Guaranty policy Zoning Use Height Area Architect Lighting Hardwood Floors	Sign Privileges
--	--	--	-----------------

Directions:

Open Listing MHW 1/31/59											
Address: 142 Church Road City: Winnetka Constr: Stucco on metal lath Style: Country style Roof: 1 yr. old Built: Faces: east	Lot Size 160x250-irreg. 7/8 acres <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Rms. 8</td> <td style="width:15%;">Bed. 5</td> <td style="width:15%;">Baths 3 1/2</td> <td style="width:55%;">Heat H.W.Oil Cost</td> </tr> <tr> <td colspan="2">Year - Taxes \$1130</td> <td>Porches scr.</td> <td>Garage 2 Att-Det. Elect: 220V-110V</td> </tr> </table>	Rms. 8	Bed. 5	Baths 3 1/2	Heat H.W.Oil Cost	Year - Taxes \$1130		Porches scr.	Garage 2 Att-Det. Elect: 220V-110V	\$ 69,500	
Rms. 8	Bed. 5	Baths 3 1/2	Heat H.W.Oil Cost								
Year - Taxes \$1130		Porches scr.	Garage 2 Att-Det. Elect: 220V-110V								
Basmt: Full - ping pong rm. Toilet 1st Large liv. rm. of 2 rms., large family rm., pow.rm., den or brkfst 2nd rm., pantry, scr. porch. 5 bedrooms, 3 baths 3rd Unfur. attic		Contract: LR DR K DEN BR's									
Check: School: Grade: JHS: Transp: RR. Bus: Mortgage: Existing HS: City water, Well Sanitary Sewer, Storm Sewer, Septic Tank (Cross out that not applying) Remarks and any special conditions House is rewired and replastered in nice condition. Deep freeze off kitchen, unit in basement. Black top turn around for 6 - 8 cars.		Possession: Mid-June Reason for Sale: Moving to New York Title									
Owner: Howard E. Buhse This information is considered accurate but we accept no liability for errors. The listing may be changed without notice. Open House		% Hornblower & Weeks Bus. Phone: Res. Phone: HI 6-1682 Phone: Home Phone:									
Realtor Office: Sales Person:		OPEN									

Directions: NEW LISTING. SOUTH OF HILL ROAD., 1 BLOCK WEST OF GREEN BAY

Address: 142 Church Road G-6085		Lot Size		\$ 59,500. 57,500	
City: Winnetka		Approx. 7/8 acre			
Constr: Stucco on metal lath.		Rms. 10	Bed. 5		Baths 3 1/2
Style:		Heat HW Oil	Cost		
Roof: New in 1957		Year — Taxes 1958	Porches large	Garage 2	
Built: Older-remodeled		Faces: East	\$1169.40	screened	
Basmt: Full - play area		Elect: 220V-110V		Contract:	
1st Large center room, living room, dining room, kitchen (D&D), large family room, big screened porch, den, powder room.		LR 18 x 18 plus			
2nd 5 bedrooms, (3 twin size), 3 baths.		BR 15 x 24			
3rd Stairway to attic storage.		KDR 14 x 17			
Check: School: Grade: Crow Island JHS: Skokie		HS: New Trier-3 blocks			
Transp: RR. NW - 3 blks.		Bus:			
Mortgage: Existing		Other: Faith Hope & Available: Charity			
City water, Well Sanitary Sewer, Storm Sewer, Septic Tank (Cross out that not applying)		Remarks and any special conditions Spacious family home. Beautiful piece of property. Comb. alum. screens & storms on 2nd fl. Black top driveway & turn around. New 75 gal. hot water heater. All new wiring & plastering in last 15 years. Many trees, flowering shrubs & gardens. Carpeting & play house in yard included. Owner reserves the right to accept or reject any offers even at full price.		Possession: On Closing	
Owner: Howard Buhse.		Bus. Phone:		Reason for Sale: Transfer	
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.		Res. Phone: HI 6-1682		Title	
Open House 07289		Realtor Office: Quinlan & Tyson, Inc.			
Sales Person: Sarah B. McKeldin		Phone: HI 6-0177			
		Home Phone: HI 6-4781			

Directions: S of Hill Road, 1 Blk W of Green Bay		Lot Size		\$ 72,500 69,500	
Address: 142 CHURCH ROAD		164+ frontage x 231 + (irreg)			
City: Winnetka		Rms. 10	Bed. 5		Baths 4 1/2
Constr: Stucco on Metal Lath		Heat oil	Cost		
Style: L-6261		Year — Taxes	Porches Lge	Garage 2 car	
Roof: Asphalt shingle 1964		\$1380.83	screen	Elect: 220V-110V	
Built: Older-remodeled/ Faces:		Contract:			
Basmt: Full.		LR 29'8 + bay x			
1st Liv rm (fpl), Fam rm, Den, Din rm, But pantry, Kit (D&D), Powdr rm, Lge scrn pch off din rm.		DR-17'1 x 11'6 *			
2nd Lge mas bedrm, dressing rm & bath w/dble vanities, 4 other bedrms, 3 baths.		K-12'9 x 11'4			
3rd Stairs to attic.		DEN 12 x 11'10			
Check: School: Grade: Crow Island JHS: Skokie (bus)		HS: New Trier, E, 3 blks			
Transp: RR. CNW, 3 blks (bus)		Other: N S C Day Sch, 3 blks			
Mortgage: Existing		Available: Faith, Hope, 2 blks			
City water, Well Sanitary Sewer, Storm Sewer, Septic Tank		Remarks and any special conditions: Spacious family home in excellent & convenient location. Wing with mas bedrm, drs rm and bath w/tub & shower stall, built and added on in 1965. Mas bedrm & E bedrm have window air-conditioners. Alum storms & screens on 2nd fl except mas bedrm suite. 1/2 acre zoning. Vacant - key also at Porter & Weinrich, Inc.		FR 23'3 x 13'6	
Special Assessments \$ _____ for _____		BR's 16'7 x 16'2			
er: Corporation		Drs rm:			
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.		11'6 x 7'3			
For office use only 121666		17 x 17			
Realtor Office: BAUMANN-COOK		8 x 12 irreg			
Sales Person: Lucille Octigan		12 x 9'7			
Phone: HI 6-5000		11'4 x 9			
Home Phone: Ve 5-3059		Possession: Upon closing			
		Reason for Sale: OOS			
		Title CT&T			





5. The first house of our own, "The Knoll" on acreage, 142 Church Road, Winnetka, then called "No man's land" or "Whitman's Folly". Built 1910. Still stands.

Sept 2013

Winnetka Historical Museum

411 Linden St.

Winnetka, IL 60093

Re: 142 Church Rd.

Dear Society:

Here is a picture of the house at 142 Church which my family occupied from 12/84 to 5/13. The note is from the original occupant and builder. I always thought the house had been built in 1906 but should know and she says it was 1910.

Bill Stevens
889 Willow Rd.
Winnetka, IL 60093
847 718 9800

JOSEPH B. COAMBS

Joseph B. Coambs, manager of the Chicago office of the Hoosier Casualty company of Indianapolis, died suddenly of a heart attack Thursday morning, Apr. 1. He had returned the previous Monday from a sanitarium in Boston where he had been resting for a month. Mr. Coambs, 56 years old, former resident of Winnetka for 18 years, moved to Evanston five years ago.

He was a graduate of the University of Chicago, class of 1911, a member of Kappa Sigma fraternity, and had been active in all alumni affairs. He was a member of the First Church of Christ, Scientist, in Evanston.

Surviving are his wife, Irene, whom he married in 1913; a son, Lieut. Joseph B. Coambs, bombardier in a flying fortress crew, now in India; a daughter, Mrs. Bruce Carr of Mt. Vernon, N.Y., two brothers, Fred Coambs of Chicago and Arthur Coambs of Princeton, Ill.

Mr. Coambs had been in the insurance business in Chicago since 1913 and for many years was a member of the firm of Smith, Lawson and Coambs.

The funeral service was held Saturday at the William H. Scott chapel in Evanston.

Howard E. Buhse

Howard E. Buhse, a Winnetka resident from 1939 to 1957 and an investment broker and a leader on Wall Street for many years, died June 9 in Washington Center Hospital in Washington, DC, following surgery.

He was born in Prairie du Chien, Wis. He received his bachelor's of arts and bachelor of laws degrees at the University of Minnesota. After law school, in the fall of 1929, Mr. Buhse began his career as a securities sales man in Chicago with the firm of Hornblower & Weeks. He became a partner in 1942. Mr. Buhse was a member of the Bond Club of Chicago; president of the Chicago Association of Stock Exchange Firms and Chairman of District 8 (Chicago) of the National Association of Securities Dealers. He was a member of the Winnetka Board of Education from 1952 to 1957, including time as board chairman.

In 1957 he moved to New York to head the firm of Hornblower & Weeks into which Hemphill Noyes merged in 1965 to become Hornblower & Weeks-Hemphill Noyes. He served as managing partner from 1957 until he retired in 1971.

As a leader on Wall Street, Mr. Buhse was president of the Bond Club of New York, a governor of the New York Stock Exchange and chairman of the Board of Governors of the National Association of Securities Dealers. He served on the boards of directors of numerous companies including Amsted Industries, Ceco Corporation, National Aviation, National Telecommunications and Columbia Pictures. At the time of his death he was active as an investment adviser and share holder of Noyes Partners Incorporated in New York.

Long active in community affairs, among his many important accomplishments was Mr. Buhse's work with the Urban League to encourage firms and companies to increase the number of minority employees on Wall Street. Mr. Buhse had been a trustee of St. Joseph's Church in Danbury and a member of the Bishop's Advisory Committee for the Diocese of Bridgeport. He was a founding director of the Pope John Paul II Health Center with which he remained active until his death.

He was preceded in death by his wife, Virginia Dixon Buhse.

Survivors include a son, Howard Buhse Jr.; two daughters, Joan Bose and Deborah Plonski; 11 grandchildren; and five great-grandchildren.

Funeral services was held at St. Joseph's Church in Danbury, Conn., June 14 and interment is today at 1 p.m. at Graceland Cemetery in Chicago. The family plans a memorial service in Manhattan at a later date.

Contributions in his memory may be made to Pope John Paul II Health Care Center, 33 Lincoln Ave., Danbury CN 06810, or Ding Darling National Wildlife Refuge, 1 Wildlife Drive, Sanibel, FL 33957.

1933 directory

127 JOHNSON Elvin H
 128 Hollinger Lee D
 135 Elder J G
 142 Coombs Jos B
 154 Warner Mason
 155 Roehm Geo R

1935 directory

127 Johnson Elvin H
 128 Hollinger Lee D
 135 Elder Jas G
 142 Wilson Jas C
 154 Warner Mason
 155 Roehm Geo R

1954 directory

	127 JOHNSON J W	WI6-1192
	128 Lawlor D J	WI6-1017
4	135 O'Grady G J	WI6-4658
7	142 Buhse H E	WI6-1682
0	154 Warner M M	WI6-2285
6	155 Wilson J W	

1966 directory

Massey Geo D III 558 E Scott LK Forest-234-4079
 Massey Internatl 807 Elm Winetka----HI 6-7990
 Massey J E 1423 Dodge Evnstr-----GR 5-0870
 Massey John 142 Church Winetka-----HI 6-5924
 Massey John V 250 Sheridan Glenco---VE 5-0059
 Massey Naomi E 1112 Main Evnstr-----338-0224

Ancestry.com records

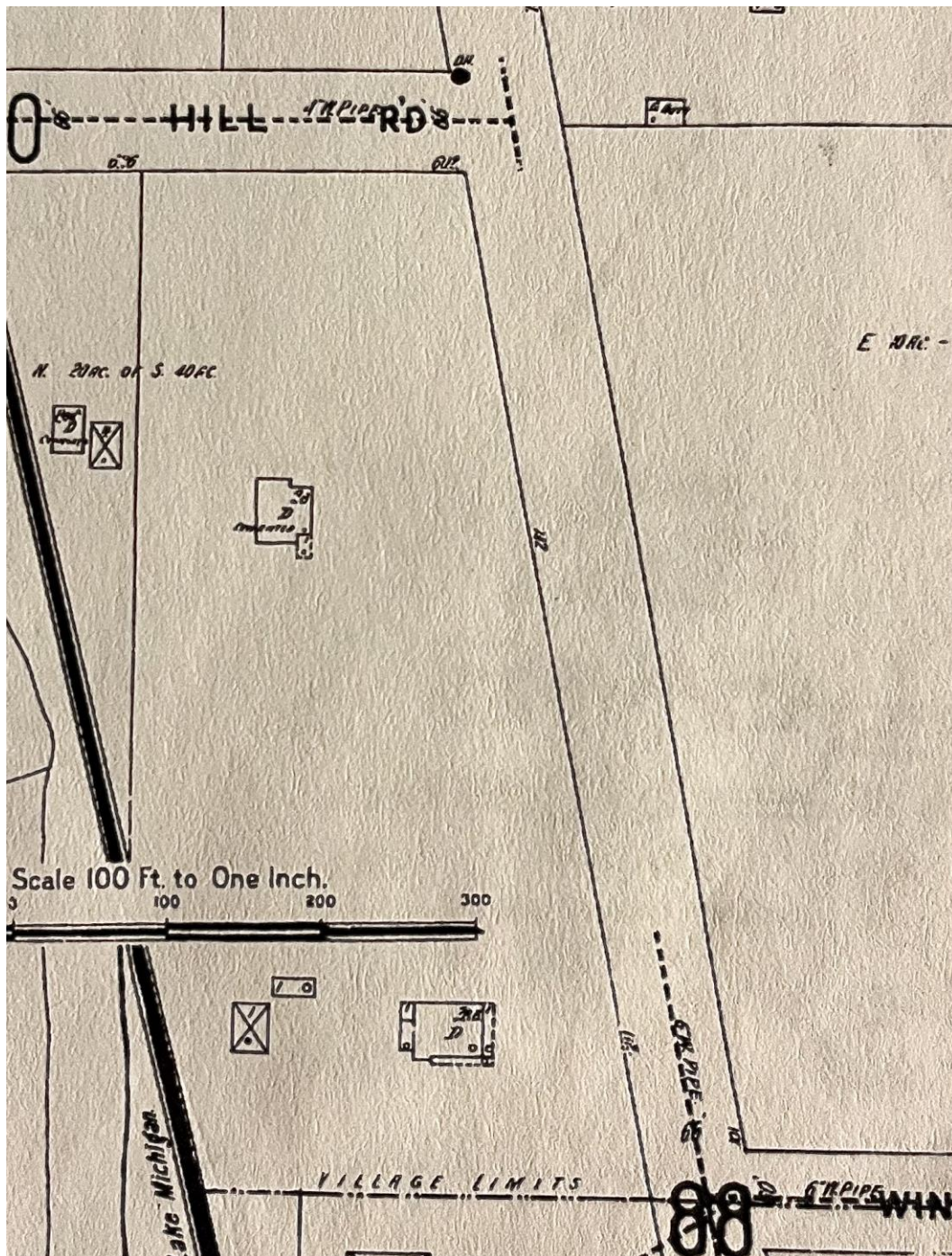
<u>Detail</u>	Source
Name:	Janet L Stevens [Janet King] [Janet A Stephens]
Birth Date:	Jun 1949
Residence Date:	1970-2013
Address:	142 Church Rd
Residence:	Winnetka, Illinois, USA
Postal Code:	60093
Second Residence Date:	1970-2013
Second Address:	142 Church Rd
Second Residence:	Winetka, Illinois, USA
Second Postal Code:	60093

Cook County Recorder records

2019-04-24	MORTGAGE	1911408048	805,000.00	Name Type All HOLLENDER SUSAN L HOLLENDER JOHN R CITIZENS BK GTR GTR GTE	PIN Address All 05213210100000 142 CHURCH RD
2017-11-01	POWER OF ATTORNEY	1730529084	None	Name Type All HOLLENDER JOHN ROBERT HOLLENDER SUSAN L GTE GTR	PIN Address All 05213210100000 142 CHURCH RD
2017-11-01	CORRECTED WARRANTY DEED	1730529085	1,050,000.00	Name Type All HOLLENDER SUSAN L HOLLENDER JOHN R CASELBERG MICHAEL ANTHONY JOHN GTE GTE GTR	PIN Address All 05213210100000 142 CHURCH RD
2017-11-01	CORRECTED MORTGAGE	1730529086	840,000.00	Name Type All CITIZENS BK HOLLENDER JOHN R GTE GTR	PIN Address All 05213210100000 142 CHURCH RD

2016-03-03	RELEASE	1606347021	None	↓ Name ↔Type All All ASSOCIATED BK GTR CASELBERG MICHAEL ANTHONY JOHN GTE	↓ PIN ↔Address All All 05213210100000 142 CHURCH RD
2016-03-02	MORTGAGE	1606250078	848,500.00	↑ Name ↔Type All All MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC GTE CASELBERG MICHAEL ANTHONY JOHN GTR	↑ PIN ↔Address All All 05213210100000 142 CHURCH RD
2015-12-09	MORTGAGE	1534313019	150,000.00	↓ Name ↔Type All All CASELBERG MICHAEL ANTHONY JOHN GTR LEADERS BK GTE	↓ PIN ↔Address All All 05213210100000 142 CHURCH RD
2013-11-22	ASSIGNMENT	1332610027	None	↑ Name ↔Type All All DOMINIC BRENDAN GTR	↑ PIN ↔Address All All

1914 Sanborn



Herman Lackner, Winnetka architect

By Steven J. Stark

TRIBUNE STAFF WRITER

Herman H. Lackner, 86, an architect and longtime Winnetka resident, died Wednesday in the King Home in Evanston.

An Evanston native, Mr. Lackner attended Harvard University and the Armour Institute of Technology, now the Illinois Institute of Technology.

He served in the U.S. Navy construction battalion and helped build bases in Guadalcanal and the Philippines during World War II.

While a student, Mr. Lackner worked as an office boy for architect Chester H. Wolcott. From 1933 to 1940, he was a

draftsman for General Homes, one of the first architectural firms to design prefabricated housing. Mr. Lackner worked for the Chicago architectural firm of Holabird & Root for two years before opening his own office in Winnetka in 1945. He became known for work on residences on the North Shore.

In a 1983 interview with the Art Institute of Chicago's Architects Oral History Project, Mr. Lackner talked about a job designing a building for Chapin Hall, a children's home in Chicago. He recalled how a Chapin Hall official described the structure's requirements, which included playrooms, study rooms and accommodations for 30 chil-

dren and six house parents.

"It was a short list on half a piece of paper, and so then I called the head or the director or whatever they call him, whom I knew well, and I said, 'George, what more do you want than this?' 'That's it.'"

He added, "Everyone does it their own way, but I think sometimes in the present day and age, people rely too much on elaborate studies and statistics and getting it all in the abstract."

Survivors include a sister, Antoinette Webster.

Funeral services will be at 3 p.m. Wednesday in Winnetka Congregational Church, 725 Pine St., Winnetka.

H. Lackner, Winnetka architect



Martina Samovskiy/Pioneer Press

a photograph published in the **Winnetka Talk** in February, Herman Lackner sits in the sunlight streaming through the arched windows of the home he designed. Mr. Lackner died June 1.

Innovative architect Herman H. Lackner, who spent almost his entire life in Winnetka, died June 24. He was 86.

Mr. Lackner, who was born in Winnetka, lived there until he moved to the King Home in Evanston four months ago. In Winnetka, he most recently lived in an A-frame, solar home that he designed in 1985.

In an interview for a Feb. 26 article in the **Winnetka Talk**, Mr. Lackner maintained that he had attended many schools, but graduated from none. "I flunked Montessori kindergarten because I drank the paint water," he told reporter Ed Callahan. "I didn't graduate from North Shore Country Day School because I ditched football. I had two years at Harvard, then the Depression took care of that. I then studied at the Armour Institute of Technology (now Illinois Institute of Technology), but I didn't graduate from there either. I had as difference of opinion with the dean on educational theory."

Yet Mr. Lackner earned his architect's license with the aid of a friend, John Randal, who was an engineer. After working for General Houses, a Chi-

(Continued on page 24)

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Continued from page 23

van Roessel of the Chicago Society of Architectural Historians

rians told Carrián in February. "What he does to homes isn't so jarring compared to what other architects might do. Certainly he doesn't overwhelm a home."

overwhelm a home."

Unfortunately, the solar home he designed and lived in on Cherry Street, Winnetka, was torn down by a developer!

Survivors include a sister, Antonette Webster of Boston, Mass.

vated North Shore homes by such renowned architects as Howard Van Doren Shaw and David Adler. He also worked with landscape architect Gertrude Kuh, to provide an aesthetic unity to home and garden.

"He has a wonderful eye for detail and style." Annemarie

1998.55

Stark
WRITER

I. Lackner, 86, an longtime Winnetka resident died Wednesday in the Evanston home of his wife, Mrs. I. Lackner, before opening his own office in Winnetka in 1945. He became known for work on residences on the North Shore.

"It was a short list on half a piece of paper, and so then I called the head or the director or whatever they call him, whom I knew well, and I said, 'George, what more do you want than this?' 'That's it,'"

Survivors include a sister, Antoinette Webster.

Funeral services will be at 3 p.m. Wednesday in Winnetka Congregational Church, 725 Pine St., Winnetka.

Winnetka Talk 2/19/98 1998 12-1

Solar house reflects important tradition

Chicago/ The Chicago Society of Architectural Historians takes exception to the criteria cited in "First Demolition Request Filed" (**Winnetka Talk**, Jan. 22). The structure at 1027 Cherry St., a modern solar house, in the important tradition of such noted Chicago architects as George and Fred Keck.

The home was designed by its architect owner, Herman Lackner, a resident of Winnetka since 1912. Herman attended Harvard University and studied architecture at the Armour Institute of Technology (now IIT). Mr. Lackner worked at the highly respected Chicago architectural firm of Holabird & Root before opening his own architectural firm in Winnetka in 1945.

The Architecture Department of the Art Institute of Chicago has in its collection a valuable oral history detailing Herman's career. In that history, it is noted that Herman "has become known for his sensitive work on find old residences, many of which are on the North Shore," including many houses done by significant North Shore architects such as David Adler and Howard Van Doren Shaw.

During his long career as an architect, Mr. Lackner also maintained an active association with noted landscape architect Gertrude Kuh. In the Chicago area alone, there are many examples of buildings with historic or architectural significance that are less

LETTERS

Letters policy

The **Wilmette Life** welcomes letters to the editor. Letters must be signed and provide the writer's daytime telephone number. The editor reserves the right to edit letters for clarity and brevity, or to reject letters deemed libelous, redundant or inappropriate.

The deadline for letters is noon Monday.

Send letters to:

Managing Editor
Wilmette Life
3701 West Lake Ave.
Glenview IL 60025

than 50 years old. Mr. Lackner's unique home is certainly one of these.

It is emblematic of a period of design in which social and environmental concerns were paramount in the design process. It stands as a reminder of that era of our recent past and should be cherished as the work of a well-respected architect.

**Anna Weaver and
Annemarie van Roessel
Officers of the
Chicago Society
of Architectural Historians**

Glencoe/ The recent article, "It's no disadvantage to attend New Trier" (Feb. 12 issues) addressed a very real concern: the perception that New Trier's competition slights applicants to top colleges.



Staff Photo by
KURT BUTCHER

Pioneer Press Photo

Photographer	Staff Photo by	Date	Location
	KURT BUTCHER	7-25-90	Winnetka
Story/outline #		Paper/Form	
Reporter	Slug		Pic #

LACKNER
Hennrich ~~teachner~~ home
(Solar energy)

Send PixTo

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 142 Church Rd Winnetka IL 60093

Parcel Identification Number(s) (PIN): 05-21-321-010-0000

Description of all structures to be demolished: 1 & 2 story stucco single family house and a detached stucco garage

Current Property Owner Information

Legal Name: 142 Church LLC

Primary Contact: Bart Przyjemski

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone [REDACTED]

Email: [REDACTED]

Date owner acquired property: _____

Applicant Information

Legal Name: 142 Church LLC

Primary Contact: Bart Przyjemski

Address: [REDACTED]

City, State, Zip: _____

Phone [REDACTED]

Email: [REDACTED]

Applicant's relationship to current property owner: owner*(As previously noted, if contract purchaser, attach copy of executed purchase agreement)***Demolition Contractor Information** *(If known, otherwise indicate "not known at this time")*

Legal Name: Bridges Excavating Inc

Address: 2840 W 167th St

City, State, ZIP: Merkhams IL 60428

Phone No: 708-897-8100

Email: Office@bridgesexcavatinginc.com

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 process

Signature of Applicant: _____ Date: 06/01/2022

Print Name & Title: _____

Signatures of Property Owner(s): _____ Date: _____

Print Name & Title: _____ Property Address: 142 Church Ln Winnetka IL

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



Bridges Excavating Inc.

Demolition
Excavation
Site Services
On-Site Crushing

Project Name /Site Address: 142 Church Rd Winnetka IL

A. 1 & story single family home, detached garage
and shed - approx. 2,343 sq feet. Contractor Information:
Bridges Excavating Inc.
Contact: Monique Ranuro
office@bridgesexcavatinginc.com 708-275-9435 mobile

Demolition schedule as follows.

Bridges Excavating Inc. is intending wreck and remove this single-family home. Completion of work will be approximately 3-4 days.

Approximate Start date: 08/04/2022 End date:08/10/2022

Before the start of demolition, we will ensure that construction fencing around the property is installed. We will also verify all utilities have been disconnected.

Using a hydraulic excavator. At the time of demolition, water will be used to wet down the area that is being demolished prior and during the demolition. We shall start demolition at the rear of the property working in an East to West direction using the bucket of our CAT 321, push in top rear wall; remove the roof by pulling downwards, truss by truss, onto the deck of the floor below. Pull the side walls, in sections, onto the deck of the floor below. Continue this process we have reached grade. We will continue the process, in stages, through the entire structure, collapsing the structure into the building footprint. We will be finishing at the front of the building by extending the bucket over the front wall of the building and pull wall inwards, in sections, onto the deck.

Bridges Excavating will load and haul out debris continuously during the demolition, therefore there will be no stockpiles of demolition material. A water canon will be used while loading debris during demolition to control dust. A cleanup crew will ensure that the property is free of debris upon completion of the project. Please feel free to call our office if you have any questions.



John Bridges President
Bridges Excavating, Inc.

15347 S 2840 W 167th Street Markham, IL 60428. 708-897-8100 P 708-897-8101 Fax
*Mailing address: PO BOX 190 Markham, IL 60428

ATTACHMENT E

From: [REDACTED]
To: [Planning](#)
Subject: Case No. 22-13-LPC, 142 Church Road
Date: Wednesday, July 13, 2022 8:58:00 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 Sir/Madam,

I am the neighbor of 142 Church Road, --my address is 600 Hill Road-- where a demolition and new structure are planned (as long as the historic and architectural review public meeting go well). I am unable to attend the meeting on Monday July 18, which is why I am writing this letter.

I have no reservations about the proposed demolition or new structure, but since I am the direct neighbor, I would like to be informed of matters just before they happen (the demolition, followed by the various phases of the new construction).

This is very important to me, since our driveways, going out to Church Road, are quite close, and I can imagine that the presence of large machinery might be disruptive.

My name is David Ellison, my address is 600 Hill Road, and my cellphone number is [REDACTED].

The latter number is the easiest to reach me by, either by phone or by text.

Sincerely,

David R. Ellison

Sent [REDACTED] for Windows



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JULY 14, 2022
SUBJECT: 1330 WESTMOOR TRAIL - DEMOLITION PERMIT (CASE NO. 22-14-LPC)

INTRODUCTION	
Meeting Date	July 18, 2022
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay.
Property Address	1330 Westmoor Trail (See Attachment A – Aerial Map)
Property Owner	1330 Westmoor LLC
Application Submitted by	1330 Westmoor LLC, represented by Milena Birov
Mail Notice Sent 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 written comment from the public regarding this application.
PROPERTY DESCRIPTION	
Size	0.46 acres
Location	South side of Westmoor Trail between Hibbard Road and the Winnetka Park District Golf Course
Improvements	Single-family residence
Zoning	R-2 Single-Family Residential
Surrounding Zoning	Surrounded by R-2 Single-Family Residential
PROPERTY HISTORY	See Attachment B, Preliminary Property History Study See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	1929
Additional Construction Activity	1929 - Build two-story and frame brick veneer residence, 1934 - Build one-story addition to single family dwelling, 2016 – Kitchen remodel
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	WHS research indicates that the property does not have historical or architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Primary Structures on Same Block (either side of the right-of-way block face and/or along the alley)	None
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	No plans or permit applications have been submitted.

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

On March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant buildings and structures. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant structure for up to but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the structure the applicant wishes to demolish.

Should the LPC request an HAIS for the subject property at the July 18th Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the structure is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from July 18, 2022.

COMMISSION REVIEW

The Commission may consider one of the following two 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 LPC 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;**
- ~~The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;~~ **(Subject Property is not a landmark)**
- ~~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)**
- ~~The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places.~~ **(Subject Property is not on National Register)**

Building and/or Property Lacks Historic or Architectural Significance

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

ATTACHMENTS

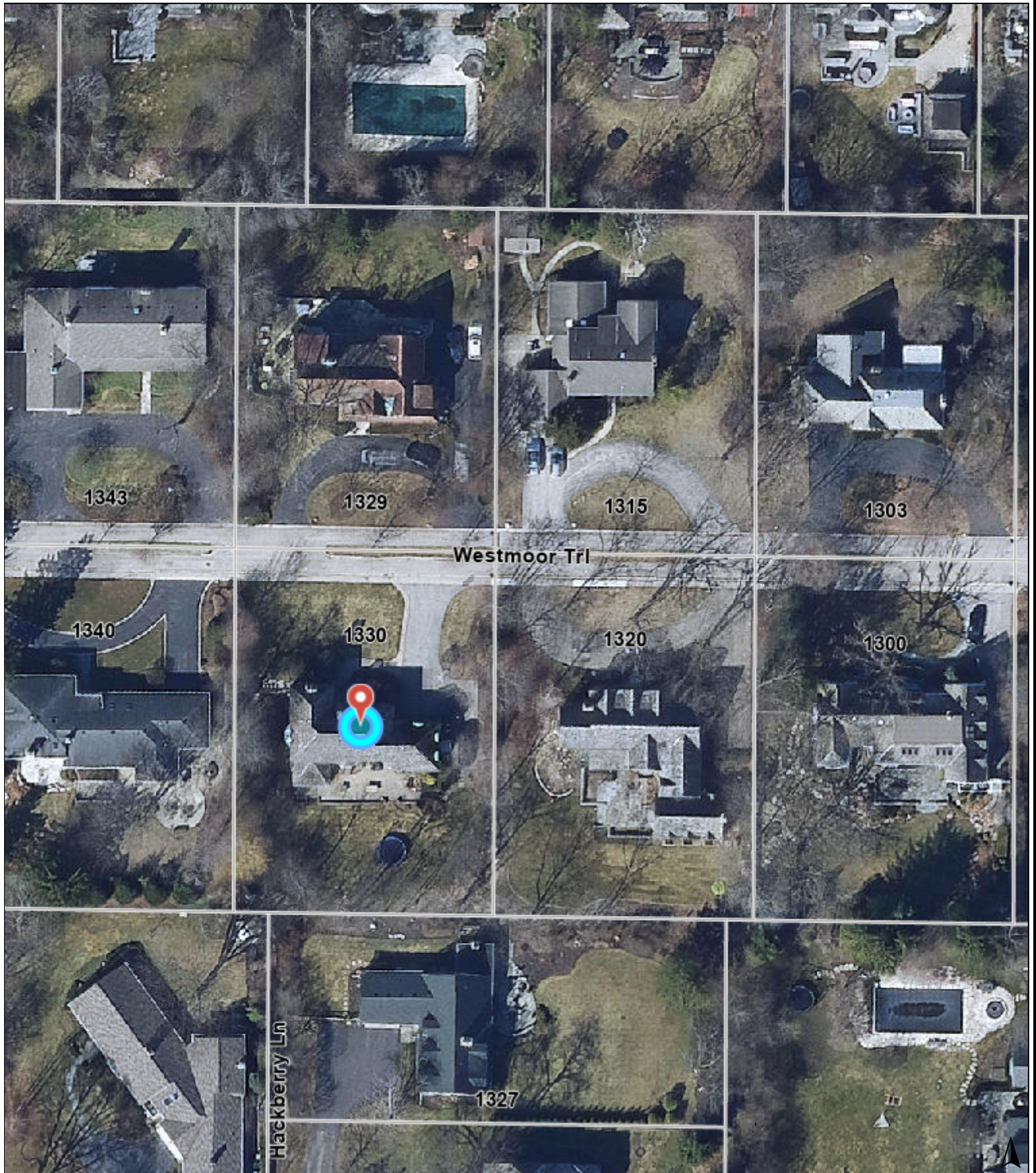
Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT 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, AICP, ASSOCIATE PLANNER
DATE: JUNE 16, 2022
SUBJECT: CASE NO. 22-14: 1330 WESTMOOR TRAIL

INTRODUCTION

On July 18, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence at 1330 Westmoor Trail. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Monday, July 11, 2022. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
4-13-1929	Build two-story and frame brick veneer residence	Gus Fridahl (sp?)	Not listed
4-3-1934	Build one-story addition to single family dwelling	J.M. Brooks	S.F Nydon (sp?)
8-19-2016	Kitchen remodel	William Hartwig	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:



A. P. SURVEYING COMPANY, PC.

LICENSE No. 184-003309

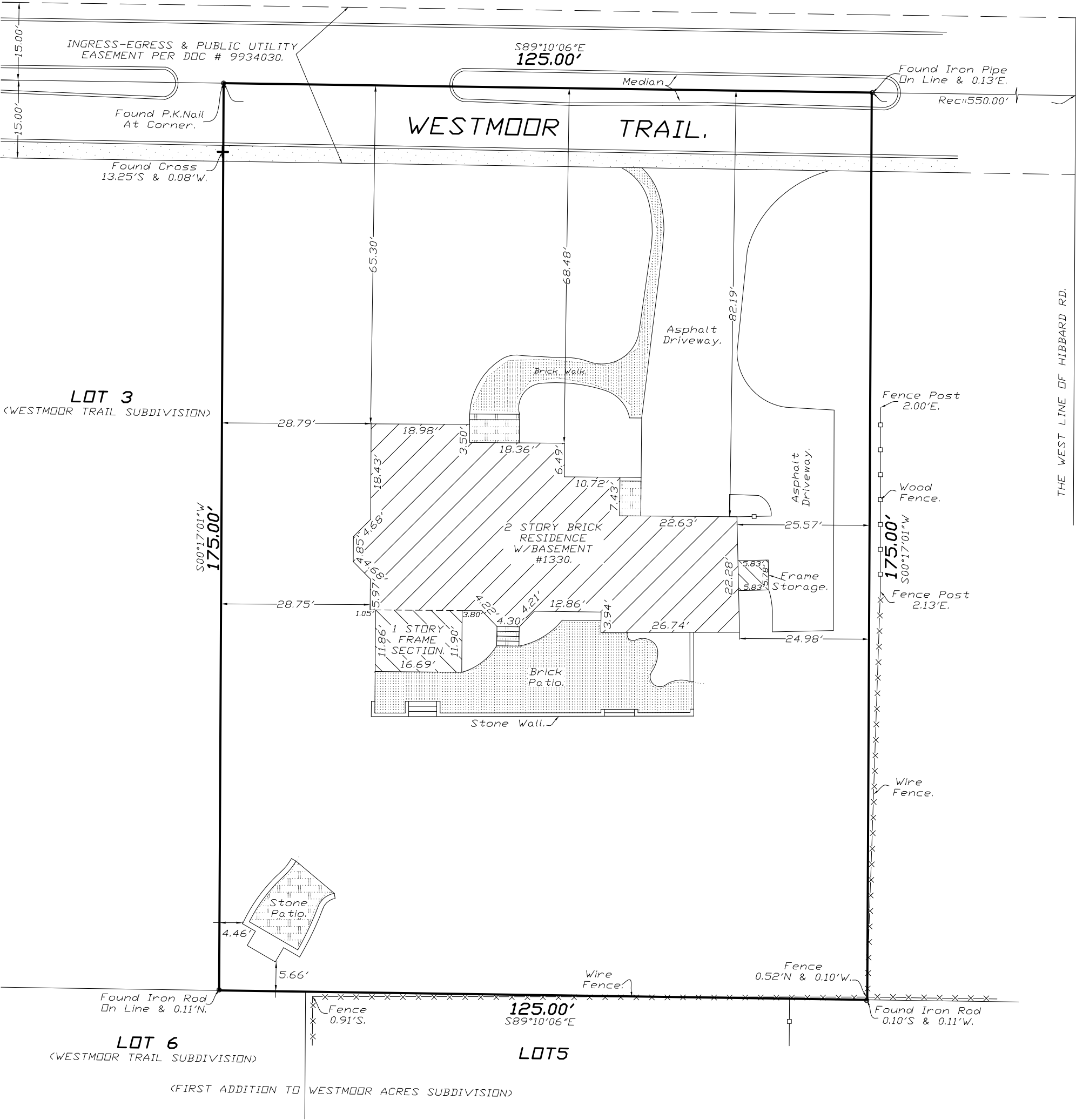
PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION

2121 PARKVIEW COURT
WILMETTE, ILLINOIS 60091
TEL: (847) 853-9364
FAX: (847) 853-9391
APSURVEYING@YAHOO.COM

PLAT OF SURVEY
OF

THE WEST 125 FEET OF THE EAST 708 FEET OF THE NORTH 175 FEET OF THE SOUTH
EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE EAST 33
FEET THEREOF TAKEN FOR THE OPENING OF LAKE STREET NOW CALLED HIBBARD
ROAD) IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1330 WESTMOOR TRAIL, WINNETKA, ILLINOIS.



THE BEARING BASIS, AND COORDINATE DATUM IF USED IS NAD83 SPC IL. EAST ZONE
(2011 ADJUSTMENT).
TITLE COMMITMENT NO. BW22062044 WAS FURNISHED FOR THIS SURVEY.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

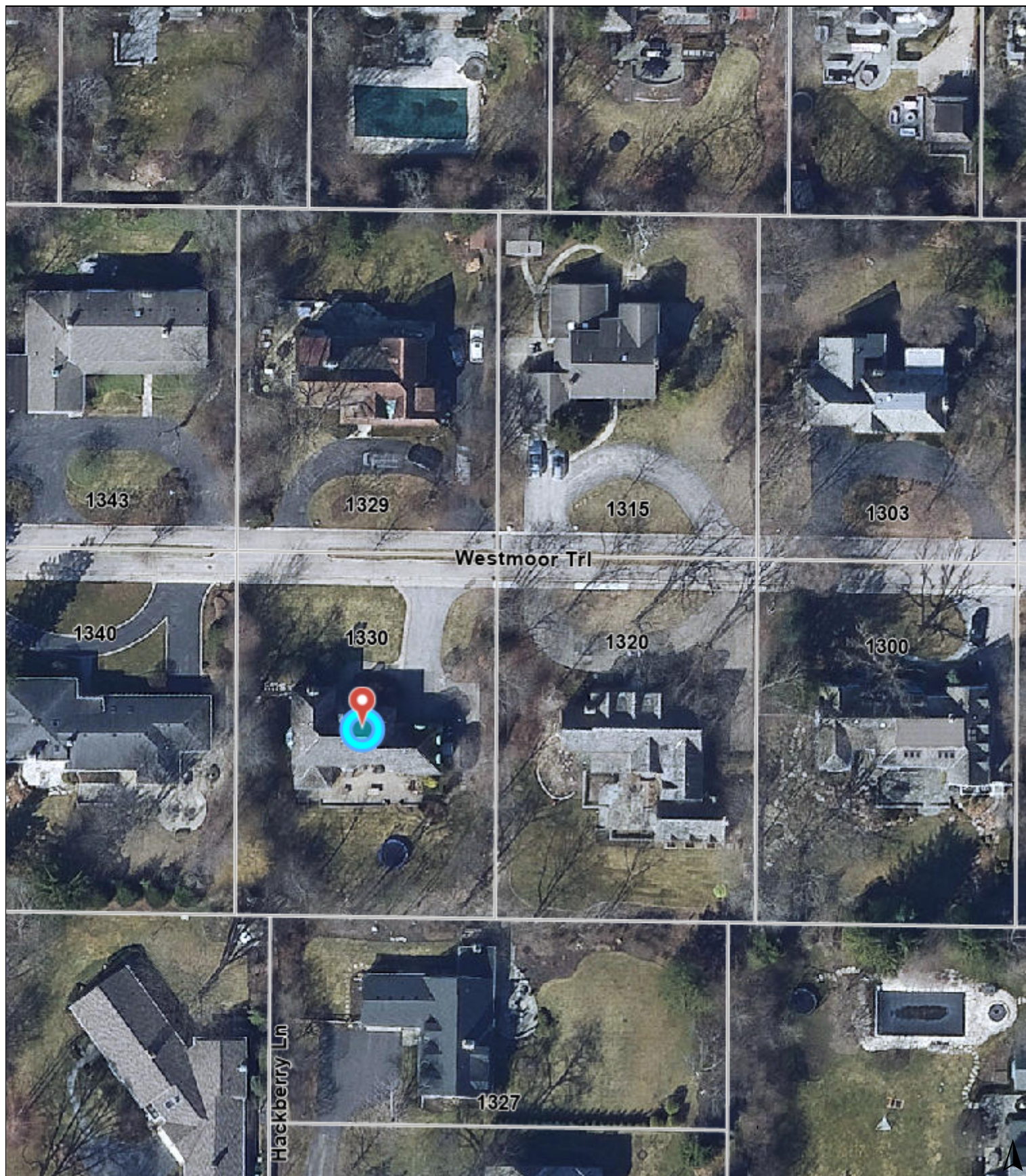
Order No. 20-7922
Scale: 1 inch = 20 feet.
Date: May 6, 2022
Ordered by: ZUCKER & BOYER, LTD.
ATTORNEYS AT LAW.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook ss
We, AP SURVEYING COMPANY, PC. do hereby certify that we have surveyed the above described property and that, to the best of our knowledge the plat hereon drawn is an accurate representation of said survey.

Hylton E. Donaldson
PROF. IL. LAND SURVEYOR No. 2819
License Expiration: November 30, 2022.



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.





PROPERTY RESEARCH COVERSHEET



Address: 1330 Westmoor Trail

Construction Details:

Original construction date: 1929

Construction type: Brick

Style: English Tudor

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Gus Firdahl ¹	1929	Building permit application	
Jasper M. and Lurene C. Brooks	By 1931 – at least 1944	Building permit application, 1931 directory, 1944 directory, real estate listing	
William H. Lyon	By 1954 – 1962	Real estate listing, 1954 directory, <i>Winnetka Talk</i> obituary	Director and treasurer of the Hadley School for the Blind (now Hadley Institute)
John Howard Scott, Michael Scott	By 1969 – 2014	1969 directory, Ancestry.com records, <i>Oceana's Herald-Journal</i> obituary, <i>Chicago Daily Herald</i> obituary	
William and Bonnie Hartwig	2015 – 2022	Building permit application, Ancestry.com records	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Gus Firdahl (owner)	1929 – frame and brick veneer residence	
S.F. Nydon	1934 – build one-story addition to single family dwelling	

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

¹ Possibly spelled Findahl or Fridahl.

Findings:

Our research does not indicate that the property at 1330 Westmoor Trail maintains architectural or historical significance. We were not able to find any information about the original architect, who is also listed as the original owner on the building permit application. Furthermore, while it has been home to several notable Winnetkans (namely William Lyon, former director of the Hadley Institute), we did not find any information that warrants further research.

Date of Research: 6/21/2022

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, 4-13 1929.

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 2 Story
and Basement frame & lumber residence, gas attached.
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)
PROPERTY DESCRIPTION LOT 5. W 125' x E 708' x N 175' x SE 1/4 of SE 1/4
Subdivision of Sect 18.

STREET and NUMBER 1330 Westmore Trail.

DIMENSIONS of BUILDING — Front 52'-0" feet. Depth 36'-0" feet. Height 28'-0" feet

NUMBER of ROOMS 9 + garage

KIND of MATERIAL frame & lumber

OWNER Gus. Findahl. Address Winnetka

TOTAL COST 25000.00

ARCHITECT Owner. Address _____

BUILDER " Address _____

CARPENTER " Address _____

MASON " Address _____

SEWER BUILDER Billian Address _____

PLUMBER " Address _____

ELECTRICIAN _____

REMARKS _____

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

_____ 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 4-11 1929.

Permit Number 3605

Fee 1693

SIGNED Gus. Findahl

ADDRESS _____

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, April 3 1934

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 1 Story
and ~~Basement~~ addition to single family dwelling (sun room)
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)
PROPERTY DESCRIPTION — LOT W 125' of E. 708' of N. 175'
Subdivision SE 1/4 SE 1/4 Sec 18-42-B

STREET and NUMBER 1330 Westmoor Trail

DIMENSIONS of BUILDING — Front 18 feet. Depth 11 feet. Height _____ feet

NUMBER of ROOMS _____

KIND of MATERIAL frame

OWNER J. M. Brooks Address _____

TOTAL COST \$750

ARCHITECT owner - S.F. Rydman, Sec. Eng. Address _____

BUILDER F. H. Gathercoal Address 1511 Highland, Wilmette

CARPENTER " Address _____

MASON " Address _____

SEWER BUILDER _____ Address _____

PLUMBER none Address _____

ELECTRICIAN Fayell (?)

REMARKS _____

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

J hereby agree to construct the above described building in accordance with the plat, building plans
(I OR WE)
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 April 3 1934

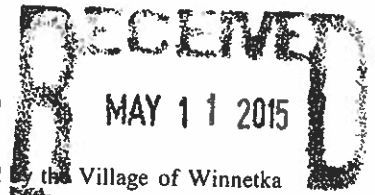
Permit Number 4111

Fee none

SIGNED J. M. Brooks

ADDRESS by F. H. Gathercoal

**VILLAGE OF WINNETKA
APPLICATION FOR BUILDING PERMIT**



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 Kitchen Remodel SFR
(Work to be performed.....Type of building - residential, commercial, garage, etc.)
For William Hartwig At 1330 West Moor Trail Phone 312-961-2566
(Name of owner) (Address of building)
Application for: New Construction ☐ Addition ☐ Remodeling ☒ Plumbing ☐ Electric ☐ Demo ☐ Other ☐
Estimated Cost of Construction \$ 30,000 (Include materials & labor) (Specify)
Signature PAT MOUNCKTON Printed Name PAT MOUNCKTON Phone 847-366-8716 Date 5-6-2015

CONTRACTOR INFORMATION

Lic Bond

(street, city, zip code)

Architect _____ Address _____ Phone _____
Gen Contractor Countryside Builders Inc Address 3608 Meadow Ln Glenview Phone 847-366-8716
Carpenter // Address // Phone //
Plumber JZ Plumbing Address _____ Phone _____
Electrician Corb Electric Address _____ Phone _____
HVAC N/A Address _____ Phone _____
Concrete N/A Address _____ Phone _____
Sewer N/A Address _____ Phone _____
Water Service N/A Address _____ Phone _____
Roofer N/A Address _____ Phone _____

FOR OFFICE USE ONLY

PERMIT FEES

Building Permit	\$ <u>900.-</u>	Tree Rem./Repl./Fencing	\$ _____
Plan Review	\$ <u>135.-</u>	Roofing	\$ _____
Plumbing	\$ <u>70.-</u>	Street Replacement	\$ _____
Electrical	\$ <u>75.50</u>	Water Use	\$ _____
HVAC	\$ _____	Other	\$ _____
Sewer	\$ _____	D/C Recycling Filing	\$ _____
Water Service/Meter	\$ _____	TOTAL FEES	\$ <u>1180.50</u>
Electric Service	\$ _____	Approved this <u>21</u> Day of <u>MAY</u> 20 <u>15</u>	
Impermeable Surface	\$ _____	Permit # <u>B22015-</u> Expires <u>8/19/16</u>	
ROW Occupancy/Opening	\$ _____	<u>370</u>	

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

Directions:

Address: 1330 WESTMOOR TRAIL A -7191		Lot Size 125' x 160'		\$ 69,500.00	
City: WINNETKA		Rms. 10		Bed. 6	Baths 3 1/2
Constr: RED BRICK		Year — Taxes \$1251.62		Heat HW Oil Cost \$460	
Style: ENGLISH TUDOR		Porches sun room		Garage 2 car	
Roof: ASPHALT		Att.-Det. Att.		Elect: 220V-110V	
Built: (1929 ?)		Faces:		Contract:	
Basmt: Full. Pine paneled recreation room, wet bar, exhaust fan, 2 HW htrs. 1st Recept. hall, curving staircase, step down living room, sun room, dining room, kitchen, brkfst space, butler's pantry, powder room. 2nd Master bedroom, adjoining den or bedroom, CT bath, 2 other twin bedrooms, CT bath, 2 more bedrooms and bath above garage. 3rd Stairway to large high, full attic, space for expansion.					
Check:	School: Grade: Hub Wds, 3 blks HS: Skokie, 3 blks HS: New Trier Transp: RR. Hubbard Wds. Bus: Other: Mortgage: Existing Available: City water, Well Sanitary Sewer, Storm Sewer, Septic Tank (Cross out that not applying) Remarks and any special conditions This is a solidly built, attractive home in area of fine homes. Built in barbecue in yard. Aluminum storms and screens. Windows in sun room disappear in the walls making a perfect summer porch. Possession is after school is out. ORTR				
Owner: William H. Lyons		Bus. Phone:		Res. Phone:	
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.					
Open House	Realtor Office: BAIRD & WARNER, INC.		Phone: Hi 6-2700		
	Sales Person: George Rumsfeld		Home Phone:		
01172					
		LR 17'4x34 * DR 16x16 * K 12x12 ++ DEN SP 10'10x15 BR's 15'8x17 * 11'4x17 11'9x16 11'10x16 10x12'6 10'4x12'6 Brkf 5'9x7'10 BP 9x11'6 * plus bay			
		Possession: 7-1-62 Reason for Sale: to Itasca Title			



1931 directory

h1311 Asbury av
Brooks Alden F r518 Elder la
" Betty (Betty Beauty Shop) r723 Elm
" Henry student r857 Ash
" Irving R student r511 Hawthorne la
" Jas M (Lurene C) adv (Chgo) h
1330 Westmoor Trail
**BROOKS JAMES O (Eliz B; 1), Asst
Cashier Winnetka Trust & Sav-
ings Bank, h822 Humboldt av**

1944 directory

BROOKS E Wendell r 1624 Walnut av.....Winnetka-884
Brooks Edmund W r 1442 Wilmette av..Wilmette-1599
Brooks Gale M r 835, 15th.....Wilmette-2427
Brooks Jas M r 1330 Westmoor trail...Winnetka-1227
Brooks Jas O Mrs r 822 Humboldt av..Winnetka-198
Brosius Anna r 503 Chestnut.....Winnetka-4786
Browder Wm B r 1442 Lake av.....Wilmette-908
Winnetka 1560

1954 directory

WESTMOOR TRAIL

1329 Wolfe E H	WI6-3662
1330 Lyons W H	WI6-2650

1969 directory

Scott Jack R 1616 Sheridn Wil-----251-4239
Scott John Howard
1330 Westmr Tr Win-446-8023
SCOTT & LINDEN SHEL

Ancestry.com record for Michael Scott at 1330 Westmoor

Michael H Scott

in the U.S., Index to Public Records, 1994-2019

DetailSource

Name:	Michael H Scott [H Scott Michael] [Michael A Scott] [Michael Howard Scott]
Birth Date:	Aug 1951
Residence Date:	2010-2020
Address:	11355 Cedar Run Rd
Residence:	Traverse City, Michigan, USA
Postal Code:	49684
Second Residence Date:	1978-2020
Second Address:	485 Sidney Ave
Second Residence:	Glendl Hts, Illinois, USA
Second Postal Code:	60139
Third Residence Date:	1978-2020
Third Address:	485 Sidney Ave Unit A
Third Residence:	Glendale Heights, Illinois, USA
Third Postal Code:	60139
Fourth Residence Date:	1978-2014
Fourth Address:	1330 Westmoor Trl
Fourth Residence:	Winnetka, Illinois, USA
Fourth Postal Code:	60093

Ancestry.com record for John Scott at 1330 Westmoor

John H Scott

in the U.S., Phone and Address Directories, 1993-2002

DetailSource

Name:	John H Scott
Gender:	Male
Residence Years:	1997-2001
Address:	1330 Westmoor Trl
Residence Place:	Winnetka, Illinois, USA
Zip Code:	60093-1637
Phone Number:	847-446-8023
View Neighbors:	View Neighbors

Ancestry.com record for William Hartwig at 1330 Westmoor

William E Hartwig	
in the U.S., Index to Public Records, 1994-2019	
Detail	Source
Name:	William E Hartwig [William B Hartwig] [William Bonnie-Ann Harwig] [William J Hartwig] [Willian Hartw]
Birth Date:	Jul 1969
Residence Date:	2014-2020
Address:	1330 Westmoor Trl
Residence:	Winnetka, Illinois, USA
Postal Code:	60093

Chicago Daily Herald, November 16, 1999

John Howard Scott of Winnetka



Memorial services for John Howard Scott, 77, will be held at 2 p.m. today, at the Christ Church Chapel, 470 Maple Ave., Winnetka.

He was the beloved husband of Margaret Scott (nee Fisher); loving father of Michael Howard Scott, Elizabeth Scott Kimmel and Susan Scott (David) Anderson; proud grandfather of Kristin and Eric Kimmel and Katy and Steve Anderson; dear brother of Jean Scott Potter, Marian Scott (Bruce) Dillingham and James L. (Lorraine) Scott; and fond uncle and great-uncle of many.

In lieu of flowers, memorials may be made to donor's favorite charity or to the Pentwater Library Fund or the Pentwater Ambulance Fund, Pentwater, MI 46449.

Arrangements were made by Donnellan Family Funeral Services, Skokie.

For information, (847) 675-1990.

Oceana's Herald Journal

(accessed 6/20/2022:

https://www.shorelinemedia.net/oceanas_herald_journal/archives/john-howard-scott/article_a4b51aa5-c6da-512f-b284-32981c5c96ba.html)

John Howard Scott

- Archive News
- Jul 5, 2001

John Howard Scott, 77, of Winnetka, Ill., and Pentwater, passed away Friday, Nov. 12, 1999 in Highland Park Hospital.

He was born Oct. 3, 1922 in Chicago, and raised in Glencoe, Ill. He lived in Winnetka for 37 years. He graduated from New Trier High School in 1940 and went on to Carleton College in Northfield, Minn. where he graduated with a bachelor of arts degree in physics in 1944. During World War II he served in the Phillipines as a First Lieutenant with the U.S. Army Signal Corps. During his professional career, John spent 39 years with Scott, Foresman and Company, Glenview (an educational publishing company founded by his grandfather Erastus Howard Scott). He was a Director Emeritus of Glenview State Bank and a 31 year member of the Coast Guard Auxiliary. He summered in Pentwater for over 30 years.

William Howard Lyon

William Howard Lyon, 79, 215 Ridge Av., Winnetka, died Friday in his winter home at Palm Beach, Fla.

Mr. Lyon is former president of the defunct Blunden-Lyon Paper Co. of Chicago. A member of the 1908 Yale University golf team that won the intercollegiate championship, he was a director and former treasurer of the Hadley School for the Blind.

He is survived by his wife, Kathryn; two daughters, Mrs. Gordon Erven and Mrs. Robert Goes; seven grandchildren; and a sister.

Services were held Monday in Palm Beach. Burial was to be in Chicago. The family requests contributions be made to the Hadley School in lieu of flowers.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. DR2022-561Property InformationSite Address: 1330 WEST MOORE TRAILParcel Identification Number(s) (PIN): 05-18-403-002-0000Description of all structures to be demolished: SINGLE FAMILYCurrent Property Owner InformationLegal Name: 1330 WEST MOORE LLCPrimary Contact: MILENA BIRDAddress: 1741 HARDING RDCity, State, Zip: NORTHFIELD, IL, 60093Phone No. 847-962-0500Email: MILENA@ATPROPERTIES
MILENA@HERITAGE LUXURY.COMDate owner acquired property: 5/11/2022Applicant InformationLegal Name: THE SAME
as owner

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Applicant's relationship to current property owner:

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

Demolition Contractor Information (If known, otherwise indicate "not known at this time")Legal Name: PAPPAS CONSTRUCTIONAddress: 2100 JOHNS CT. GLENVIEW, IL, 60025City, State, ZIP: GLENVIEW IL 60025Phone No: 847-657-0800Email: SPIRO@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: _____ Date 6/7/2012

Print Name & Title: Member of LLC

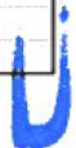
Signatures of Property Owner(s): _____ Date _____

Print Name & Title: _____ Property Address: _____

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

1330 WESTMOOR TRAIL

WEEKS	1	2	3	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	40	41	42	43	44	45	46	47	
START AUG 22,2022																																				
DEMOLITION		X																																		
ESCAVATION			X																																	
FEMA PREPARATION				X	X																															
FOUNDATION						X	X																													
BASEMENT , GARAGE SLAB							X																													
BASEMENT UNDEGR PLUMBING								X																												
STEEL INSTALLATION							X																													
ROUGH CARPENTRY							X	X	X	X	X	X	X																							
PLUMBING ROUGH											X	X	X																							
HVAC ROUGH												X	X	X																						
ELECTRICAL ROUGH													X	X	X																					
ROOF TILE INSTALATION												X	X	X																						
MASONARY BRICK,STONE											X	X	X	X																						
INSULATION																		X																		
EXTERIOR TRIM													X	X																						
SEWER AND WATER										X																										
OUTSIDE DRAIN TILE												X																								
GUTTERS												X	X																							
SECURITY															X																					
TV, TELEPHONE																	X																			
DRYWALL																		X	X																	
FINISH CARPENTRY																					X	X														
PLUMBING TRIM																					X	X														
HVAC FINISH																						X	X													
ELECTRICAL TRIM																						X	X													
TV,TELEPHONE TRIM																						X														
INSTALATION KITCHEN																							X													
INSTALATION VANITY																						X														
TILE, LIMESTONE INSTAL																						X	X	X	X											
HARDWOOD FLOORS																						X	X	X												
APPLIANCES INSTALL																									X											



 JUN - 8 2022

1330 WESTMOORE TRAIL

WEEKS	2	3	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	40	41	42	43	44	45	46	47	48
PAINTING																									X	X	X	X	X	X	X	X	X	X	X
DRYWAY																							X	X											
LANDSCAPING																									X	X	X	X	X	X	X	X	X		



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JULY 14, 2022
SUBJECT: 205 CHESTNUT STREET - DEMOLITION PERMIT (CASE NO. 22-15-LPC)

INTRODUCTION	
Meeting Date	July 18, 2022
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay.
Property Address	205 Chestnut Street (See Attachment A – Aerial Map)
Property Owner	Ellin M. Wineberg
Application Submitted by	Newgard Custom Homes, represented by Steve Aisen on behalf of property owner
Mail Notice Sent 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 written comment from the public regarding this application.
PROPERTY DESCRIPTION	
Size	0.43 acres
Location	East side of Chestnut Street between Alles and Sunset Roads
Improvements	Single-family home with attached garage
Zoning	R-3 Single-Family Residential
Surrounding Zoning	Surrounded by R-3 Single-Family Residential
PROPERTY HISTORY	See Attachment B, Preliminary Property History Study See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	1921
Additional Construction Activity	1921 - Build a two-story brick residence with garage attached, 1922 - Construct a one-story two-car garage
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	WHS research indicates that the property has both historical and architectural significance. See attached report from the WHS provided in Attachment C for details.
Property Maintenance Complaint- Unsafe Structure	The Village has an unsafe structure property maintenance complaint on the site. Staff will review the condition of the property at the July 18 meeting. See Attachment E, Violation Notice.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Primary Structures on Same Block (either side of the right-of-way block face and/or along the alley)	None
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	No plans or permit applications have been submitted.

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

On March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant buildings and structures. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant structure for up to but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the structure the applicant wishes to demolish.

Should the LPC request an HAIS for the subject property at the July 18th Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the structure is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from July 18, 2022.

COMMISSION REVIEW

The Commission may consider one of the following two 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 LPC 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;**
- ~~The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;~~ **(Subject Property is not a landmark)**
- ~~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)**
- ~~The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places.~~ **(Subject Property is not on National Register)**

Building and/or Property Lacks Historic or Architectural Significance

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

ATTACHMENTS

Attachment A: GIS Aerial Map

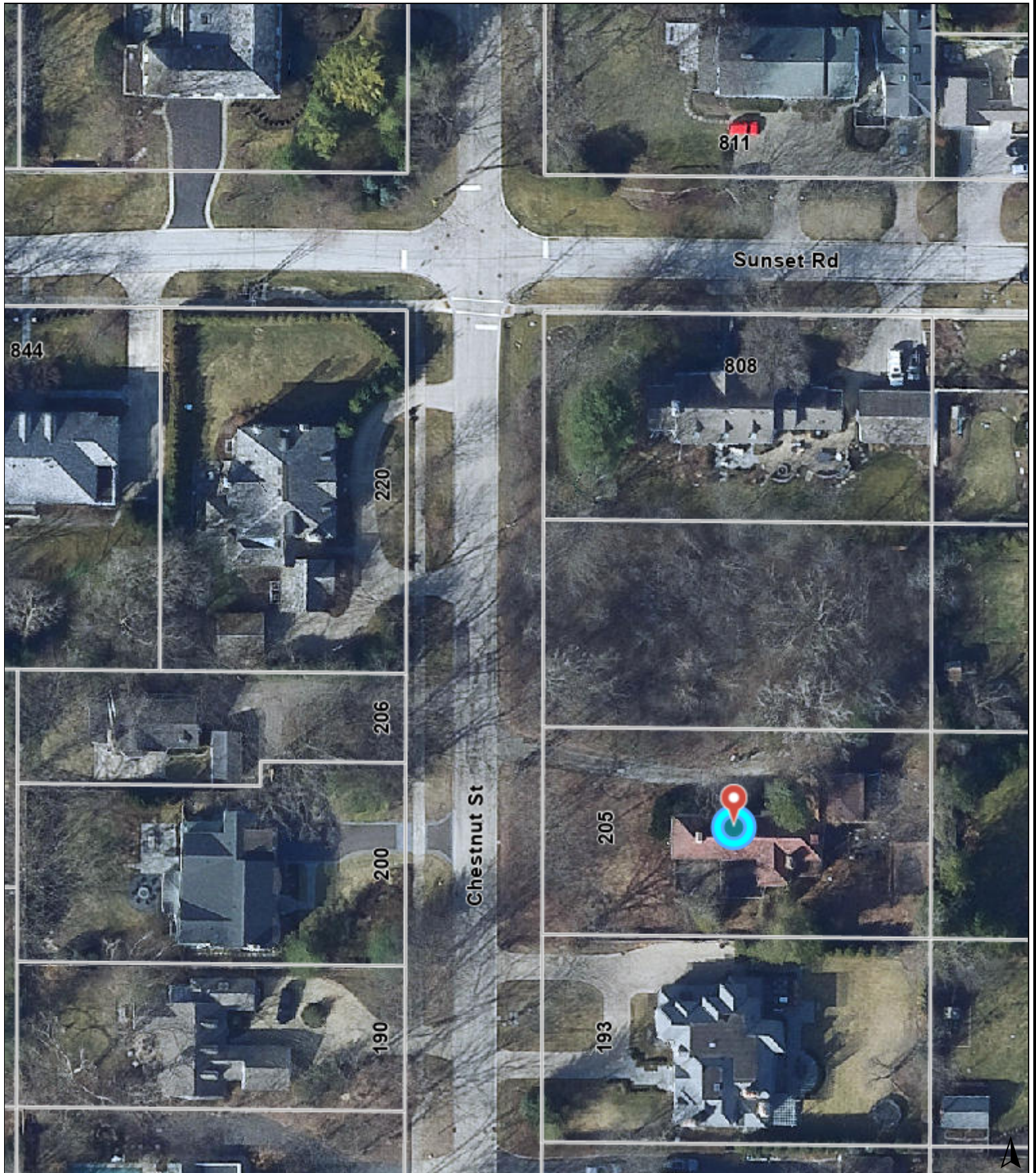
Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

Attachment E: February 2022 Village Code Violation Notice

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, AICP, ASSOCIATE PLANNER
DATE: JUNE 16, 2022
SUBJECT: CASE NO. 22-15: 205 CHESTNUT STREET

INTRODUCTION

On July 18, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence at 205 Chestnut Street. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Monday, July 11, 2022. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
6-24-1921	Build a two-story brick residence with garage attached	Milton J. Blair	E. Norman Bridges
10-22-1922	Construct a one-story two-car garage	John McGregor	Edgar S. Irwin

PLAT OF SURVEY

SUHR, BERRYMAN, PETERSON & SUHR, INC.

130 N. WELLS ST.

TELEPHONE CENTRAL 6-6315

BOOK 57

PAGE 320

ORDER NO. 57-320

CHICAGO, May 3rd

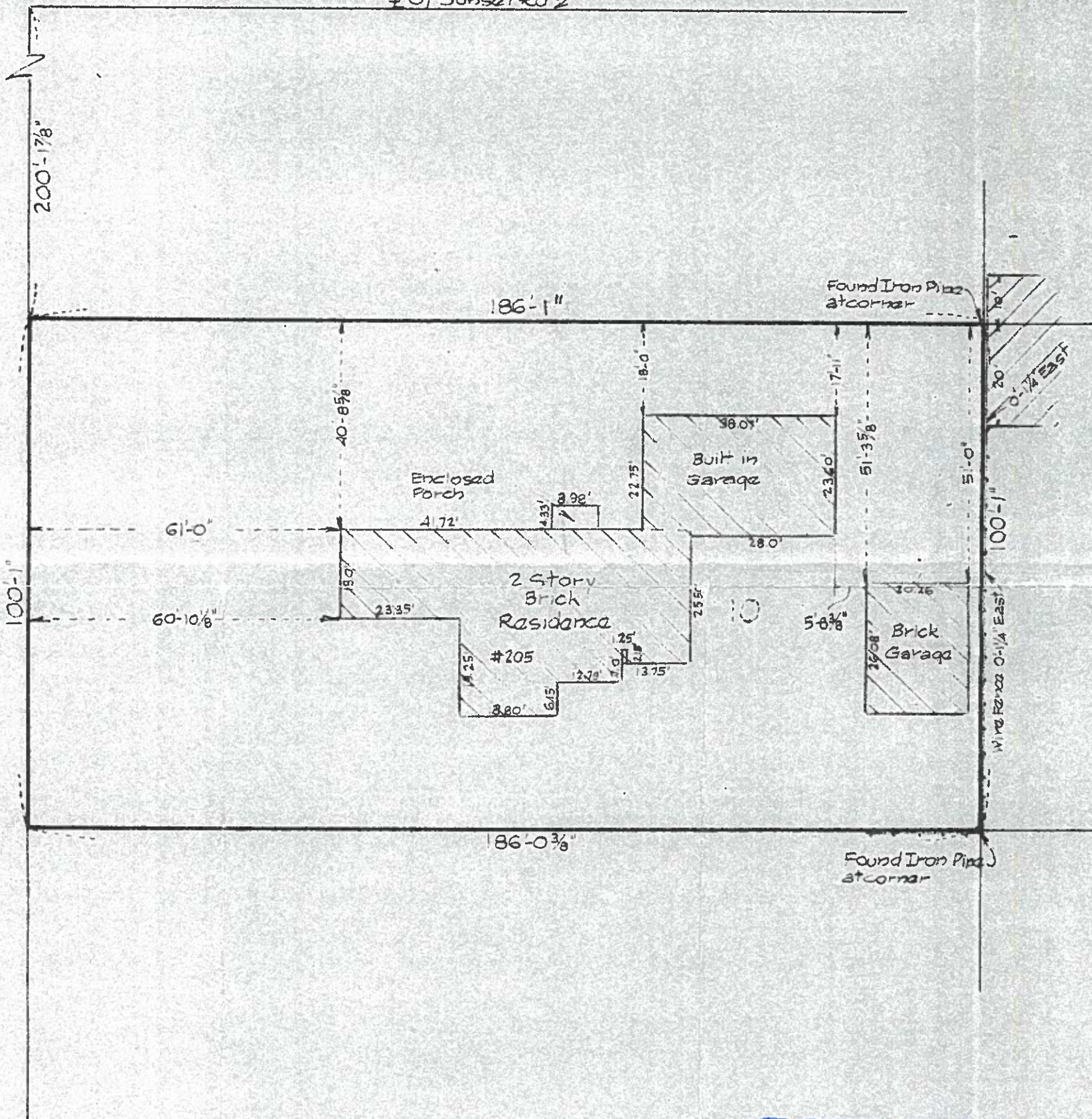
1957

ORDERED BY Quinlan & Tyson, Inc.

FOR W. Alvin and Mary C. Winberg OWNER

Lot 10 in Block 2 in Albas First Addition to Winnetka a subdivision of part of Section 20, Township 42 North Range 13, East of the Third Principal Meridian in Cook County, Illinois. Commonly known as 205 Chestnut St, Winnetka, Illinois.

\$ of Sunset Rd 2



RECEIVED
JUN 10 2022
BY: _____

Scale, 1" = 25' ft
TOP OF PLAT IS NORTH.

CHICAGO, May 3, 1957

STATE OF ILLINOIS, } ss.
COUNTY OF COOK, }

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

[Signature]
SURVEYOR.

STATE OF ILLINOIS, } ss.
COUNTY OF COOK, }

This is to certify that we have surveyed the above described property according to the Official Record, and the above plat correctly represents said survey.

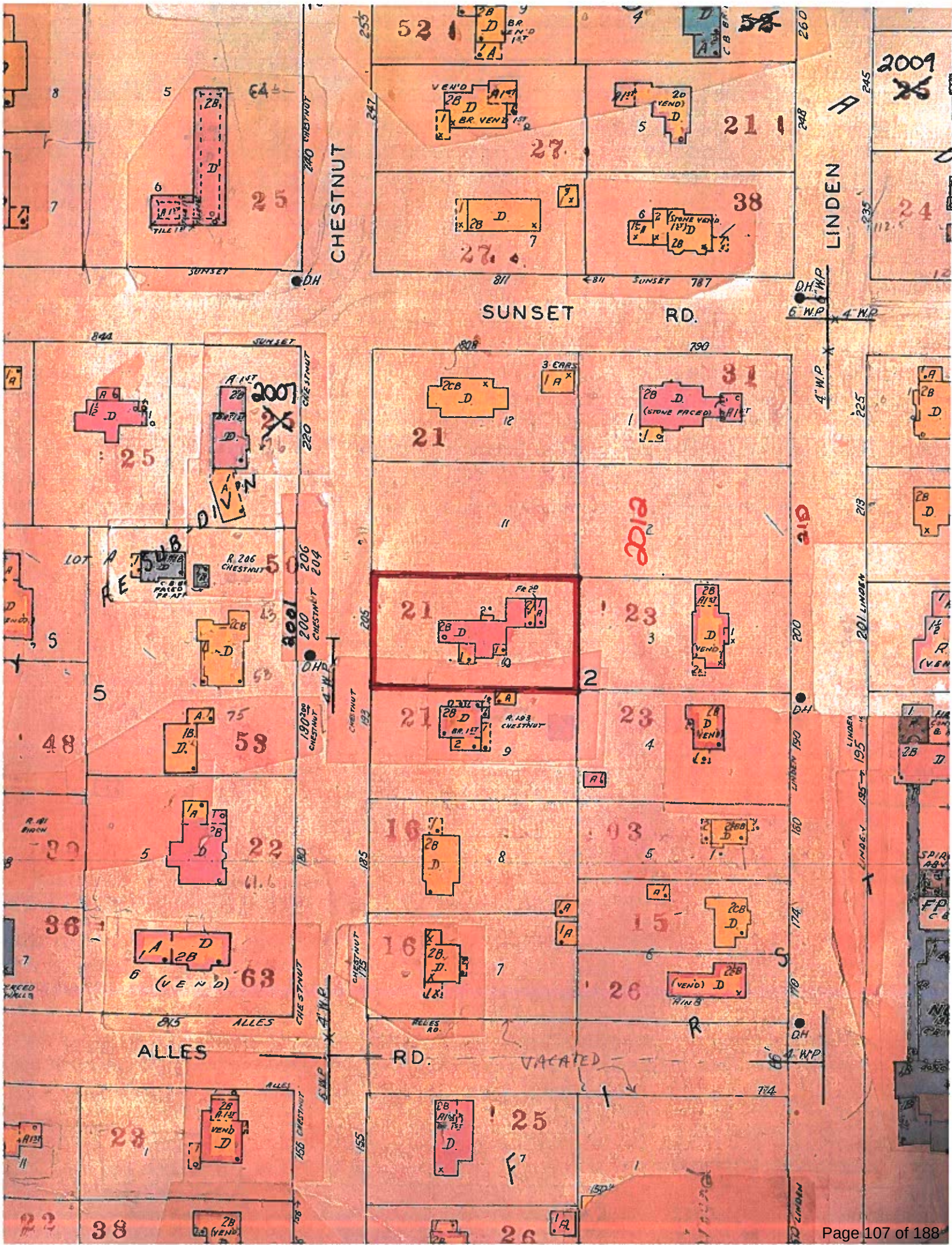
SUHR, BERRYMAN, PETERSON AND SUHR, Inc.
SURVEYORS.

By: [Signature]

Compare the description in this plat with your deed, abstract or certificate of title, also compare all points before building by same, and at once report any difference.

Building lines are shown only where they are so recorded in the maps. Refer to your deed or abstract.

This survey has been made for use in connection with a mortgage loan transaction and is not to be used for any other purpose.







PROPERTY RESEARCH COVERSHEET



Address: 205 Chestnut

Construction Details:

Original construction date: 1921

Construction type: Brick

Style: French Revival

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Milton J. and Cora Blair	1921 – 1924	Building permit application, 1922 directory, 1920 census, <i>Chicago Tribune</i> article	Milton Blair was the VP of the J. Walter Thompson Company (advertising agency in Chicago)
Heyliger A. de Windt	1924 – 1943	<i>Winnetka Talk</i> article and obituary, <i>History of De Windt Road</i> from WHS digital records	Heyliger de Windt was the president and treasurer of the Sidwell-de Windt Shoe Company. He served as Winnetka Village Trustee in 1899 and helped establish the Winnetka Park District, serving as its first board president. He was also the director of the Winnetka Public Library from 1927 to 1930. De Windt Road in Winnetka is named after him.
John McGregor	1944 – 1957	Building permit application, 1944 directory, 1956 directory	
W. Alvin and Mary Wineberg, Ellin Wineberg	1958 – 2022	1958 directory, WHS donor records (not attached), <i>Chicago Tribune</i> obituaries, Cook County Assessor records	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
E. (Ephram) Norman Brydges	1921 – build a two-story brick residence	Article from the Elmhurst Public Library, <i>Chicago Tribune</i> article

Edgar S. Irwin	1945 – construct a one-story two-car garage	
----------------	---	--

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

Findings:

Our research indicates that this property maintains architectural and historical significance for its association with architect Ephram Norman Brydges and prominent Winnetkan Heyliger A. de Windt.

The original architect of 205 Chestnut, E. Norman Brydges, was a prolific architect in the Chicago area in the early to mid-20th century. Brydges designed a number of notable and historic buildings, including the Balhatchet House in Oak Park (contributing property in the National Register Ridgeland/Oak Park Historic District), the Wheaton Grand Theatre (listed on the National Register of Historic Places), Bethel Lutheran Church in Westmont, Cutten Estate in Downers Grove (featured in the 1918 issue of *The Western Architect* magazine), the Lincoln School in Elmhurst (the oldest school building in the city), the Kellshore Apartment Hotel in Chicago, and the William E. Hale House in Chicago.¹ In Winnetka, Brydges also designed the house at 520 Ash.

Heyliger A. de Windt was a prominent Winnetkan who was the co-founder, president, and treasurer of the Sidwell-de Windt Shoe Company in Chicago. He served as a Winnetka Village Trustee from 1899 and helped establish the Winnetka Park District in 1904. He served as the Park District's first board president. He also served as the director of the Winnetka Public Library from 1927 to 1930. De Windt Road in Winnetka is named after him. Although de Windt was not the original owner of 205 Chestnut, he was a longtime owner and lived there until his death in 1941.

205 Chestnut has also been home to several other notable Winnetkans, including the original owner Milton J. Blair, who was the VP of the J. Walter Thompson Company, an advertising agency in Chicago.

Date of Research: 6/23/2022

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

¹ See the following for images and design drawings of the Cutten House: <https://www.dupageforest.org/blog/hidden-lake-history>.

THE VILLAGE OF WINNETKA

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT

Winnetka, Illinois, 6-24-1921

O THE SUPT. OF PUBLIC WORKS.

Application is hereby made for a permit to build a two Story
and Basement Brick res. Garage attached
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION—Lot 10, Block 2, Subdivision Alles.
First Add.

STREET and NUMBER 205 Chestnut St.

DIMENSIONS of BUILDING—Front 98'4" feet. Depth 40' feet. Height _____ feet.

NUMBER of ROOMS 11 rooms. 3 porches.

KIND of MATERIAL Brick

TOTAL COST \$20,000.00

OWNER Milton J. Blair Address _____

ARCHITECT E. Norman Brydges " 64 E. Van Buren

BUILDER E. L. Archibald " 111 W. Washington

CARPENTER " " _____

MASON " " _____

PLUMBER _____ " _____

ELECTRICIAN _____ " _____

REMARKS _____

_____ hereby agree to construct the above described Building in accordance with Plans and Specifications submitted herewith, and in strict compliance with all the provisions in Chapter VI of the Village Code, entitled "Buildings."

SIGNED E. L. Archibald

ADDRESS _____

Permit Issued 6/24 1921

* Permit Number 1235

THE VILLAGE OF WINNETKA
Department of Public Works
APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Oct. 22 1945

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct a 1 story
and ~~Remount~~ Two Car Garage.

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

PROPERTY DESCRIPTION—LOT 10, Block ✓
Subdivision Allen First Addn.

STREET and NUMBER 205 Chestnut St.

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

NUMBER of ROOMS _____

KIND of MATERIAL Brick

OWNER John Mc Gregor Address 205 Chestnut St.

TOTAL COST 1500.00

ARCHITECT Edgar S. Irwin Address _____

BUILDER H. G. Armstrong Address 2720 Greenleaf Ave. Chi.

CARPENTER " Address "

MASON " Address "

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

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

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

Permit Issued 10/22 1945

Building Permit Number 5830

Occupancy Permit Number _____

SIGNED John Mc Gregor

ADDRESS Rev. H. G. Armstrong

temporary no images test. User does not want to print images.

Property Details

05-20-409-003-0000

205 CHESTNUT ST • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	206
SQUARE FOOTAGE (LAND)	18,700
NEIGHBORHOOD	91
TAXCODE	23008
NEXT SCHEDULED REASSESSMENT	2022

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2021 Assessor Certified	2020 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	\$1,095,340	\$1,095,340
TOTAL ASSESSED VALUE	\$109,534	\$109,534
LAND ASSESSED VALUE	\$37,400	\$37,400
BUILDING ASSESSED VALUE	\$72,134	\$72,134

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

** Information may be available by submitting an FOIA Request

Exemption Status

2021	Homeowner Yes Senior Citizen \$633.84 Senior Freeze \$2,772.17
2020	Homeowner \$792.30 Senior Citizen \$633.84 Senior Freeze \$2,772.17
2019	Homeowner \$799.70 Senior Citizen \$639.76 Senior Freeze \$3,273.57
2018	Homeowner \$824.00 Senior Citizen \$659.20 Senior Freeze \$2,442.91

2019 **Homeowner, Senior Citizen, and Senior Freeze exemption was applied to the property this year.**

2018 **Homeowner, Senior Citizen, and Senior Freeze exemption was applied to the property this year.**

2017 **Homeowner, Senior Citizen, and Senior Freeze exemption was applied to the property this year.**

2016 **Homeowner, Senior Citizen, and Senior Freeze exemption was applied to the property this year.**

Characteristics

DESCRIPTION	Two or more story residence, over 62 years, 2,201 to 4,999 sq.ft.
RESIDENCE TYPE	Two Story
USE	Single Family
EXTERIOR CONSTRUCTION	Frame
FULL BATHS	4
HALF BATHS	0
BASEMENT ¹	Full and Unfinished
ATTIC	None
CENTRAL AIR	No
NUMBER OF FIREPLACES	1
GARAGE SIZE/TYPE ²	2 car attached
AGE	100
BUILDING SQUARE FOOTAGE	3,952
ASSESSMENT PHASE	Assessor Valuation

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

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** Information may be available by submitting an FOIA Request

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2020	\$123,120 (2019)	\$119,384	\$123,120	18770	ELLIN M WINEBERG	ELLIN M WINEBERG	Appeal Review Complete	Assessed Value Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties

House, thus making the Committee of Finance the volunteer finance committee for the year to be enabling the budget for the year to be planned in accordance with the funds in sight.

In their travels, the solicitors encountered the increases in Winnetka taxes as a handicap to Community House contributions. The committee hopes that this admittedly serious demand will not affect materially the support of Community House. If desired, contributions may be dated for payment later on in the year.

To those who have not already subscribed, therefore, the committee wishes to suggest that the record and the village-wide service of Community House be kept in mind while the pledge card is being filled out, and that the amount set down be a generous one—more generous than last year, if possible—owing to the increased budget; and that, if necessary, a date later in the year be shown for payment.

The following zone captains will be glad to answer questions:

- East Side**
- Zone 1. East side, north of North Ave., J. Roy West.
 - Zone 3. East, north to Humbolt, John W. Lasier.
 - Zone 5. East, Humbolt to Elm, S. Bowles King.
 - Zone 10. East, Elm to Willow, B. J. Kellum.
 - Zone 9. East, Willow to Winnetka Ave., G. J. Nickel and C. J. Hatt.
- West Side Zones**
- Zone 2. North of North Ave., S. P. Farwell.
 - Zone 4. North Ave., to Pine, Marcus D. Richards and J. M. Dickinson, Jr.
 - Zone 6. Pine to Oak, Carl H. Zeiss.
 - Zone 8. Oak to Willow, F. O. Mason.
 - Zone 10. Willow St. South, Ayres Boal.

Make Change in Program of Wednesday Services

A change in the program of the Wednesday evening service of the Winnetka Congregational church on April 2 has been effected in view of the inability of Rev. Ralph W. Morphett to be present in accordance with the previous plans. Mr. Morphett will be absent from the village on a speaking tour and will be heard instead on Wednesday evening, April 9, in a talk on "George Muller, the English Apostle of Faith."

Rev. James Austin Richards will give the talk on April 2, which will be in the nature of a review of Rufus M. Jones' book, "Spiritual Energies in Daily Life."

Now, therefore, be it resolved, by Winnetka Post No. 10, The American Legion, Department of Illinois, that the Pacifist meeting held at the First Methodist church in Evanston, on Sunday, March 23, 1924, was a disgrace to the entire community; and

"Be it Further Resolved that the sympathy of Winnetka Post be conveyed to Evanston Post, and

"Be It Further Resolved, that copies of this Resolution be mailed to Evanston Post, The American Legion, and to The American Legion, Department of Illinois.

THOMAS J. LYNCH,
Post Commander.

Attest:
ARTHUR GEDGE,
Post Adjutant.

Street Name Changes Are Suggested by Committee

The Streets, Drainage and Forestry committee of the Village Council, at the meeting on Tuesday evening, presented its report on the question of necessary changes in street names, on the basis of an ordinance to be introduced at the meeting of the council on Tuesday, April 15.

The changes in names suggested in this report are as follows:

- North Avenue to Tower Road,
- Prairie Avenue to Edgewood Lane,
- Fir Street to Orchard Lane,
- Ely Road to Dinsmore Road,
- Garland Avenue to Sunset Road,
- Lloyd Place to Summit Street,
- Linden Avenue between North Avenue and Fig Street to Locust Street,
- Hill Road west of the tracks to Winnetka Road and Winnetka Avenue to Winnetka Road.

The council will be glad to have suggestions from interested citizens in regard to this matter, either by mail, or by attendance at the next meeting of the council when the ordinance will be introduced, it is announced.

Arcanians Hold Bunco and Dance on April 22

Winnetka Council of the Royal Arcanum will give its second annual Bunco Party and Dance at Community house Tuesday evening, April 22.

An orchestra of exceptional ability is promised for this festivity. Refreshments will be served.

Heyliger DeWindts Buy Milton J. Blair Home

Heyliger A. DeWindt who recently sold his estate on the lake front in Winnetka, has purchased the Milton J. Blair brick residence at 205 Chestnut street, Winnetka.

The residence contains ten rooms and four baths and was built about two years ago. The consideration was \$50,000. Frederick B. Thomas and company represented both parties in the transaction.



Gross Point

Dear Elvira:

How's everybody out in Austin? We're all fine here except Pa, and he's got German measles. How's everything your way? I've got a swell job in

GIRL WANTED FOR CASHIER
work in Wilmette store. Experience not necessary but must be quick and accurate. Address 123, care Wilmette Life.

Winnetka. Here's a picture me motoring to work. Answer this ad and leave Austin. Malvi

Every Voter at th

WWT March 29, 1924

ATTACHMENT D:

TABLE WITH BUILDING PERMITS FOR THE SURROUNDING NEIGHBORHOOD

Address	Date	Architect	Style	Owner
126 Chestnut	1925	Unknown	Spanish Revival	G. Lindahl
133 Chestnut	1934	S.S. Beman	Colonial Revival	C.S. McCoy
136 Chestnut	1926	John Archibald Armstrong	Colonial Revival	W.J. Cook
146 Chestnut	1938	Howard E. Irwin	Colonial Revival	W.D. Gale
147 Chestnut	1938	Unknown	Colonial Revival	J. Egan Lederer
155 Chestnut	1925	Russell Walcott	French Revival	Sullivan
156 Chestnut	1923	Dean & Dean	Colonial Revival	Christy Brown
175 Chestnut	c. 1925	No Permit	Shingle Style	No Permit
180 Chestnut	1922	Clark & Walcott	French Revival	C. Colton Daughaday
185 Chestnut	c. 1925	No Permit	Colonial Revival	No Permit
190 Chestnut	1953	Ralph D. Huszagh	Colonial Revival	Charles Jackson
193 Chestnut	1921	Clark & Walcott	Colonial Revival	Henry F. Tenney
200 Chestnut	--	A.S. Coffin	Colonial Revival	S.A. Greeley
205 Chestnut	1921	Norman Bridges	French Revival	Milton Blair
206 Chestnut	1950	John Neebe	Colonial Revival	Samuel E. Greeley
220 Chestnut	2005	H. Wolff & Associates	Neo-Colonial	C.R. Development
240 Chestnut	1925	Robert Seyfarth	French Revival	Ed Bagley
247 Chestnut	1927	S.S. Beman	Tudor Revival	S.M. Roberts
255 Chestnut	--	No Permit	Colonial Revival	No Permit
260 Chestnut	c. 1925	No Permit	French Revival	No Permit
263 Chestnut	1952	Ernst Benkert	Colonial Revival	B.G. McCloud
264 Chestnut	1973	Robert Brockett	Shingle Style	R.E. Murphy
269 Chestnut	1950	James Schnur	Colonial Revival	Mrs. H.J. Sullivan
277 Chestnut	1922	S.S. Beman	Tudor Revival	Theodore G. Rockwell
815 Alles	1963	Robert O. Brockett	Colonial Revival	E.A. Horsch
808 Sunset	1921	F.A. Cooper, Builder	Colonial Revival	Arnold Totman
811 Sunset	1922	L.C. Stanhope Associates	Colonial Revival	Julia W. Herdie

6-2180

Evanston North Shore Board of Realtors Listing Form

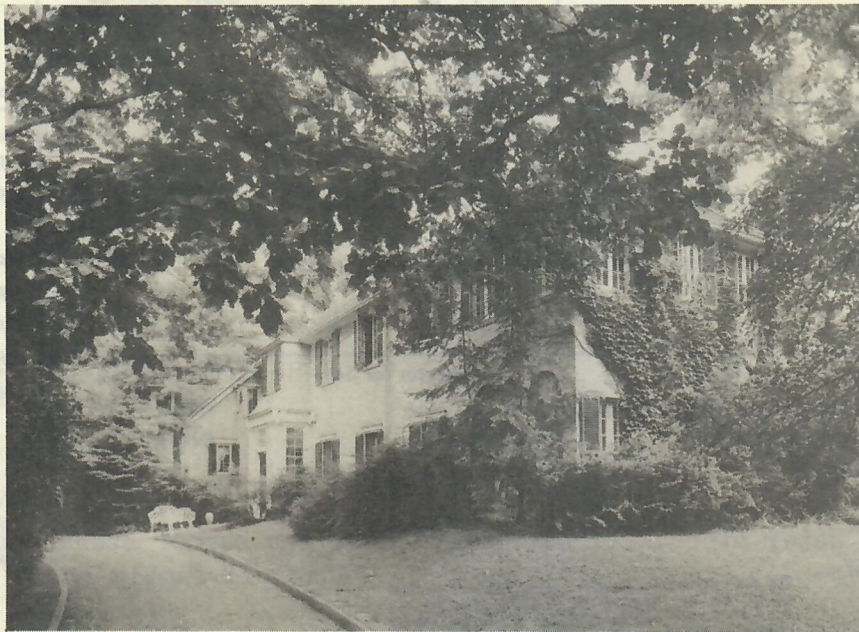
North Shore Board of Realtors Listing Form

Address: 205 Chestnut Street City: Winnetka Constr: Solid brick Style: Tile Roof: Tile Built: Faces: W.	Lot Size: 100 x 200				\$ 97,500. 89,500 74,500
	Rms. 13	Bed. 6	Baths: 1 1/2	Heat: GAS Cost: \$600.	
	Taxes: \$1254.		Porches: patio	Garage: 4 Att.-Det.elec. eye Apt.	
Open House 8/7/56 Listing Date 8/1/56 9/12/56 12/8/56 AUG -1 1956	Basmt: yes 1st IR, DR, kit.w/brk.rm., family room, library, powder room, 2 maid's rooms and bath (10x12 + 9x12) 2nd 4 bedrooms, 3 baths, sep.porch - sitting room 3rd attic				Room Sizes: LR 16 1/2 x 28 1/2 DR 13 1/2 x 18 K BR 16 1/2 x 18 1/2 BR 9 x 12 1/2 BR 15 x 18 BR 12 1/4 x 18 Den 17 x 17 1/2
Possession: To be arranged Reason for Sale: Retiring-Hse.too School: Grade: Greeley-F.H. & C. JHS: HS New Trier Transp: RR. Northwestern Bus: Other: Mortgage: Existing Available: Title Form: Remarks: Copper hot water pipes, furnace 7 yrs. old, gas burner steam and case- ment windows. Patio off family room. The above information is from sources which we consider reliable but no liabilities for errors or omissions are assumed. Price is subject to change and listing may be withdrawn without notice. Owner reserves the right to reject any and all offers. - Including full asking price. Owner: <i>retiring</i> Bus. Phone: Res. Phone: Exclusive Agent: Quinlan and Tyson, Inc. Phone: GL 4-5800 Sales Person: Margaret B. Spink Home Phone: GL 4-2026					

6-2180

North Shore Board of Realtors Listing Form

Address: 205 Chestnut Street City: Winnetka Constr: Solid brick Style: Tile Roof: Tile Built: Faces: W.	Lot Size: 100 x 200				\$ 97,500. 89,500 74,500 COPY 8/56
	Rms. 13	Bed. 4	Baths: 1 1/2	Heat: GAS Cost: \$600.	
	Taxes: \$1254.		Porches: patio	Garage: 4 Att.-Det.elec. eye Apt.	
Open House 8/7/56 Listing Date 8/1/56 AUG -1 1956 12-26-56	Basmt: yes 1st IR, DR, kit.w/brk.rm., family room, library, powder room, 2 maid's rooms and bath (10x12 + 9x12) 2nd 4 bedrooms, 3 baths, sep.porch - sitting room 3rd attic <i>Owner retiring - 12/28/56</i>				Room Sizes: LR 16 1/2 x 28 1/2 DR 13 1/2 x 18 K BR 16 1/2 x 18 1/2 BR 9 x 12 1/2 BR 15 x 18 BR 12 1/4 x 18 Den 17 x 17 1/2
Possession: To be arranged Reason for Sale: Retiring-Hse.too School: Grade: Greeley-F.H. & C. JHS: HS New Trier Transp: RR. Northwestern Bus: Other: Mortgage: Existing Available: Title Form: Remarks: Copper hot water pipes, furnace 7 yrs. old, gas burner steam and case- ment windows. Patio off family room. The above information is from sources which we consider reliable but no liabilities for errors or omissions are assumed. Price is subject to change and listing may be withdrawn without notice. Owner reserves the right to reject any and all offers. - Including full asking price. Owner: Bus. Phone: Res. Phone: Exclusive Agent: Quinlan and Tyson, Inc. Phone: GL 4-5800 Sales Person: Margaret B. Spink Home Phone: GL 4-2026					



Open House
8/1/52
Listing Date
8/1/52
This Form
is considered as
a contract and we
do not return it
without a receipt
from the listing
agent.

Excl. Agents	Address of House 205 Chestnut, Winnetka	Size of Lot 100 x 187	Rooms 10-6	Baths 4 1/2	Porches 1	Price 45,000 35,000
--------------	---	---------------------------------	----------------------	-----------------------	---------------------	---

Situated between
How house
may be seen

Garage **2 car att.**
State exactly how
we came to have this listing

Living quarters

Fronts

ft. alley at
When available

How heated
Listed by **LP**

Date **5/25/42**

Address **205 Chestnut**
Winn. 27

Ph: Res. **61**

Address **61**

Ph: Res. **61**

Lease expires **292**

Taxes **\$586.84**

Special Assessments

Owner **Mrs. H. A. DeWindt (Mr. deceased)**

Whom to notify
regarding prospective
purchaser

Tenant

Abstract or
Quaranty policy

Terms

1st Mortgage **Clear**

Prepayment privileges

2nd Mortgage

Prepayment privileges

Restrictions

Insurance { Fire
Tornado

Construction **White brick tile roof**

Heating **HW oil B&G \$300 to**

Remarks **auto**

Basement

1st floor **Liv., Din., Kit., sun room brk. rm. L&T, 2 bedrooms, 1 bath**

2nd floor **4 bedrooms, 3 baths**

3rd floor

Stories

Sign Privileges

W.A.P.
W.A.S.
H.L.H.
L.C.L.
J.L.W.
C.B.P.
M.E.B.
R.L.P.

need documents

5/20/43

5/21/43

5/26/43

1922 directory

Blackwood Arthur E (Elma M) h682
Lincoln av
Blaine Emmons jr Mrs h960 Sheridan
Blair Milton J (Cora) h205 Chestnut
" Wm h1271 Asbury av
Blake Paul D (Anna) electn 4 Proutv

1944 directory

1150 Highland av.....	Winnetka-2951
McGregor Jas P r 1220 Hohlfelder rd....	Glencoe-193
Mc Gregor John r 205 Chestnut.....	Winnetka-1186
McGrew Edw D r 812 Foxdale av.....	Winnetka-2465
Mc Grew Kenneth A r 603 Elm.....	Winnetka-96
Mc Grier Horace S - 1428 Wil - 41	Winnetka-4122

1956 directory

195 Tenney	WI6-1471
200 Brown J J Jr	WI6-1186
205 McGregor J	WI6-1084
206 Greeley S A	WI6-1078
220 Alsdorf J W	

1958 directory

Wineberg Julius J MD 2125 Otica Wkgn -	MAjesc 3-4604
res 708 Lindn Wkgn -	MAjesc 3-4604
Wineberg W Alvin 205 Chestnut Winetka -	HI lcrst 6-6068
Wineberg Wallace C	ORchrd 3-2216

Milton J Blair

in the 1920 United States Federal Census

<u>Detail</u>	Source	Discover
Name:	Milton J Blair	
Age:	32	
Birth Year:	abt 1888	
Birthplace:	Illinois	
Home in 1920:	New Trier, Cook, Illinois	
Street:	North Ave	
House Number:	964	
Residence Date:	1920	
Race:	White	
Gender:	Male	
Relation to Head of House:	Head	
Marital Status:	Married	
Spouse's Name:	Cora Blair	
Father's Birthplace:	Indiana	
Mother's Birthplace:	Wisconsin	
Able to Speak English:	Yes	
Occupation:	Solicitor	
Industry:	Advertising	
Employment Field:	Wage or Salary	
Home Owned or Rented:	Owned	
Home Free or Mortgaged:	Mortgaged	
Able to read:	Yes	
Able to Write:	Yes	
Neighbors:	View others on page	

November 20, 1941

[**Obituary**]

HEYLIGER A. DeWINDT

Heyliger Adams de Windt, a Winnetka resident for nearly 50 years and prominent in many village affairs, died at his home at 205 Chestnut street last Monday evening after more than a year of gradually failing health.

Mr. de Windt was born at Fishkill-on-Hudson, N. Y., on February 17, 1858. He graduated from Harvard college in 1881 and, while a student at Harvard, played on the first football team to engage in intercollegiate competition. He was a lineal descendant of John Adams, second President of the United States.

Prominent Shoe Merchant

In the middle eighties, when he came to Chicago, Mr. de Windt engaged in the wholesale shoe business with C. H. Fargo and company. Later, in 1893, with J. P. Sidwell, he formed the Sidwell-de Windt Shoe company and was its president and treasurer until his retirement in 1925.

Mr. de Windt came to Winnetka in 1893 and took an active part in the life of the growing village. He was a Village trustee in 1899-1900 and, in 1904, aided in establishing the Winnetka Park district. He was a member of the first Park board, serving as its first president. For a number of years he was treasurer of the July Fourth celebration committee and later was a member of the committee which secured subscriptions for the erection of the war memorial. He was also a director of the Winnetka Public library from 1927 to 1930.

Mr. de Windt was an incorporator and the first secretary of the University Club of Chicago in 1887, and was a member continuously until his death. He had also served a term as president of the Skokie Country club.

Donates Memorial Window

A member of the Winnetka Congregational church, Mr. de Windt was the donor of the stained-glass window in the chancel of the church (now the children's chapel), which was a memorial to his first wife, Bertha Mandell de Windt. In 1912 he married Miss Alice Green Arnold who survives him.

Besides his widow, Mr. de Windt leaves two daughters, Mrs. Randolph G. Owsley of Lake Forest, and Mrs. Carol Gardner of Barrington, and two sons, Heyliger of Boston, Mass., and Delano of Great Barrington, Mass. He also leaves 8 grandchildren.

Funeral services for Mr. de Windt were held at his home on Wednesday at 4 o'clock. Dr. Samuel Harkness of the Winnetka Congregational church officiated at the service. Burial was private.

MRS. SCHEIDER

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Wheaton Grand Theater National Register listing



Grand Theater (added 2005 - - #05000872)

Also known as Wheaton Grand Theater

123 N. Hale St. , Wheaton

Historic Significance: Architecture/Engineering, Event

Architect, builder, or engineer: Brydges, E. Norman, Atten, Math

Architectural Style: Other, Late 19th And 20th Century Revivals

Area of Significance: Entertainment/Recreation, Architecture

Period of Significance: 1950-1974, 1925-1949

Owner: Private

Historic Function: Recreation And Culture

Historic Sub-function: Theater

Current Function: Recreation And Culture, Work In Progress

Current Sub-function: Theater

Architect's style is like a 'melting pot'

By Jacqueline Savaiano

DURING THE early years of this century, Frank Lloyd Wright had an office in Steinway Hall, near Van Buren Street and Michigan Avenue, Chicago.

In the same building worked a fledgling architect named Ephram Norman Brydges, who eventually blazed his own trail to fame in the Chicago suburbs.

From 1912 to 1950, Brydges, who died in 1956, was showered with commissions for schools, hotels, churches, and private residences for Chicago Board of Trade businessmen. His buildings are a pleasant, unified blend of features from different architecture styles.

SCROLLWORK ON arched doorways capture a Gothic flavor, while stucco and beam work, inside and out, is reminiscent of a Tudor style. The red-tiled roofs show a Spanish influence. French doors open into rooms, porches, and gardens with esthetic arrangements of native greenery and stones.

The highlight of Brydges' homes is in the living room. "He loved to build a home around the fireplace," said Trudie Woodruff, the architect's youngest daughter and one of four children.

"The living room is the most important room because it's where you live. Family and friends gather around the fireplace," she said, sipping some coffee in front of a fireplace that she "had to have" in the living room addition of her Glenview tract home.

WOODRUFF REMINISCED about her childhood in the Elmhurst home that Brydges designed for both his family and office. "We would notch out how old we were on the fireplace as we grew older," she said of the 18-foot-tall stone fireplace surrounded by an 8-foot tile hearth.

Towering above the fireplace was a cathedral ceiling with beams decorated with hand-stenciled designs painted on linen by Brydges and his three daughters. A coat of arms motif embellishes an antique gilt iron chandelier, built-in leaded glass bookcase, and leaded glass doors, all imported from Europe.

"We would have ice cream socials on the porch in the summer," Woodruff said. From there, they could enjoy a view of the rock garden and shrubbery adorning the exterior of the house still standing at 257 W. St. Charles Rd.

➤ E. Norman Brydges urther 2010

After a short tenure with the Nimmons and Fellows architecture firm, Brydges opened his own business. He is noted as an architect for schools and churches, including the following: Episcopal Church of Our Savior, Elmhurst; Grace Episcopal Church, Oak Park; St. Matthews Episcopal Church, Evanston; Glen Ellyn Junior High School [now the civic center]; Glenbard West High

From page 10

School, Glen Ellyn; addition and remodeling of Longfellow Elementary School, Wheaton; and Lincoln, Hawthorn, Roosevelt, and Eugene Field elementary schools, all in Elmhurst.

HE ALSO designed the Oak Park Arms Hotel, and the Hotel Ritz, the Garfield Arms Hotel, and St. George Hotel, all in Chicago.

Overseeing all aspects of construction, Brydges was a "perfectionist, a stickler for detail," Woodruff said. "He designed with grace and beauty what the person wanted. He once had a wall torn out in a school because it wasn't to his specifications."

*"He designed with
grace and beauty what
the person wanted."*

— Trudie Woodruff

In addition to public buildings, Brydges worked on homes for businessmen with the Chicago Board of Trade. He remodeled the Elmhurst residence of Winfield S. Day, and was believed to have designed the Villa Park summer home of James K. Riordon.

THE PLUM of his projects was the Arthur W. Cutten country estate, a 15-room house, an adjoining one-bedroom servant coach house with three-car garage below, and a gate house, all overlooking 800 acres from atop a hill at the time it was built around 1912.

Located just west of Finley and Butterfield roads, Downers Grove, the estate is a "sensitive blending" of Mediterranean Revival, Prairie, and California bungalow styles of architecture, said John Thorpe, senior architect with Robert A. Bell Architects, Ltd., Oak Park.

This design analysis was made on the currently neglected Cutten home last summer in a building condition report for the Du Page County Forest Preserve District, who purchased the estate and is considering it for their new headquarters.

ACCORDING TO the report, qualities that are similar to Wright's Prairie homes include the cross-shaped plan created by wings extending to the terraces; wide overhangs; window and door groupings; horizontal accents that appear to be window sill extensions, created by brick trim; and trellis work.

In vogue around this time was the Mediterranean Revival style, from which were adopted ideas for the terraces, porches, the tile roof, and arched window openings.

Made of granite from the area, heavy stone piers and a large chimney reflect the California bungalow style.

If it were built today, plaster walls and all, the 20,000-square-foot space, including house and garage, would cost an estimated \$900,000. It's easy to see why. The interior is detailed with the finest that money could buy. Many items are European imports.

Quarter sliced oak dominate the walls in the den and foyer, and also is used for the living room ceiling beams and dining room trim, which is offset with brocade panels.

LIGHT FIXTURES are adorned with Wedgewood cameos of a nymph frolicking with Pegasus. Sunlight and the beauty of the south garden with pergola and urns can easily be seen from the French doors. One leaded glass pane per door is detailed with a coat of arms or flowers.

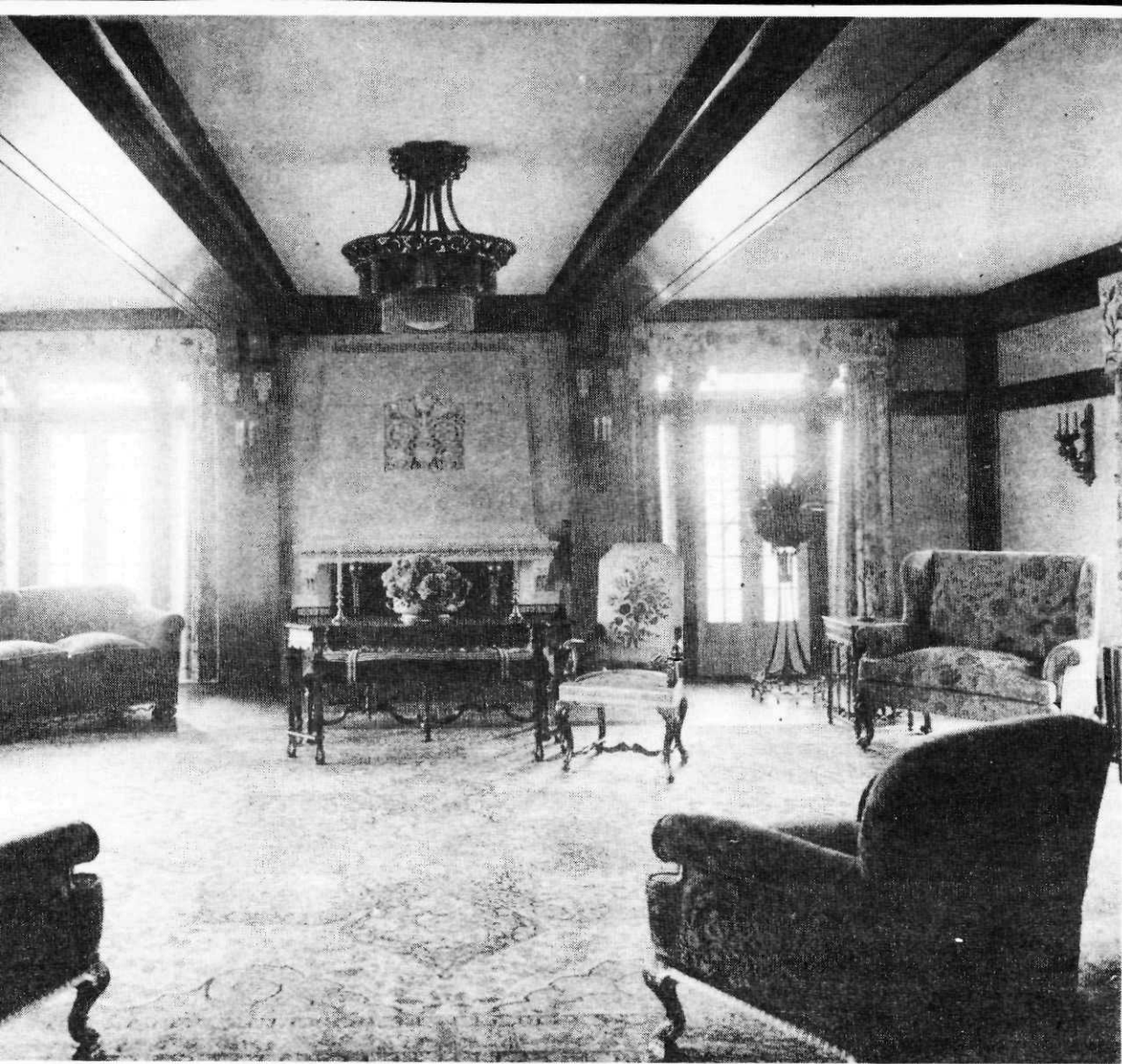
There are eight French doors in the living room, two of which flank the focus of this home: the fireplace. Scrollwork is etched into this massive, polished cement fireplace.

"Dad would say 'A home is an investment in your happiness,'" Woodruff said.

IF THERE'S any truth to the saying "Money buys happiness," then the Cutten estate could yield many joyful hours. ➔



The Arthur W. Cutten estate in Downers Grove is the plum of Ephram Norman Brydges' works in the far western suburbs. It's a blend of Mediterranean Revival, Prairie, and California bungalow styles of architecture, as shown through the terraces, cross-shaped floor plan, and heavy stone piers and chimney. Inside, quarter sliced oak beams and French doors show the architect's attention to detail in the living room, pictured here as it looked decades ago.



1979 SUBURBAN TRIB



an Brydges was
of Gothic archi-
l touches, as
n the scrollwork
ed doorways of
el Alcazar in Chi-

DeWindt Road by Duff Peterson

In 1925, Colton and Laurence Daughaday acquired an often-swampy L-shaped tract of land between Hill Road and Sunset Road. They planned a subdivision of 15 lots to be known as Daughaday Acres, obtaining approval from the village trustees on November 24, 1926. Nine of the lots had been sold by 1928 and the first houses were built in 1929. The Great Depression brought a six-year halt to development in the subdivision, but a total of 13 houses were built between 1935 and 1941. Today DeWindt Road has 28 houses, almost double the 15 houses called for in the 1926 subdivision plan.

Heyliger Adams de Windt (1858-1941) was a lifelong friend of Colton Daughaday, who arrived in Winnetka in 1893 and lived with his family at 595 Sheridan Road. He served as a village Trustee in 1899-1900 and was involved in establishing the Winnetka Park District in 1904. His other accomplishments include playing on the first football team to engage in intercollegiate competition at Harvard, from which he graduated in 1881, and acting as an incorporator and the first secretary of the University Club of Chicago in 1887.

As originally conceived in the 1926 subdivision plan, DeWindt Road was to be a T-shaped private cul-de-sac running west from Locust Road, which was to be extended north from Hill Road to Sunset Road. There was to be no direct access to DeWindt Road from Hill Road. Extension of DeWindt to Hill was carried out in 1929 when residents of DeWindt were denied access to Locust following a dispute between Colton Daughaday and a resident of Locust. (Thorn Tree Road today follows the course of Locust Road as platted, but unlike in the 1926 subdivision plan, it does not connect with either DeWindt or Sunset Road at its north end.)¹

¹Malachi Flanagan, M.D., *DeWindt Road: A Brief History*. Second edition, privately published, 1994. A full-page advertisement containing a hand-drawn map of the subdivision showing houses built and lots sold was published by Colton Daughaday in the Winnetka Talk, June 15, 1929, p. 59. It shows connections to both Hill Road to the south and Thorn Tree Lane to the east.

WINEBERG, W. ALVIN

Publication info: Chicago Tribune ; Chicago, Ill. [Chicago, Ill]. 10 Sep 2003: 11.

[ProQuest document link](#)

ABSTRACT (ABSTRACT)

[W. ALVIN] "Red" Wineberg, age 93, husband of Mary Carroll, nee Rochefort; father of William A.

FULL TEXT

W. Alvin "Red" Wineberg, age 93, husband of Mary Carroll, nee Rochefort; father of William A. (Nora), Mary Carroll Scott, Elisabeth Rhoades Wineberg and Ellin Wineberg; grandfather of seven; great-grandfather of six; brother of Patricia Dwight and Martha Barry. Memorial Mass Friday 10:30 a.m. at SS. Faith, Hope & Charity Church, 191 Linden St., Winnetka, IL 60093. Memorials may be made to Catholic Charities, c/o SS Faith, Hope & Charity Church. Funeral info, Donnellan Family Funeral Services, 847-675-1990 .

DETAILS

Publication title:	Chicago Tribune; Chicago, Ill.
Pages:	11
Number of pages:	0
Publication year:	2003
Publication date:	Sep 10, 2003
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Language of publication:	English

Document type: NEWSPAPER

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Document URL: <https://www.proquest.com/newspapers/wineberg-w-alvin/docview/419858977/se-2?accountid=4495>

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Database: Chicago Tribune

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Death Notice: MARY C. WINEBERG

Anonymous . Chicago Tribune ; Chicago, Ill. [Chicago, Ill]. 15 Feb 2008: 13.

[ProQuest document link](#)

FULL TEXT

Mary C. Wineberg, age 95, of Winnetka, treasured wife of the late W. Alvin Wineberg; loving mother of William A. (Nora) Wineberg of California, Mary Carroll Scott of New York, Elisabeth Wineberg of Massachusetts and Ellin Wineberg of Winnetka, IL; grandmother of seven; and great-grandmother of six.

Memorial Mass Saturday, 11 a.m. at the Elliott Chapel of the Presbyterian Home, 3131 Simpson St. (Golf Rd.), Evanston.

Interment private.

In lieu of flowers, memorials may be made to the Geneva Foundation of Presbyterian Home, 3200 Grant St., Evanston, IL 60201-9988.

Info 847-675-1990 or www.donnellanfuneral.com

Sign Guestbook at chicagotribune.com/obituaries

This is a paid death notice.

DETAILS

Publication title:	Chicago Tribune; Chicago, Ill.
Pages:	13
Publication year:	2008
Publication date:	Feb 15, 2008
Section:	Metro
Publisher:	Tribune Publishing Company, LLC
Place of publication:	Chicago, Ill.

Country of publication:	United States, Chicago, Ill.
Publication subject:	General Interest Periodicals--United States
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Document URL:	https://www.proquest.com/newspapers/death-notice-mary-c-wineberg/docview/420708562/se-2?accountid=4495
Copyright:	(Copyright 2008 by the Chicago Tribune)
Last updated:	2017-11-14
Database:	Chicago Tribune

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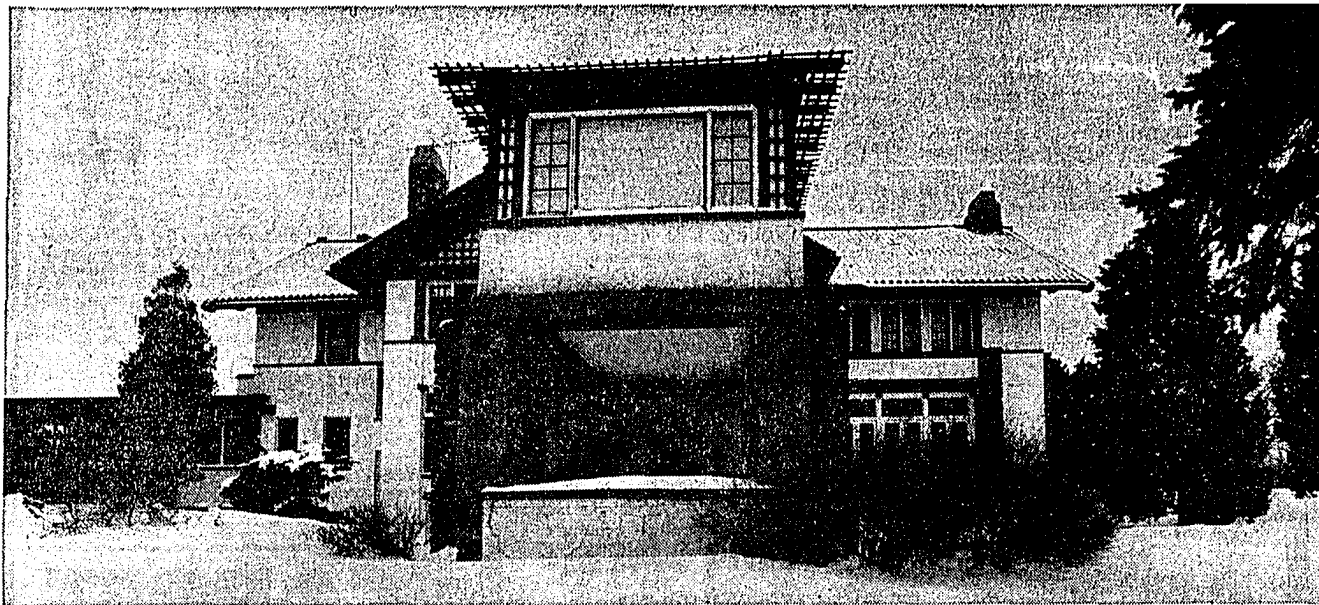
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'Wright' house not all her father built

Gapp, Paul

Chicago Tribune (1963-1996); Mar 2, 1978; ProQuest Historical Newspapers: Chicago Tribune

pg. W1



Tribune Photo by Michael Budrva

Situated on an estate near Downers Grove, this 68-year-old house was thought for a time to be the work of Frank Lloyd Wright.

'Wright' house not all her father built

By Paul Gapp
Architecture critic

A DAUGHTER OF architect E. Norman Brydges has confirmed reports that her father designed a west suburban house mistakenly identified as the work of Frank Lloyd Wright.

Mrs. Trudie Woodruff, of 1125 Prairie Lawn Rd., Glenview, also cleared up a bit of temporary mystery about the career of Brydges, who turns out to have been a prolific Chicago area designer.

Two weeks ago, some news media reported the "discovery" that Wright had done the handsome, 68-year-old house on a 260-acre estate near Downers Grove.

THE REPORTS were made when the land and house were purchased by the Du Page County Forest Preserve District.

Chicago architectural scholar Thomas A. Heinz quickly pointed out the error.

He said a set of plans mistakenly linked to the house were drafted by Wright — but for a residence that was never built. Other plans indicated that Brydges was the designer, Heinz said, but little else could be learned about him.

"My father certainly did design it, and a lot of other things around Chicago, too," said Mrs. Woodruff after reading about the false Wright report.

BRYDGES DID the residence for Arthur W. Cutten, a millionaire wheat mer-

chant. "At the time, it was said that Cutten was one of the world's 10 wealthiest men," Mrs. Woodruff said.

In 1933, the house was sold to another millionaire, the late William R. "Big Bill" Johnson, a famous gambler. It was held by the Johnson family until its sale last month.

In a superficial way, the wood, brick, and stucco-faced residence resembles the "prairie" design style pioneered by Wright.

"But my father really wasn't of that school at all," Mrs. Woodruff said. "His buildings had more of an English character — Tudor or Gothic."

BRYDGES, WHO was born in 1883 and

died in 1956, held architectural and engineering degrees from the former Armour Institute (now the Illinois Institute of Technology), Mrs. Woodruff said. He also held a law degree.

His designs included many houses in Elmhurst, on the North Shore, and elsewhere around Chicago.

Brydges also did elementary schools and churches. His Garfield Arms Hotel in Oak Park was the first building of its kind in that suburb, Mrs. Woodruff said.

And what of the old Cutten house that brought Brydges' name back into prominence?

Plans are not final, but preservationists hope it will be restored and put to some appropriate public use.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property InformationSite Address: 205 Chestnut StreetParcel Identification Number(s) (PIN): 05-20-409-003Description of all structures to be demolished: Single Family Residence
+ Detached GarageCurrent Property Owner InformationLegal Name: ELIN M. WINEBERGApplicant InformationLegal Name: Steven AisenNewgard Custom HomesPrimary Contact: ATTORNEY JAMES NICOPOLITISPrimary Contact: Steve Aisen

Address: [REDACTED]

Address: 660 Dundee Rd. #308City, State, Zip: GLENVIEW, IL 60026City, State, Zip: Northbrook, IL 60062

Phone No. [REDACTED]

Phone No. [REDACTED]

Email: [REDACTED]

Email: Steve@newgardhomes.comDate owner acquired property: 12/12/2008Applicant's relationship to current property owner: Contracted Purchaser

(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 CompanyAddress: 2100 Johns CtCity, State, ZIP: Glenview, IL 600Phone No: 847-657-0800Email: Robbie@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: _____

Date 6-6-2022

Print Name & Title: Steven Aison President Newport Custom Homes

Signatures of Property Owner(s): _____

Date 6-09-2022

Print Name & Title: ELIN WINBERG Property Address: 305 CHESTNUT ST.

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

WINNETKA, IL
60093

PROJECT:
205 Chestnut St
Winnetka, IL 60093



WEEK	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51
DEMO & EXCAVATION	X																																																		
CONCRETE FOOTINGS		X		X																																															
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UNDERGROUND PLUMBING								X																																											
BACKFILL									X																																										
STRUCTURAL STEEL									X																																										
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ICE & WATERSHIELD AT ROOF																X																																			
INSTALL WINDOWS																	X																																		
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ELEC ROUGH-IN																			X	X	X																														
LOW VOLTAGE ROUGH-IN																				X	X																														
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DRYWALL																								X	X	X	X	X																							
PRIME DRYWALL AND TRIM																													X																						
INTERIOR TRIM INSTALL																														X	X	X	X																		
TILE INSTALL																																X	X	X	X																
HARDWOOD FLOORS INSTALL																																	X	X	X	X															
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PLUMBING TRIM																																						X	X	X	X										
GLASS & MIRRORS																																							X			X	X								
EXTERIOR HARDSCAPING																																								X		X	X	X							
LANDSCAPING & SPRINKLERS																																							X	X	X	X	X								
FINAL INSPECTIONS																																																			
FINAL CLEANING																																																			X
DELIVERY																																																			X



**VIOLATION NOTICE
SENT VIA E-MAIL & FIRST CLASS MAIL**

February 2, 2022

Ms. Ellin Wineberg
205 Chestnut Street
Winnetka, IL 60093

Ms. Ellin Wineberg
833 Cherry Street
Winnetka, IL 60093

RE: 205 Chestnut Street – Unsafe Structure

Dear Ms. Wineberg:

On January 31, 2022, an inspection took place of your property located at **205 Chestnut Street Winnetka, IL 60093**.

The Village of Winnetka has adopted Section 15.08.080 of the Winnetka Village Code, which Code section adopted the 2015 International Property Maintenance Code, with amendments, to regulate property maintenance in the Village. **Per Section 15.08.080, I, as the Code Official for the Village, have determined that the home is an unsafe and unfit for human occupancy, and I have declared its occupancy prohibited. It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making required repairs, removing hazardous conditions, or demolishing the same. The Code Official, or his designated representative, must be informed when you or your designees plan to enter the structure, for what purposes, and for what length of time.**

Code Section:	Observed Violation
IPMC Sec. 108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.	Decay and dilapidation of the rear of the structure has already resulted in partial collapse of the attached garage at the rear of the home; further collapse of exposed structure within this area is very likely and could also lead to further collapse of the adjacent structure. Damage to the exterior envelope of the main portion of the structure (e.g., roof, walls, etc.) has led to water infiltration of the structure, which has caused extensive damage, decay and dilapidation to wall, ceiling and floor finishes, and damage to personal belongings within the home. Water damage to floors, walls and ceilings has weakened the structure leading to concern over possible bodily harm to occupants, and possible further collapse. Accumulation of a large amount of household items, rubbish and other debris makes the structure partially impassible, resulting in delay or injury to occupants attempting to exist the structure in the event of a fire or to first responders attempting to enter the building in the event of an emergency. (See attached pictures)

IPMC Sec 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential, equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.	In addition to damage to wall ceiling and floor finishes described above, the home exhibits insanitary conditions in the bathrooms and the kitchen, with an accumulation of garbage and rubbish providing a welcoming environment for household pests and causing a concern for the physical health of the occupant. (See attached pictures.)
--	--

Corrective Action(s)	Compliance Date:
All portions of the structure must be secured to prevent entry by trespassers or other unauthorized individuals. Securing of structures shall include (1) securing the detached garage against entry by means such as boarding of all openings, <u>or</u> through installation of temporary fencing minimum 6' high; (2) securing the area at the rear of the house where the garage collapsed, through installation of minimum 6' high chain link fence; (3) securely locking all doors and windows to the residence; and (4) installation of a padlock at the front entrance;	February 9, 2022 If compliance does not occur by this date, the Village shall complete the work and lien the property.
A 32-inch wide clear path must be provided from every room in the house to a means of exit to provide unimpeded exit in the event of a fire.	February 16, 2022 If compliance does not occur by this date, the Village shall prevent entry to the structure to prevent any other activity until this has occurred.
The house and detached garage must be either (a) demolished or (b) a remodeling building permit approved and issued by the Village and construction begun.	May 2, 2022

The Village of Winnetka is keenly aware that various circumstances may inhibit your ability to rectify the above code violations and staff is willing to work with you to accomplish compliance. However, please be advised that if we do not hear from you and/or the violation(s) have not been addressed by the compliance date, no further warnings will be sent and any and all legal remedies available to the Village may be pursued, which may require your appearance before a judge in the Circuit Court of Cook County.

Please feel free to reach out to me to discuss these violations. I can be reached at 847-716-3526, or by email at dschoon@winnetka.org.

Sincerely,



David Schoon
Community Development Director/Code Official

Photographs of the structure's condition
will be shown at July 18, 2022, LPC

Cc: Brian Norkus, Assistant Director of Community Development
Alex Panek, Code Enforcement Officer
Barb Mangler, Village Prosecutor
205 Chestnut – Property File



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JULY 14, 2022
SUBJECT: 402 HAWTHORN LANE - DEMOLITION PERMIT (CASE NO. 22-16-LPC)

INTRODUCTION	
Meeting Date	July 18, 2022
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay.
Property Address	402 Hawthorn Lane (See Attachment A – Aerial Map)
Property Owner	Chicago Title Land Trust as Trustee under Trust Number 8002383381
Application Submitted by	Kathleen and Hugh O'Dowd
Mail Notice Sent 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 written comment from the public regarding this application.
PROPERTY DESCRIPTION	
Size	0.24 acres
Location	Southeast corner of intersection of Hawthorn Lane and Woodland Avenue
Improvements	Single-family home with detached garage
Zoning	R-5 Single-Family Residential
Surrounding Zoning	R-5 Single-Family Residential to the east, west, and south, R-4 Single-Family Residential on north side of Hawthorn Lane
PROPERTY HISTORY	See Attachment B, Preliminary Property History Study See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	Undetermined from Department records, WHS records indicate a construction date of 1913
Additional Construction Activity	1988 – Construct a one-car garage addition to detached garage, 1988 – Enclose rear porch of residence, 2002 - Construct a one story frame addition with stucco and brick veneer exterior on single family residence
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	WHS research indicates that the property does not have historical or architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Primary Structures on Same Block (either side of the right-of-way block face and/or along the alley)	None
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	No plans or permit applications have been submitted.

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

On March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant buildings and structures. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant structure for up to but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the structure the applicant wishes to demolish.

Should the LPC request an HAIS for the subject property at the July 18th Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the structure is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from July 18, 2022.

COMMISSION REVIEW

The Commission may consider one of the following two 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 LPC during its preliminary review **that the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit.** The Commission reached its conclusion based upon the property meeting the following criteria: **[The Commission must note which of the following criteria is met]**

- 1. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit;**
- 2. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code; (Subject Property is not a landmark)**
- 3. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation; and (Subject Property is not on the state survey)**
- 4. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places. (Subject Property is not on National Register)**

Building and/or Property Lacks Historic or Architectural Significance

The Commission has determined that in accordance with Section 15.52.040 of the Village Code that the building and/or property is not of sufficient historic or architectural merit to warrant a

Historical Architectural Impact Study, and the demolition of the structure may proceed without delay.

ATTACHMENTS

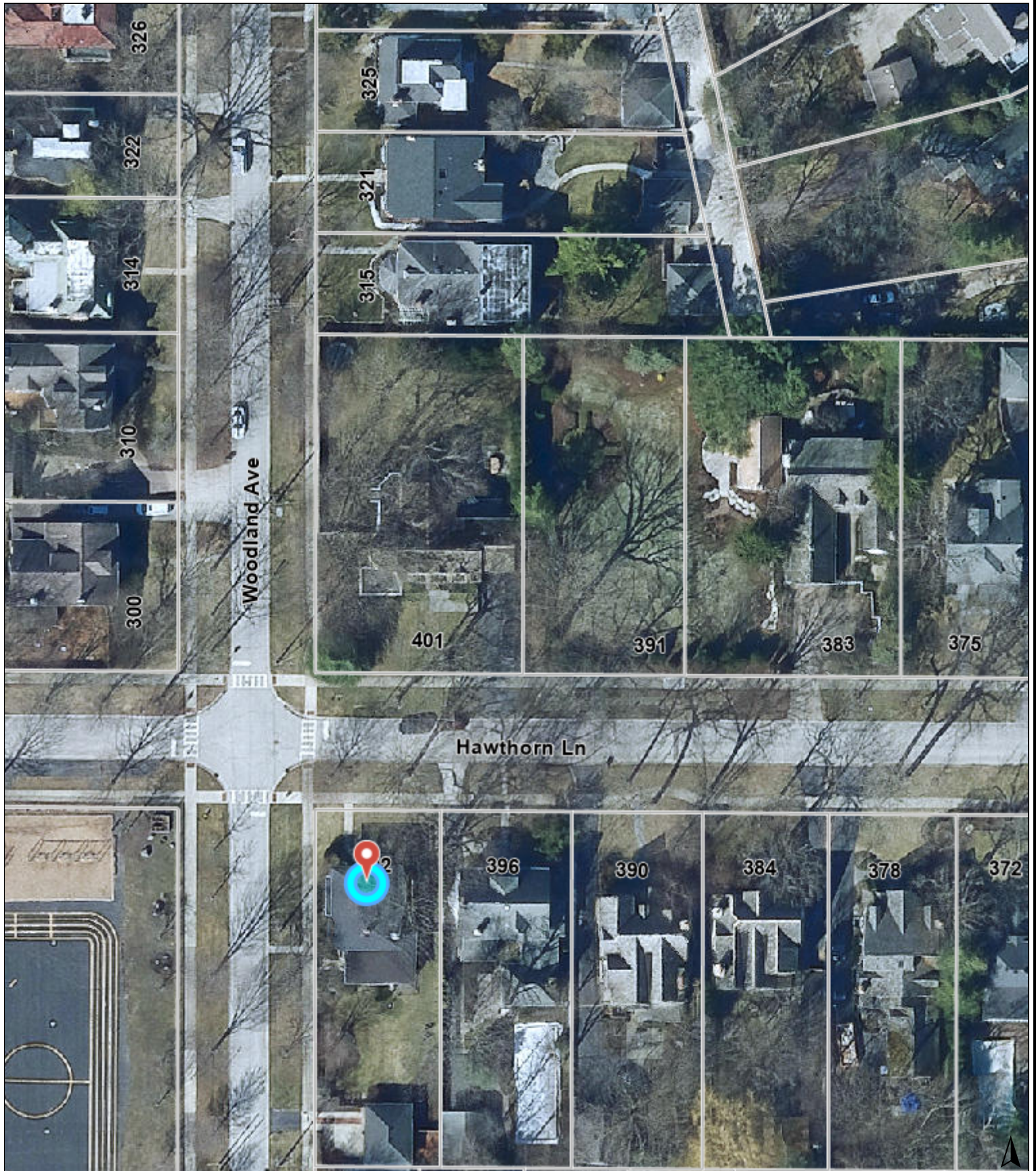
Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A



0 50 100
ft

Print Date: 6/15/2022

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, AICP, ASSOCIATE PLANNER
DATE: JUNE 16, 2022
SUBJECT: CASE NO. 22-16: 402 HAWTHORN LANE

INTRODUCTION

On July 18, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence at 205 Chestnut Street. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Monday, July 11, 2022. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
6-24-1921	Build a two-story brick residence with garage attached	Milton J. Blair	E. Norman Bridges
10-22-1922	Construct a one-story two-car garage	John McGregor	Edgar S. Irwin
5-8-2002	Construct a one story frame addition with stucco and brick veneer exterior on single family residence.	Cynthia and Scott Peters	Stephen Knutson

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:



A. P. SURVEYING COMPANY, PC.

LICENSE No. 184-003309

PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION

PLAT OF SURVEY OF

PARCEL 1:
LOT 10 AND THE WEST 10 FEET OF LOT 9 IN BLOCK 10 IN LAKE SHORE SUBDIVISION IN THE VILLAGE OF WOODSTOCK, IN SOUTHEAST
FRACTIONAL 1/4 OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

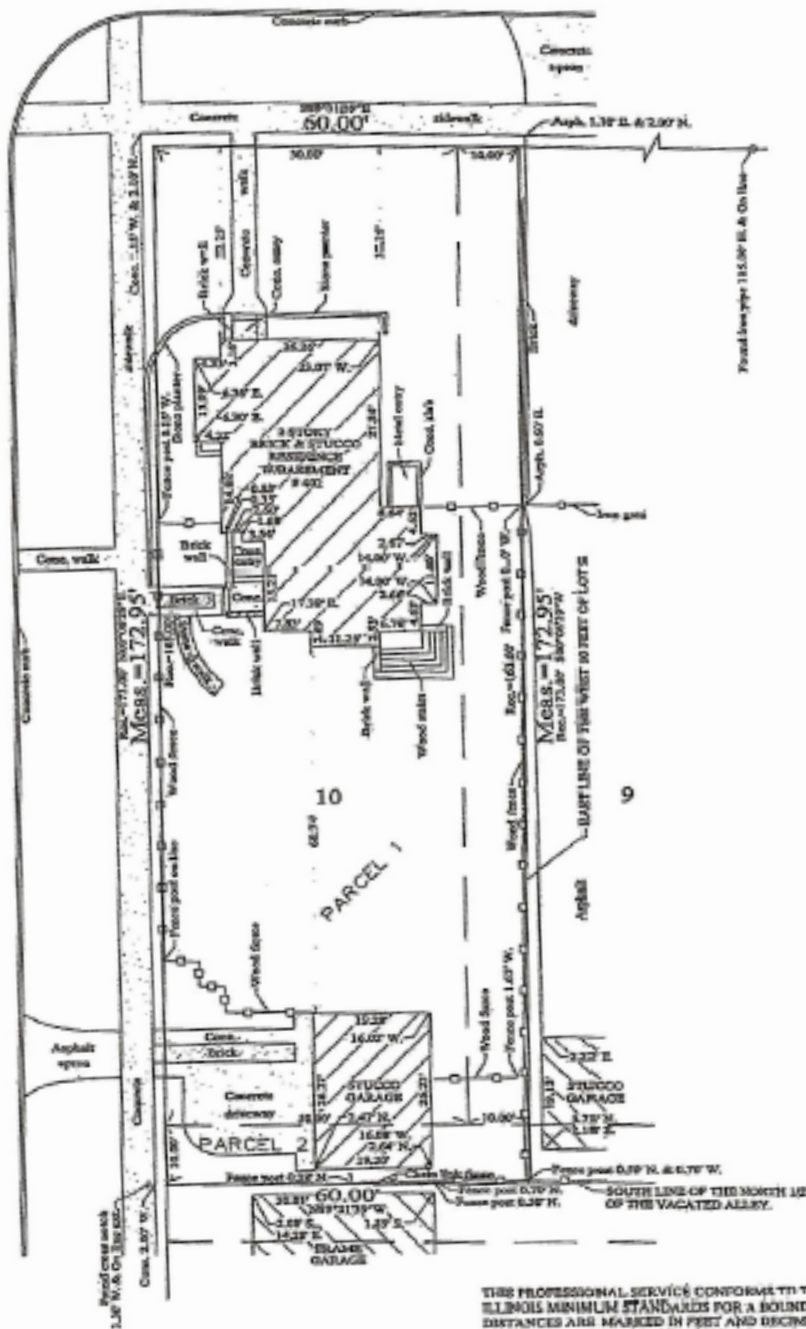
PARCEL 2:
THE NORTH 1/2 OF THE VACATED ALLEY, LYING SOUTH OF AND ADJOINING PARCEL 1

COMMONLY KNOWN AS: 401 HAWTHORN LANE, WOODSTOCK, ILLINOIS.

HAWTHORN LN.

AVE.

WOODLAND



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook

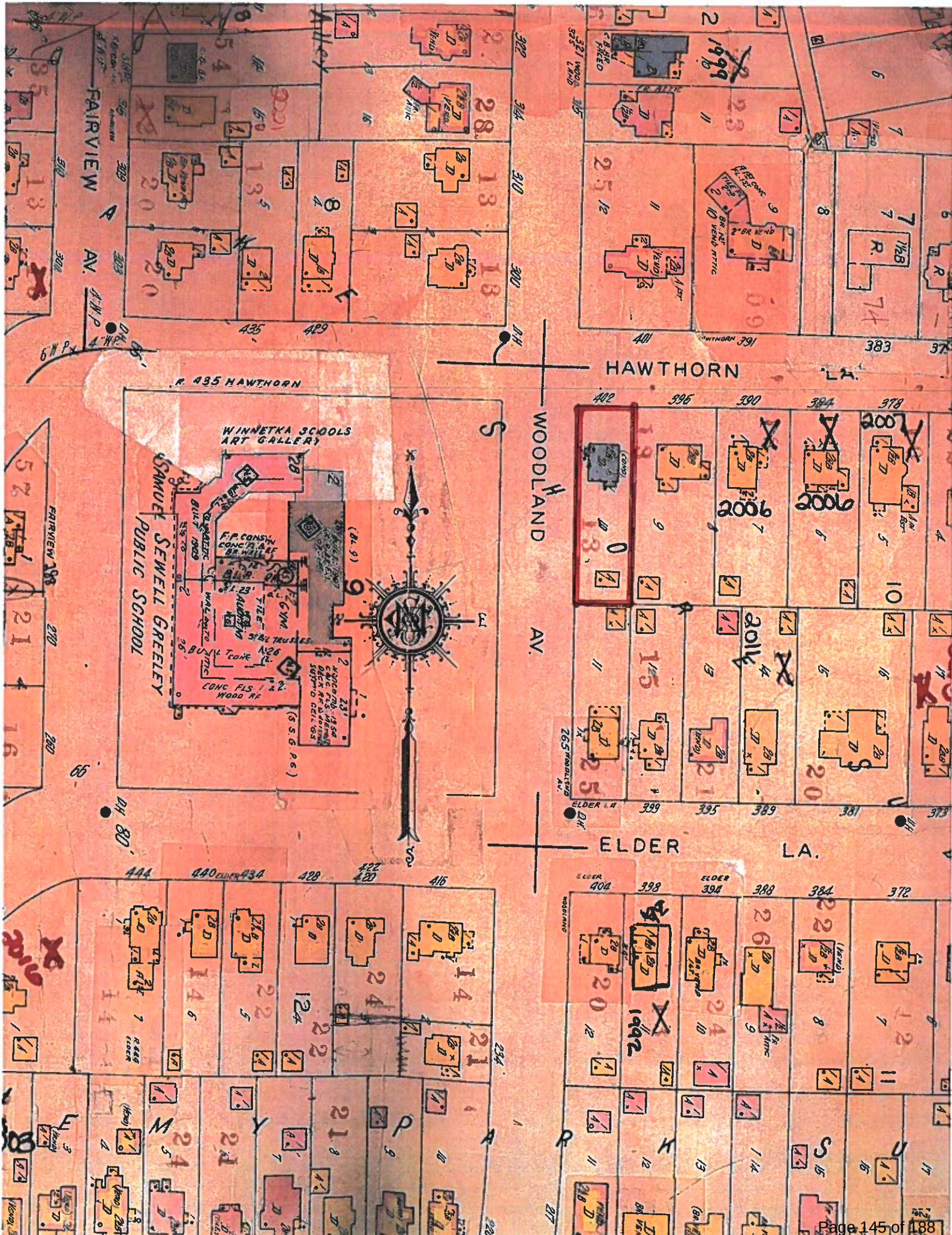
We, A. P. SURVEYING COMPANY, PC. do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat herein shown is an accurate representation of said survey.



Jack A. Zlotek
PROF. LAND SURVEYOR No. 184-003309
License Expiration: November 30, 2022

MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST. THE BEARING BASIS, AND COORDINATE DATUM IF USED IS NAD83 SPC II, EAST ZONE (2011 ADJUSTMENT). THE TITLE COMMITMENT NO.: 220CON23175K WAS FURNISHED FOR THIS SURVEY. DIMENSIONS ARE NOT TO BE ASSUMED FROM LOCALITY.

Order No. 22-0540
Scale: 1 inch = 20
Date: MAY 17, 2022
Ordered by: ZUCKER & BOYER, LTD.
ATTORNEYS AT LAW







PROPERTY RESEARCH COVERSHEET



Address: 402 Hawthorn

Construction Details:

Original construction date: 1913

Construction type: Stucco

Style: Prairie

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Hugh B. McKenzie	1913 – 1987	Blueprint and build contract for 402 Hawthorn, 1987 directory, <i>Winnetka Talk</i> obituaries	
Richard and Carroll Michalek	1988 – 1993	Building permit application, Cook County Recorder	
Scott and Cynthia Peters	1993 – 2022	1997 directory, Cook County Recorder	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Frank S. Baker	1913 – construct single family residence	Collection of article snippets about Frank S. Baker
Knauer Inc.	1988 – construct a one-car garage addition to detached one-car garage of single family residence	Knauer Inc. “About” webpage
Fred Polito	1988 – enclose rear porch of single family residence	Fred Polito’s Google “About Me” 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 does not indicate that this property maintains historical or architectural significance. While this property is a good example of the Prairie style, little is known about the original architect, Frank S. Baker. Additionally, while this property was the longtime home of several Winnetkans who were active members of the community, we did not find anything about the previous owners that warrants further research.

Date of Research: 6/22/2022

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

VILLAGE OF WINNETKA, ILLINOIS

Department of Community Development

APPLICATION FOR BUILDING PERMIT

And for Certificate of Occupancy and Compliance

Application is hereby made for a permit to CONSTRUCT A (1) STORY FRAME ADDITION WITH STUCCO
(Work to be performed)
AND BRICK VENEER EXTERIOR ON A SINGLE FAMILY RESIDENCE.
(Type of Building Such as Residence, Garage, Etc.)

PROJECT ADDRESS 402 HAWTHORNE LANE

REAL ESTATE INDEX NUMBER

05	21	407	001
----	----	-----	-----

DIMENSIONS of BUILDING - Width 34.5 feet. Depth 23.67 feet. Height 14.25 feet.

NUMBER OF ROOMS 3

NUMBER OF STORIES 1

EST. CONST. COST \$210,000

KIND OF MATERIAL WOOD FRAME, WITH BRICK & STUCCO EXTERIOR

PHONE NO.

No Faxes or Pagers

OWNER CYNTHIA & SCOTT PETERS

Address 402 HAWTHORNE LANE

847-446-2206

ARCHITECT STEPHEN R. KNUTSON, AIA

Address 1234 SHERMAN AVE. #101

847-869-3850

BUILDER Watts

Address

A GENERAL CONTRACTOR IS REQUIRED TO MANAGE ALL COMMERCIAL PROJECTS

CARPENTER

Address

MASON

Address

SEWER BUILDER

Address

PLUMBER

Address

ELECTRICIAN

Address

HVAC

Address

OTHERS

Address

REMARKS

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building. I (or We) hereby certify that I am (or we are) the legal owner(s) of the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

I (or We) hereby agree to perform the above described work in accordance with the plat and all construction documents and specifications submitted herewith, and in strict compliance with the Zoning Ordinance, Building Code and all applicable codes, rules, and regulations of the Village of Winnetka, and I (or we) hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

OWNER'S SIGNATURE

Cynthia H. Peters

OWNER NAME(S)

SCOTT & CYNTHIA PETERS

ADDRESS

402 HAWTHORNE LANE

WINNETKA, IL 60093

PHONE NUMBER

847-446-2206

FOR OFFICE USE ONLY

Permit Issued (date) _____ by _____

Building Permit Number _____

Occupancy Permit Issued _____

2-24-88
VILLAGE OF WINNETKA
Department of Public Works

25⁰⁰ = BUILDING PERM
15⁰⁰ = IMPERM. SURFA
40.⁰⁰ = TOTAL

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, FEBRUARY 16, 1988

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to CONSTRUCT A ONE-CAR GARAGE

(work to be performed)

ADDN TO A DETACHED ONE-CAR GARAGE OF A SINGLE FAMILY RESIDENCE

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	21	407	001
Vol.		ITEM	

STREET and NUMBER 402 HAWTHORN LANE

DIMENSIONS of BUILDING—Front 13 feet. Depth 19.33 feet. Height 13.5 feet.

NUMBER of ROOMS ONE

EST. CONST. COST \$ 8,000 KIND of MATERIAL STUCCO PHONE NO.

OWNER MR. MICHALEK Address 402 HAWTHORN LANE 441-8978

ARCHITECT KNAUER INC. Address 500 DAVIS CTR, EVANSTON

BUILDER Address

CARPENTER ROHM-ER Address NORTHWEST IMPROVEMENT CO. ARLINGTON HTS, IL 253-6119

MASON Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN Address

* REMARKS REQUIRES ZONING LOT LETTER

* REQUIRE: NAME, ADDRESS, PHONE NUMBER AND LICENSE NUMBER OF STATE OF ILLINOIS LICENSED ROOFER.

Date Job Completed

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

_____ hereby certify that _____ 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.

_____ 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 _____ hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.
(I or We) (I am or We are)

Permit Issued 2-29-88 by MJR

SIGNED _____

Building Permit Number 1174

ADDRESS 402 HAWTHORN LN

Occupancy Permit Number 01134

WINNETKA, ILL 60093

HOME = 441-8978 Page 151 of 188

WORKS ZONING VARIATION DRAFTING ORDINANCE = 50
BP=36
86⁰⁰
TOTAL

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 9-2-88

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to ENCLOSE REAR PORCH

(work to be performed)

RESIDENCE

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

PROPERTY DESCRIPTION

REAL ESTATE INDEX NUMBER

05 21 407 001

Vol. 102 ITEM

STREET and NUMBER 402 HAWTHORN

DIMENSIONS of BUILDING—Front 26 feet. Depth 35 feet. Height _____ feet.

NUMBER of ROOMS 8

EST. CONST. COST 5,000 KIND of MATERIAL WOOD / STUCCO PHONE NO. _____

OWNER RICHARD MICHALEK (RICK) Address 402 HAWTHORN H-441-8978
10-867-5400

ARCHITECT FRED POLITO Address 2535 TECHN NORTHBROOK IL 564-3532

BUILDER OWNER Address _____

CARPENTER OWNER Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER MIKIM PLUMBING Address PO BOX 711 - MUNDELEIN 949-0946

ELECTRICIAN _____ Address _____

REMARKS VILLAGE COUNCIL ORDINANCE M-250-88 GRANTED

SET-BACK VARIATION ON 9/6/88

Date Job Completed _____

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

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

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

Permit Issued 9-28-88 by RJK

SIGNED

Building Permit Number 11883

ADDRESS 402 HAWTHORN

Occupancy Permit Number _____

WINNETKA

11 100002 Page 152 of 188

ADDRESS 402 AMULTHORN

HISTORIC NAME

TARGET AREA III

OTHER SURVEYS

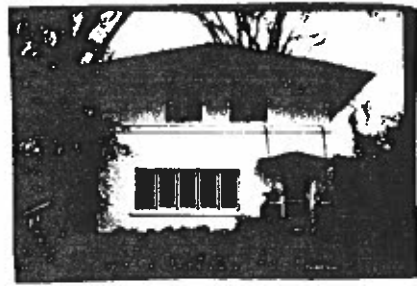
COMMON NAME

DATE 10/16/89

LOCAL CRITERIA

4, 6, 10

SURVEYOR SB



(Building Outline Map)

Roll # 7 Photographer S
Frame # 14 Date 10/16/89
Building facing N

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

1. Classification: Building ☒ Site ☐ Structure ☐ Object ☐
Other (describe) _____
2. Original Use: RESID 3. Current Use: RESID
4. Status: Occupied ☒ Unoccupied ☐ 5. Public or Private? PRIV
6. Open to Public? N 7. Integrity: Unaltered ☒ Altered ☐ Unsure ☐
Work in Progress (describe) _____
8. Type of Alteration: Restoration ☐ Rehabilitation ☐ Remodeling ☐
Addition ☐ Building Sided? ☐ Material ☐
Building Moved (Date): _____ Orig. Location: _____
Describe Alterations, with dates: _____

ARCHITECTURAL INFORMATION

9. Architectural Style: PRAIRIE
10. Noteworthy Features: BANDING, MASSING, URNS
11. Architect: _____ 12. Builder: _____
Source of Information: _____
13. Date of Construction: @1910 Source: SB
14. Comments on Significance: SIMPLE SQUARE HOUSE
DISTINCTLY PRAIRIE IN DETAILING - CONTRAST
BLDG IN H.D.

PHYSICAL FEATURES

15. Overall Shape or Plan: SQUARE
16. Stories: 2 Approx. Dimensions(see Sanborns): _____
17. Foundation (Material and Color): RED BRICK - FLARED OUT AT BASE
18. Walls (Material and Color): CREAM ROUGH SURFACED STUCCO
19. Roof: Type Hip Material ASPHALT Original? N
Pitch Low Color BL
DEEP OVERTHANG
20. Dormers? No., Location, Material: _____
21. Chimneys? No., Location, Material: _____
22. Ornamental Trim (Material and Color): DOUBLE BANDS OF STUCCO AT
2nd floor sill line. WOOD TRIM PAINTED GREEN
23. Entrance(s) (Location and Description): DOOR W/ STAINED GLASS
WINDOW ON E SIDE of front facade TOPPED BY HANGING
CANOPY. BRICK PIER TOPPED BY FLAT URN FLANK DOOR
24. Porches: _____
25. Window Treatment: CASEMENTS. ROW of 5 next to door.
2 groups of 2 on 2nd fl front. + W SIDE
26. Other: SHALLOW SUNROOM ON WEST-SIDE

SITE INFORMATION

27. Landscape Description: Style _____
Ravine _____ Riparian _____ Other _____
- Noteworthy Features: _____
28. Landscape Architect: _____ Source of Info.: _____
29. Secondary Structures? _____ Type: Fence _____ Wall _____ Coach House _____
Barn _____ Detached Garage _____ Greenhouse _____ Other _____
30. Relation to Streetscape: CORNER LOT

BACKGROUND DATA

31. Current Owner: _____ Address: 402 Hawthorne Phone: _____
32. Occupant: _____ 33. Original Owner: _____
34. Historical Information on Ownership: _____

35. Permit Information: Sewer application was made 11/5/13 per #131
Connection was made 9/17/29 owner Hugh McKenrie,
Rein porch was enclosed per #11853 on 9-28-88 owner R. Michalek
Al car garage was added 2-29-88 per #1171

36. Legal Description: _____

_____ (Location) _____

37. P.I.N. #: _____ 38. Zoning Classification: _____

39. Listing on Existing Surveys (Give Date Listed):
National Register _____ Heritage Home _____ IHSS _____
IHLS _____ Other: NHL _____ IR _____ HABS _____ HAER _____

40. National Register Potential: Individual _____ Contrib. in District _____
Architectural Merit But Sided _____

HISTORICAL INFORMATION

41. Area of Significance: _____
42. Historic Information on Historic Events, Persons identified with Building, Importance
in Area of Significance: _____

Sources of Information: _____

43. Level of Significance: Local _____ State _____ National _____

**ILLINOIS BUILDING CONTRACT
DOCUMENTS**

Adopted and Recommended for General Use
by the
Illinois Chapter of American Institute of
Architects.
Chicago Architects' Business Association.
Western Society of Engineers.
Masons' and Contractors' Association.
Carpenter Contractors' Association.
Architectural Iron League.
Chicago Cut Stone Contractors' Association.
Sheet Metal Contractors' Association.
And other Contractors' Associations.
All of Chicago, Illinois.

**GENERAL CONDITIONS
OF THE CONTRACT**

(1) DESCRIPTION OF WORK.

The work to be executed under this contract consists of*

The entire work on Residence Building located at South
west corner of Hawthorne Lane and Woodland Ave., Winnetka, Ill.

for Mr- H- B- Mc Kenzie, #19 So. La Salle St- RM- 1101.

Owner, hereinafter called the Owner, and is to be constructed to the satisfaction
of, under the supervision of and in accordance with the Specifications and Drawings pre-
pared by

the Architect. Frank S. Baker 949 Otis Building, Chicago.

(2) CONTRACT DOCUMENTS.

The Articles of Agreement, the General Conditions of the Contract, the Specifica-
tions and the Drawings with all notes made thereon before the signing of the Agreement
are the documents forming the contract. Copies of all these documents signed by the
parties as provided in Article IV of the Articles of Agreement, shall remain in the cus-
tody of the Architect and shall be produced by him for inspection at his office on demand
of either party.

(3) SPECIFICATIONS AND DRAWINGS.

The Specifications and Drawings forming a part of this contract are the followin

Masonry	Spec	Sheet 6
Cement	"	" 7
Carpentry	"	" 8-9
Sheet Metal	"	" 10
Plumbing	"	" 11-12
Plastering	"	" 13
Painting	"	" 16
Electrical Work	"	" 14
Glazing	"	" 15
Tile	"	" 17

Working drawings 1-11

*Here insert the identical caption descriptive of the work as used in the form of Proposal, the Articles
of Agreement, the Specifications and on the Drawings.
(NOTE: In these documents the Owner, the Contractor and the Architect are treated as if each were
of the singular number and masculine gender.)

TRADE MARK

IBCD

(4) RELATION OF DOCUMENTS.

The documents forming the contract are mutually accessory and complementary, and shall be given precedence in the following order, provided they are in existence at the time of the closing of the contract:

- General Conditions of the Contract.
- Specifications.
- Full-sized Detail Drawings.
- Large Scale Drawings.
- General Drawings.

The signature of the Owner and the Contractor on these documents shall be evidence of their knowledge of their existence at the time of entering into the contract, and what is called for by any one shall be as binding as if called for by two or all.

Should the documents not agree as to the quality or quantity of the work or materials to be done or used, the foregoing order of precedence shall determine what is to be done, but should there be a conflict in the provisions of any one document, then the smaller quantity, or the cheaper grade described, shall be accepted, subject to the requirements of a document or documents of superior precedence.

(5) SCHEDULE OF DATES.

The Contractor shall prepare, in consultation with the Architect, a schedule fixing dates for the beginning of manufacture and installation of the various parts of the work, and the latest date at which the various detail drawings and decisions will be required for the proper conduct of the work.

(6) DETAIL DRAWINGS.

Detail and working drawings, which shall be true developments of the scale drawings, will be furnished by the Architect from time to time, as necessary and as per schedule agreed upon, and the work shall be executed in conformity therewith and with such instructions, directions and explanations not inconsistent therewith, as may from time to time be given by the Architect.

(7) DRAWINGS AT THE WORK.

The Contractor shall keep in good order upon the work one copy of the Specifications and one copy of each drawing, and the Architect and his representatives shall have free access to such copies.

(8) FIGURES TO GOVERN.

Figured dimensions shall be followed in preference to measurements by scale.

(9) USE AND RETURN OF DRAWINGS AND MODELS.

The Drawings and Specifications furnished by the Architect shall be used for this work only. As instruments of service they are the property of the Architect, and shall be returned to him. Any models furnished under this contract, or by the Owner, are the property of the Owner, and shall be disposed of as directed by him.

(10) NUMBER OF COPIES FURNISHED.

The Architect shall furnish to the Contractor, free of cost to him, three copies of each full size detail drawing and as many copies of other drawings and specifications as are reasonably necessary for the proper execution of the work.

(11) SHOP DRAWINGS AND MODELS.

The Contractor shall furnish to the Architect at proper times, all shop and setting drawings or diagrams which the Architect may deem necessary in order to make clear the work intended or to show its relation to adjacent work of other trades. The Contractor shall make any changes in such drawings or diagrams which the Architect may require, and shall submit two copies of the revised prints to the Architect for his identification, one copy to be returned to the Contractor, the other to be filed by the Architect. In submitting such shop and setting drawings, the Contractor shall in writing specifically call the attention of the Architect to every change from the Architect's drawings or specifications. The Architect's identification of the revised print shall not relieve the Contractor of responsibility for his own errors and for changes not so pointed out in writing. And models or templates submitted, shall be made to conform to the spirit and of the documents.

TRADE MARK

IBCD

(12) **SKILLED WORKMEN.**

All work shall be executed in a skillful and workmanlike manner, and no one shall be employed who is unskilled in the work which he is given to do. Should the Architect deem any one employed on the work incompetent, or unfit for his duties, and so certify, the Contractor shall dismiss him, and he shall not again, without the Architect's permission, be employed on the work.

(13) **MATERIALS.**

All materials shall be new, unless otherwise specified.

(14) **INSPECTION.**

The Contractor shall at all times maintain proper facilities and provide safe access for inspection to all parts of the work, and to the shops wherein the work is in preparation. No work shall be enclosed or covered until approved; should any work be uncovered up without having been approved, it must, if required by the Architect be uncovered for examination at the Contractor's expense, unless the Architect has failed to inspect same after reasonable notice of its readiness for inspection.

(15) **RE-EXAMINATION.**

When required, the Contractor shall provide all facilities and labor necessary for a complete re-examination of work under suspicion, and if the work is found defective, the Contractor shall bear the expense of re-examination and replacement. If not found defective, such expense shall be credited to the Contractor as extra work, as provided in Sec. 25.

(16) **CONDEMNATION AND CORRECTION OF DEFECTIVE WORK.**

The Contractor upon receiving from the Architect written notice and within such reasonable time as may be named therein, shall remove from the premises all materials, whether worked or unworked, and take down and remove all portions of the work condemned by the Architect as unsound or improper or as in any way failing to conform to the contract; and the Contractor shall bear the expense of making good all work destroyed or damaged by such removal, and shall promptly replace and re-execute his own work in accordance with the contract and without expense to the Owner.

If the Contractor does not remove such condemned or rejected work and materials within the time limited by the notice, the Owner may remove them and may store the materials at the expense of the Contractor. If the Contractor does not within ten days after such removal by the Owner pay the expense of such removal, the Owner may, upon ten days' written notice sent by mail to the Contractor at his place of business, sell such materials at auction or at private sale. Such notice may be sent to the Contractor at any time after such removal. The Owner shall account to the Contractor for the proceeds of such sale, after deducting all expense of removal and storage. (See Sec. 33.)

(17) **AUTHORITY FOR ALTERATIONS.**

Except when authorized in writing by the Architect, neither the Clerk of the Works nor a Superintendent has authority to add to or deduct from the work called for under the contract, or to order any changes therein.

(18) **STATEMENT OF COSTS.**

The Contractor when required, shall furnish to the Architect, upon a blank form provided or approved by him, a correct statement, showing the estimated cost of each part of the work as subdivided in the specifications, the total equaling the contract price. This statement shall be for the use of the Architect at his discretion, in preparing estimates for payments on account.

(19) **REQUISITIONS FOR PAYMENTS.**

At least one week before each payment falls due the Contractor shall submit to the Architect a requisition therefor and shall, if required, submit therewith an itemized statement of the quantities and cost, based upon unit prices agreed upon, and of the proportionate share of profit on work performed to the termination of the period to be covered by the payment. Such statement shall be made in form provided or approved by the Architect; but it shall not be binding as against his judgment.

If the Contractor because of the delay caused by the Owner or other persons employed by him, over whom the Contractor has no control, is unable to erect his work at the time called for in the specifications or contract for its erection, then the Contractor shall be paid two-thirds of the value of such material or work as he may have completed and ready for erection or installation, provided he submits satisfactory evidence of the value of such material or work, and stores in a proper, acceptable place and protects same by insurance payable to the Owner, in an amount equal to the payment demanded, and further agrees to erect or install the same immediately upon notification by the Owner or Architect.

(20) **PAYMENT OF FINAL CERTIFICATE A WAIVER.**

The acceptance by the Contractor of the payment of the final certificate shall constitute a waiver of all claims against the Owner under or arising out of this contract.

(21) **CERTIFICATES NOT FINAL EVIDENCE.**

No certificates given, except the Final Certificate, nor payment made under the Contract, nor partial or entire occupancy of the premises by the Owner shall be construed as an acceptance of defective work, or of improper materials, or as condoning any omission. No payment nor certificate, final or otherwise, shall be construed as relieving the Contractor from his obligations to make good any defects or consequences thereof, discovered in his work after completion and acceptance of the same, other than those due to accident, abuse, or wear and tear, nor as a waiver of any specific obligation the Contractor may have assumed as to the durability of his work. (Subject to arbitration.)

(22) **DEDUCTIONS FOR DEFECTIVE WORK.**

If, in the opinion of the Architect, it is not expedient to correct injured work, or work not done in accordance with the contract, the Owner may deduct the difference in value between the work involved and that called for by the contract, together with a fair allowance for damage, the amount of which shall be determined by the Architect. (See Sec. 33.)

(23) **CHANGES IN WORK.**

The Owner, may, without invalidating the contract, make changes by altering, adding to or deducting from the work, provided however, that such changes shall not exceed 5 per cent of the value of the contract where work is let on a general contract, or 10 per cent of the value of any single branch or trade included in a general contract, except by mutual consent. No claim for extra charge for such changes shall be valid unless such work is done in pursuance of a written order therefor, from the Architect acting under the authorization of the Owner; unless otherwise expressly agreed, all such work shall be executed under the conditions of the original contract. (See Sections 25 and 30.)

(24) **CONTRACTOR'S CLAIM FOR REMUNERATION.**

Should the Contractor deem any work which he is called upon to perform, whether by instructions, by detail drawing or otherwise, to be extra to the contract, he shall notify the Architect before proceeding to execute it. Should the Architect decide that no extra is payable, and order the Contractor to proceed, then the Contractor shall do so, and the question whether there is an extra and, if so, its amount, shall be subject to arbitration.

(25) **ADDITIONS AND DEDUCTIONS.**

Should it be claimed by either of the parties hereto that any alterations in, additions to, or deductions from, the work covered by the contract affect the contract price, then its value shall be determined in one of the following ways, as may be mutually agreed upon or arbitrated:

a. By unit prices named in the contract or subsequently agreed upon, in which case the Architect shall make the award, subject to arbitration.

b. By cost and percentage, in which case the Contractor shall keep a true and correct account of the net cost of labor and materials, rendering to the Architect, at required intervals, detailed statements and vouchers, and the Architect shall award an amount as cost and profit, subject to arbitration.

c. By estimate and acceptance in a lump sum.

Payments for all extra or additional work and deductions from work omitted, shall be adjudicated and settled for every thirty days.

d. In case an agreement as to price cannot be reached, the Architect may, with the authority of the Owner, order the work to proceed, and the Contractor shall forthwith proceed and leave the price to be settled by arbitration.

(26) **WAIVER OF LIENS.**

Neither the Contractor nor any sub-contractor, material man, nor any other person, shall file or maintain a lien, commonly called a mechanic's lien, for materials delivered for use in, or work done in the performance of this contract, and the right to maintain such lien by any or all of the above named parties is hereby expressly waived, except in the event of the failure or refusal of the Owner to pay the amount called for by any certificate of the Architect, within three days of the date of its tender to the Owner for payment. Then, and in such case only, shall any of the above named parties have the right to file and maintain a mechanic's lien.

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INSURANCE.

Unless specifically otherwise provided in the Agreement forming a part of this contract, the Owner and the Contractor shall each protect his own interest against loss or damage by fire, cyclones, earthquakes, floods or other actions of the elements, pending full performance by the Contractor of the work hereunder and full payment therefor by the Owner. For the purpose of maintaining such insurance, the Owner's interest at any time shall be held to amount to the sum of all payments which he shall have made to the Contractor on account of this contract. For the same purpose, the Contractor's interest shall be held to consist of any and all value under and pertaining to this contract, not above defined as "Owner's interest." Loss or damage by such action of the elements, shall not affect the rights and obligations of either party under this contract, except that in such event the Contractor shall be entitled to reasonable extension of time for the performance of this contract, as provided under Sec. 29, and to be paid at the original contract price for all reconstruction, by reason of such loss or damage covered by the insurance required to be carried by the owner as aforesaid.

- (28) **CONTRACTOR'S LIABILITY FOR DELAY IN COMPLETION.**
Should the Owner claim damages for delay in the completion of the work, the Architect, if, in his opinion, any damages have justly accrued, shall make his award, and shall write the amount thereof across the face of the final certificate as "amount to be deducted from the face hereof for delay in completion of the work." (See Sec. 33.) Thereupon the Architect's services in this matter shall terminate, except as provided under Sec. 34.

- (29) **CONTRACTOR'S CLAIM FOR EXTENSION OF TIME.**
Should the Contractor be delayed in the prosecution or completion of the work by the act, neglect or default of the Owner, or of anyone employed by the Owner, or by any damage caused by fire or other casualty, for which the Contractor is not responsible, or by strikes or lockouts, or for any other reason deemed sufficient by the Architect, then the time fixed in the agreement for the completion of the work shall be extended for a period equivalent to the time lost by reason of any and all the causes aforesaid. Such extension of time shall be determined and fixed by the Architect (See Section 33), but no such allowance shall be made unless a claim therefor is presented in writing to the Architect within forty-eight hours of the occurrence of such delay.

- (30) **CONTRACTOR'S CLAIM FOR DAMAGES.**
Should the Contractor claim to be damaged by any act or omission of the Owner or Architect, relating to this contract or to the work, the right of the Contractor to compensation for the damage suffered and the amount of such compensation shall be determined and awarded by the Architect (subject to arbitration); but no such allowance shall be made unless a claim therefor is presented in writing to the Architect within ten days of the occurrence of such damage.

- (31) **MUTUAL RESPONSIBILITY OF CONTRACTORS.**
Should the Contractor claim to be damaged by the act, neglect or default of any other contractor employed by the Owner upon the work, then the Contractor shall make his claim in writing against the Owner through the Architect at his office, or his representative upon the work within forty-eight hours. The Architect upon request shall adjudicate claims made under this section and certify to the Owner accordingly.

- (32) **CONTRACTOR'S RESPONSIBILITY FOR DAMAGES TO PERSONS OR PROPERTY.**
This Contractor shall save harmless and indemnify the Owner and every other contractor employed by the Owner upon this work, or any sub-contractors employed by such other contractors upon the work, from any claim, demand or expense which may be made by reason of:

a. Any injury to person or property sustained by the Owner or by any person, firm or corporation employed directly or indirectly by him on this work, if caused by this Contractor, or any one directly or indirectly employed by him, except as provided in Section 30.

b. Any injury to person or property sustained by any person, firm or corporation, caused by any act or omission of this Contractor or of any person, firm or corporation, directly or indirectly, employed by him in connection with this work, whether the said injury or damage occur upon or adjacent to the work.

This Contractor at his own cost, expense and risk, shall defend any and all actions, suits or other legal proceedings that may be brought or instituted against the Owner, or any contractor or sub-contractor employed by the Owner on this work on any such claim or demand, and pay or satisfy any judgment that may be rendered against the Owner, or other contractors or sub-contractors employed on this work, in any such action, suit or legal proceeding or result thereof.

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(33) CASES SUBJECT TO ARBITRATION.

The final decision of all questions arising under this contract shall be made and given by the Architect, and both the Owner and the Contractor hereby agree to be bound thereby, and such decision shall be a condition precedent to any right or legal action by either Owner or Contractor, save only in the following cases, in which, in the event of dissent by either party from the decision of the Architect, the question shall be arbitrated in the manner provided in Sec 34.

- Condemnation, Sec. 16.
- Certificates not final evidence, Sec. 21.
- Deduction for defective work, Sec. 22.
- Contractor's Claim for extra Remuneration, Sec. 24.
- Additions and Deductions, Sec. 25, a, b and d.
- Contractor's Liability for Delay in Completion, Sec. 28.
- Contractor's Claim for Extension of Time, Sec. 29.
- Contractor's Claim for Damages, Sec. 30.
- Mutual Responsibility of Contractors, Sec. 31.
- Owner's Right to Terminate and Complete Contract, Sec. 40.

(34) METHOD OF ARBITRATION.

In any of the above named cases, the Owner or the Contractor may demand arbitration, by filing with the Architect within ten days of the receipt of the decision from which he appeals, a written notice of such demand, sending at the same time a copy thereof to the other party to the contract. In case no such notice be filed within ten days, both parties shall lose the right of arbitration and the decision of the Architect shall stand as final.

In case such notice be filed the difference or dispute shall be submitted for arbitration to three disinterested arbitrators of whom or in case of his inability or refusal to act shall be one, and of the other two, one shall be chosen by the Contractor and one by the Owner.

Should the party filing notice fail to choose an arbitrator within ten days of filing such notice, his right to arbitration shall lapse, and the decision of the Architect shall stand as final. Should the other party fail to choose an arbitrator within ten days of the filing of the notice, then the Architect shall appoint an arbitrator who shall act with the other arbitrators. Should either party refuse or neglect to supply the arbitrators with any papers or information considered necessary by them and demanded in writing, the arbitrators are empowered by both parties to take *ex parte* proceedings.

The arbitrators shall act with promptness. The written decision of any two of them shall be binding on both parties hereto. The decision of the arbitrators upon any question subject to arbitration under Section 33, shall be a condition precedent to any right of legal action by either Owner or Contractor.

The arbitrators if they deem that the case demand it, are authorized to award to the party whose contention is sustained, such sum as they shall deem proper for the time, expense and trouble incident to the arbitration, and this sum may be named in cases where the claim is set aside in whole, or as an addition to or deduction from the amount of the principal award. The arbitrators shall assess the costs and charges of the arbitration upon either or both parties, in such proportion as the arbitrators shall deem just.

In lieu of the three arbitrators hereinbefore provided for, the parties may by mutual agreement name a single arbitrator, and in such case the provision of this Section shall otherwise apply.

(35) ARCHITECT'S STATUS.

The parties to the contract recognize the Architect as the interpreter of the drawings and specifications which are part of the contract documents, and in that capacity he is to define their true intent and meaning. He is not the agent of the Owner, except in structural emergencies (Section 37), and except when in special instances he is authorized by the Owner so to act.

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(36) ARCHITECT'S NOTIFICATIONS.

The Architect will notify the Contractor of the rejection of faulty work on discovery, but his failure to detect omissions, from or violations of the contract shall not operate as a waiver of the Owner's right growing out of defects in work or material. It is not incumbent upon the Architect to notify the Contractor when to begin, to cease, or to resume work.

(37) ARCHITECT'S AUTHORITY IN EMERGENCIES.

The Architect has authority to stop the progress of the work whenever, in his opinion, such stoppage may be necessary to insure the proper execution of the contract. In an emergency affecting the safety of life or of the structure or of adjoining property, he has authority to make such changes or to order such work, extra to the contract or otherwise, as may in his opinion be necessary.

(38) ARCHITECT'S SUCCESSOR.

In case of the death of the Architect or of the termination of his employment for any cause whatsoever shall become Architect as his successor, whose duties and authority under the contract shall be those of the former Architect.

(39) WORK NOT IN CONTRACT.

The Owner reserves the right to let contracts other than this one in connection with this work, and he shall provide all labor and materials, not included in this contract, essential to the conduct of this work, in such manner as not to delay its progress.

(40) OWNER'S RIGHT TO TERMINATE AND COMPLETE CONTRACT.

Should the Contractor become insolvent, or at any time refuse or neglect to supply a sufficiency of properly skilled workmen or of materials of the proper quality, except in case of strikes or lockouts, or fail in the performance of any of his obligations under this contract, such refusal, neglect or failure being certified to by the Architect as sufficient ground for such action, then the Owner after forty-eight hours' written notice served personally upon the Contractor, or delivered at his last known address, may terminate the employment of the Contractor for said work, and for the purpose of completing the work, may enter upon the premises and take possession thereof, and of all materials, tools and appliances thereon, and may employ any other person or persons to finish the work and may provide the materials therefor, or may re-let same by contract. In case of such discontinuance of the employment of the Contractor, he shall not be entitled to receive any further payment until the said work shall be wholly finished, at which time, if the unpaid balance of the amount to be paid shall exceed the expense incurred by the Owner in finishing the work, including proper compensation to the Architect for his additional services in connection therewith, such excess shall be paid by the Owner to the Contractor. But if such expense shall exceed such unpaid balance, the Contractor shall pay the difference to the Owner. The expense incurred by the Owner as herein provided, either for furnishing materials or for finishing the work, and any damage incurred through such default, shall be audited and certified monthly by the Architect, subject to arbitration within ten days.

(41) CONTRACTOR'S RIGHT TO TERMINATE CONTRACT.

Should the Owner fail to pay the Contractor any sum named in a certificate of the Architect as due from the Owner to the Contractor within three days of its presentation to the owner in person or at his last known address, the Contractor may give him written notice of such failure, served as above, and should he within a further period of five days fail to pay the said sum or if the work should be stopped under an order of any court of law, for a period of three months, through no fault of the Contractor or of anyone directly or indirectly employed by him, then the Contractor shall be at liberty to terminate this contract by notice in writing given to the Owner or Architect, and to recover, from the owner, payment for all work executed and for any loss he may have sustained upon any plant or material supplied or purchased for the purpose of this contract and for his reasonable profit and damages.

(42) LABOR AND MATERIALS AND APPLIANCES.

The Contractor, unless otherwise expressly provided, shall furnish and install all material and shall furnish all labor, water, apparatus, light and power necessary for the complete, prompt and satisfactory execution of his work.

(43) DELIVERY.

The Contractor shall furnish all materials and labor promptly, and at such times as shall be best for the proper conduct of the entire work.

(44) STORAGE LIMITS.

The Contractor shall confine the storage of materials and operations of his workmen to the limits indicated by the Architect, and shall not unnecessarily encumber the premises with his materials.

(45) SUB-CONTRACTS.

The Contractor shall not assign this contract nor sub-let any portion of the work without the approval of the Architect, but such approval shall not relieve the Contractor of responsibility for his sub-contractors. The Contractor in sub-letting any part of the work to be done under this contract shall make with the sub-contractor a contract by which the sub-contractor shall expressly agree to be bound by the General Conditions of the Contract so far as they are applicable.

(46) CO-OPERATION.

The Contractor shall afford other contractors employed by the Owner every reasonable facility for the storage and introduction of their materials and for the erection of their work.

(47) COMPETENT FOREMAN.

The Contractor shall keep a competent representative, satisfactory to the Architect, constantly on the work during the active progress of the same, who shall remain in charge from the beginning to the completion of the work, and who shall represent the Contractor in his absence; all directions given to him shall be as binding as if given to the Contractor.

(48) NO WORK WITHOUT INSTRUCTIONS.

The Contractor shall not do any work without proper drawings or instructions, and shall, at his own expense, replace any work wrongly executed, whether from lack of such drawings or instructions or otherwise.

(49) SUPERVISION AND VERIFICATION.

The Contractor, as a part of his services, shall give general supervision to the work and he shall carefully study and compare all specifications, drawings and other information given to him by the Architect, as to figures, materials and methods of construction relating to his contract, using therein the skill and experience for which he receives compensation under this contract, and shall immediately report to the Architect for rectification any error, inconsistency or omission therein, which he may discover.

(50) MEASUREMENTS.

The Contractor shall measure work already in place, to insure the proper execution of his work, and should any discrepancy between the executed work and the drawings relating to his work be discovered he shall report at once to the Architect in writing.

(51) PERMITS, NOTICES, LAWS AND RULES.

The Contractor shall, at the Owner's expense, obtain for the Owner all necessary permits or licenses required for the execution of this contract, except obtaining permanent easements, give all necessary notices, pay, at the expense of the Owner, all fees required by law, and comply with all laws, ordinances, rules and regulations relating to the work, and to the preservation of the public health and safety, and if the specifications and drawings are at variance therewith, he shall notify the Architect in writing, stating the effect of such compliance upon the contract price.

(52) REPORTS.

The Contractor shall furnish, within a reasonable time, whenever required, and in the manner directed, reports showing the progress and status of the work at the building, and in the shops.

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VOUCHERS AND SAMPLES.

The Contractor shall, when required, produce evidence showing the kind and quality of materials used, and furnish duplicate labeled samples of materials and workmanship with sufficient information, for the Architect's approval, and the materials and workmanship furnished shall be equal to the approved samples.

(54) PATENTS—FEES.

The Contractor shall pay all fees for royalties and shall save the Owner harmless from loss on account of suits, or claims of any kind for infringement of patents in connection with his work, in force at the time of signing this contract.

(55) RUBBISH.

The Contractor shall not allow waste material or rubbish caused by his own employees to accumulate in or about the premises, but shall promptly remove the same, and at the completion of the work he shall thoroughly remove all his rubbish from and about the building, and all tools, scaffolding and surplus materials, and shall leave his work thoroughly cleaned and ready for use. In case of dispute the Owner will remove the rubbish and charge the cost of the work to the Contractors, pro rata.

(56) FIRES, SMOKING, SIGNS, LOADING.

It shall be the duty of the Contractor to promulgate and enforce rules to prevent:

- The lighting of open fires upon the premises in or dangerously near the building.
- Smoking within the building after the roof is on.
- The erection of signs or bill boards upon the premises, except by written permission of the Architect.
- The loading of any part of the structure with a weight greater than it is calculated to bear.

(57) PROTECTION OF WORK.

The Contractor shall cover and protect his work and materials from damage by the elements, or from any other cause.

(58) REPAIR OF DAMAGES.

The Contractor shall, at his own expense, make good to the Architect's satisfaction, any damage to his work from the action of the elements, except such damages as are contemplated in Sections 22 and 27.

(59) CUTTING, FITTING AND DIGGING.

The Contractor shall do all cutting, fitting or patching of his work that may be required to make the several parts come together properly, in accordance with the specifications, details and general drawings. But the Contractor shall not endanger the stability of the structure or any part thereof by cutting, digging or otherwise, and shall not in any way cut or alter the work of any other contractor except with the consent and under the direction of the Architect, who shall assess the cost of same. The Contractor shall reimburse other contractors for any damage he may do to their work by cutting, digging or otherwise in all cases not authorized by the Architect, and the cost of such damage shall be assessed by the Architect and be deducted from any amounts due or to become due the Contractor under this contract.

(60) ACCIDENT INSURANCE.

The Contractor shall maintain such insurance as will adequately protect himself and the owner from claims for damages for personal injuries, arising directly or indirectly from operations under this contract, and he shall be liable to the Owner for failure to maintain such insurance.

(61) NOTICE OF IMPERFECT WORK OR MATERIALS.

If any part of the Contractor's work is dependent for its proper execution on the workmanship or condition of associated or contiguous work not executed by him, the Contractor shall examine such associated or contiguous work and shall report to the Architect in writing any imperfections therein or any conditions that render it unsuitable for the reception of his work. In case the Contractor proceeds without making such written report, he shall be held to have accepted such other work and the existing conditions and shall be responsible for any defects in his work consequent thereon, and shall not be relieved of the obligation of any guarantees because of any such imperfection or condition.

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FORM 25

#339

MASONRY
0-9 inc.

Sheet 6

Permits: This contractor shall procure all building and street permits required by the local authorities for a period to cover the entire completion of the building and shall sign all necessary bonds and shall include the cost of same in his bid.

Excavate entire basement and trenches for the walls, etc as shown on drawings. There is to be no earth removed from the premises, and on completion of the building, excavated earth is to be spread over the lot as directed. The top 6" and all black earth is to be piled separately from the other and spread as top dressing as directed on completion.

Footings will be of concrete composed of one (1) part Portland Cement, Three (3) parts of clean sand, and five (5) parts crushed stone of clean gravel, thoroughly tamped to place. **Foundation walls** to grade to be of salt glazed vitrified hollow tile blocks similar to conduit seconded laid up in solid and tight joints of cement and sand mortar.

All exterior walls will be of hollow tile using 6" tile in the second story and 8" tile below second floor joist to grade. All to be laid up according to the manufactures details and directions in cement mortar. Outside is to be left for stucco finish or brick as shown and inside to be left for plaster and all to be laid in best workmanlike manner.

Mantle & Chimney to be built as shown on drawings and details. **Face brick** where shown to be selected by owner and to cost ~~122.00~~ \$22.00 per 1'. All face brick to be laid with deeply raked joints. Where used at water table and below to be backed up and thoroughly bonded to tile as shown. Clean down all face brick at completion.

Flues unless otherwise noted, to be plastered smooth on the inside. **Smoke Flues** to be tile lined as shown full height of chimney. Where shown on plan Mason is to build gas vent flues of tile, securely anchoring same to and extending through roof. Build in chimblees where necessary.

All cut stone as shown furnished and set by this contractor of Buff Bedford Stone.

Supply and set all steel including I beams, channels, angles and plates and lally columns etc, of sizes shown on plans. All to be given one (1) coat of paint at the shop. All beams bearing on the walls to have cast iron bearing plates.

In General this contractor is to point up and making perfectly tight all joints and around all openings. Build in all anchors and bolts etc. as directed by the carpenter for the fastening of his work and bed all beams and columns in cement mortar for others furnishing same.

Build cement walks as per plans. Cement base to be $3\frac{1}{2}$ " thick with $\frac{3}{4}$ " top dressing additional.

Build Cement floor in basement.

Concrete for floors to be three (3) inches thick with $\frac{1}{2}$ " top dressing additional.

Concrete to be composed of one (1) part Universal or equal, Portland cement, three (3) parts clean sand, five (5) parts crushed stone or gravel. All tamped hard and until water rises to cover the surface. Top dressing to be composed of (1) part cement and two (2) parts clean torpedo sand.

Cinders under sidewalk will be clean boilerhouse cinders 6" deep and under floor 3" deep wall fludded and thoroughly graded and tamped in place before concrete is poured. Finish grade of floor at walls to be 2" higher than at floor drain and floor is to pitch with a straight surface without pockets to hold water.

All Structural lumber used as joist or beams to be of #2 Yellow Pine unless otherwise noted and must be sized and framed according to best practice and as shown on plans; elevations, and sections. Joists to be set crowning edge up.

All joists must be cross bridged at least once in 10'0" span and have an additional row to every 8'0" more in span with 1" x 3" bridging with ends cut to exactly fit against ~~joist~~ bottom and top sides of joists and to be well nailed with two 8 penny nails at each end.

Carpenter is to furnish securely in place enough substantial anchors and straps to make a complete tie across building at least every eighth joist feet.

Headers and Trimmers to be used where joist are cut short or bearings. / Where more than two tail joist are necessary headers and trimmers must be at least double and all thoroughly framed and spiked together. No structural wood work to come closer than 2" from brick work of a smoke flue.

Partitions:- Studs may be of #1 Hemlock, 2 x 4" - 16" o.s. sized each stud in bearing partitions to be pladed directly above the one below with but a single 2" plate between. Form solid corners to catch ends of lath. Truss over all openings over 3'0" wide. Build basement partitions as shown of Yellow pine. Furr Chimney breast with 1 x 2" securely nailed and blocked true and plumb.

Construct in the best manner the roof as shown on drawings using roof boards of 1 x 6" matched #1 Hemlock. Shingles to be Winthrop (Green) or similar. On flat pitches as on Sun Parlors each layer of shingles will be thoroughly cemented to the one below at time of laying to make a perfectly tight joint.

Place $\frac{3}{4}$ " dressed grounds back of all trim. Supply blocks to mason and instruct him where to build in same for the attachments of all trim to outside tile walls which will not be furred.

All frames for double hung ~~win~~ sash to be fitted with antifriction, rust proof, pulleys securely fastened into $\frac{7}{8}$ " yellow pine styles of usual box frame construction in tile wall with dividing strip between weights.

Outside door frames ~~for~~ to be 1 $\frac{3}{4}$ " rabbeted. Hinged window frames to be similar to outside doors except with special rabbet as per detail.

Inside door jambs to be $\frac{7}{8}$ " well blocked at place where hinges are to come. Sash to be 1 $\frac{3}{4}$ " thick and meeting rail of double hung windows with glass over 30" wide to be of extra size. Hang with sampson's spot sash cord or equal, using cast iron pulley weights of proper size.

Rough Flooring to be 1 x 6" fencing #1 Hemlock, well nailed. Rough flooring where marked tile or cement to be dropped between joist 1" below top of same.

Finish Floors to be of wood as marked on plans; of first and second clear L.&D. 2" face (to be plain sawed red oak unless otherwise noted)

Deafening. Put one thickness of Neponset Florian or Linofelt $\frac{1}{4}$ " thick sound deadening felt over rough floor in second floor and over which lay $1\frac{1}{2}$ " x $1\frac{1}{2}$ " #1 Hemlock strips nailed at ~~one~~ ends only, 16" on centers.

Inside Finish to be as per drawings. Oak to be #1 plain sawed clear Red Oak. Birch to be clear red Birch, unselected as to color.

Picture Moulding in Living Room, Dining Room, Halls and Chambers to be placed $\frac{1}{2}$ " below ceiling.

Chair Rail in Stairway and second story hall, to be 3'0" high. In Kitchen Pantry and Bath Room 5'0" high.

Plate Rail to be as per detail in Dining Room & Reception Rm.

Base in all plastered rooms as per detail.

Casing and Stops around all openings in plastered rooms as per detail.

Inside Doors to be 5 paneled veneered on built up pine core $1\frac{1}{2}$ " thick unless otherwise marked.

Outside Doors to be solid $1\frac{1}{2}$ " thick, and paneled as per drawings 6'8" high unless otherwise marked. All outside doors adjoining wood floors to have thresholds $\frac{5}{8}$ " thick, of same material as floor.

Stairs to run from landing to second floor as shown on drawings. Treads of maple to be $1\frac{3}{8}$ ", risers $\frac{7}{8}$ " and strings $\frac{7}{8}$ " in thickness all to be put together in a thorough manner, according to best practise:

Stairs to basement to be of Yellow Pine Plank and stairs from second floor to attic to be of rough Yellow Pine to slide in top of door hinged at one end in ceiling all counterbalanced as shown.

Rear Porch to have $7/8$ " x 4 " Clear Fir M. & D. Flooring. Treads to be built of $1-3/8$ " x 3 " S4S open joints and $1-3/4$ " strings and $7/8$ " risers. Use 1 " x 3 " balusters 2 " apart with 2 " x 3 " top and bottom rails with 4 " x 4 " newel all as shown, all of fir.

Closets to have $3\frac{1}{2}$ " x $7/8$ " hook strips all around, with hooks spaced every 8 " and with 2 shelves on shelf cleats, as directed where shown.

Cabinet work including Bookcases and seats, China cabinet, medicine cases and cases in pantry and kitchen, to be made as per detail, of wood rooms are trimmed in.

Hardware, carpenter contractor is to finish all necessary rough hardware to securely fasten his work in place, including nails, screws, anchors, weights, pulleys, stop adjuster screws, coat hooks, joist hangers, sash cord, etc.

He is to furnish and put in place, the finish hardware as selected by the owner, and will allow \$75.00 in his bid for same. Any change from this price by the owners selection, is to be properly credited.

All sheet metal unless otherwise mentioned, is to be of #24 galvanized iron as shown.

Gutters to be of stock design, similar to that shown on drawings.

Down spouts to be corrugated 3" x 4", fitted with basket at top and located as shown, securely fastened to but not against building, with galvanized iron hooks. Cement into sewer hub at grade left by plumber.

All sheet metal is to be given a good coat of red lead and linseed oil ^{paint} before erection by this contractor.

SEWER WORK unless otherwise marked, to be of standard Akron salt glazed 6" pipe, laid in good cement mortar joists, and to extend from sewer stub at curb to points as shown. All work to be done according to best practice laid with a good uniform pitch throughout without right angles and as near a straight line as possible.

Place cleanouts with brass screw tops where necessary to provide access to road every part of the sewer system.

Catch basin to be built of brick laid in good cement mortar and provided with rim and iron cover.

Floor drains where marked, ~~xxxxxxx~~ to be provided with a water trap and Duffy #5 No. 1 Strainer.

4" SOIL & 2" WASTE to be of extra heavy tarred cast iron pipe and to extend up through the roof with increasers and installed according to best sanitary engineering practice and to comply with local requirements. All fixtures to be trapped, vented and revented.

A 2" galvanized iron ice box drain pipe is to run to ~~snd~~ and drain into laundry trays as directed with Galv. drain cap and Trap.

WATER SUPPLY connect with stub at curb with a 1" main supply pipe, with branches of size to supply all fixtures as shown.

All water pipes above ground to be of heavy galvanized wrought iron, and all water pipes in ground to be strong lead pipes.

A check and waste is to be placed on main supply pipe, where it enters the building, also one at the base of each riser, and on sill cock supplies inside of building.

Run supply to and place sill cocks at two points where shown on drawings; also boiler supply to boiler as located. (Steam fitter will connect) Hot water is to be supplied to all fixtures except to water closets with a circulation return pipe run within 3'-0" of each fixture outlet, to insure perfect circulation. Supply and place where shown a 60 gal. hot water storage tank, connected with a Wilks No. 1 Water heater and Garbage Burner, or one similarly made by the Herbert Boiler Co. at Root and La Salle Sts. Chicago.

Fixtures are to be as follows: Water Closet is to be Republic plate R-1126 "Senate" water closet combination each furnished with R-1281 vitroware low tank, fitted inside with a five year indestructible flushing device and Relio high pressure elevated ball cock, N.P. brass flush connections, N.P. brass supply pipes to floor with wheel handle stop valve, R-1305 semi-saddle birch mahogany seat and cover, regular floor bolts and washers. is to be

Lavatory/Republic Plate R-2024 20 x 24" "Kenwood" vitroware lavatory with integral back on square vitroware pedestals, each furnished with R-2532 N.P. compression basin cocks, with all china handles, R-2666 N.P. supply pipes to wall, no stop, ~~xxxxxxx~~ R-2501 N.P. pop-up waste with china knob, R-2671 1 1/4" N.P. cast brass "P" trap with waste to wall, no vent.

Bath Tub is to be Republic plate R-3165 5 1/2" "Togo" enam. iron roll rim bath tub, new design on legs, with exterior ground smooth for painters finish, each furnished with R-3321 combination compression top nozzle supply and pop-up waste fixture through rim with all china handles and china knobs and 1/2" N.P. brass supply pipes to floor.

Kitchen Sink to be Republic Plate R-4076 20x30" Superb" enam. iron roll rim one piece kitchen sink with 24" integral left hand drain board and 12" back on concealed hangers.

Cont'd. on sheet # 2

cont'd from Sheet 11

Set sink up 34" from floor, each furn, with R-2612 $\frac{1}{2}$ " N. P. Quatrun bibbs, with china handles and R-2671 1 $\frac{1}{2}$ " N. P. cast brass "P" trap, with waste to wall.

Laundry Trays Republic Plate R-5080 three-part "Cobden" Granitine laundry trays with patent metallic rim and wringer guards imbedded in ware, with three painted iron Neverslip wash traylegs, and $\frac{1}{2}$ " finished brass wash tray stubs compression bibbs, one arranged for hose.

Basement Water Closet Republic plate R-1151 "Loco" water closet combination, furn- with #55 low down bent round cornered oak tank, fitted inside with a five year indestructo flushing device and Relio high pressure elevated ball cock, N. P. brass flush connections, N. P. brass supply pipes to floor, no stop valves, R-1305 oak seat and cover, N. P. floor bolts and washers.

Similar fixtures of another manufacture may be used upon architect's approval at the time of signing the contract.

GAS FITTING Run gas supply pipes to each outlet as shown, all according to company's regulations.

GENERAL The plumber will give to mason and other mechanic's the location of his pipe which will affect their work. All work must be done in accord with the rule of the local authorities and best engineering practices.

Cost of all permits to be included in the contract price.

Give a separate figure for a 4" in drain tile laid in crushed stone or gravel at least 6" each way from same all around it; this to be run around inside of outside footings and under basement floors with two gravel basins with iron screw cleanout covers placed as directed and drained to sewer.

LATH the partitions and ceiling in the first and second stories and basement ceiling and as noted, to be lathed with soft pine lath free from knots and bark and placed no less than $\frac{1}{4}$ " apart on the partitions, $\frac{3}{8}$ " apart on the ceilings, and $\frac{3}{16}$ " apart where hard plaster is used; broken every seventh course and all corners made solid. This contractor will report any defects on the part of other workmen, which effect the security or accuracy of the work of this contractor, to the architect. No vertical lathing or lath extending from one room to another will be allowed. Use metal lath on ceiling for a space 10'-0" x 10'-0" over boiler. Place Knapp protection iron corner beads or equal on all ~~corners~~ ^{exposed}.

Plaster all above lath and the inside of all exterior tile walls in the first and second stories not otherwise noted with one (1) brown coat composed of one (1) bbl. of lime to three (3) bbls. clean sharp sand and one (1) bu. of mixed hair and fibre.

When perfectly dry apply a coat of hard finish (except on basement ceiling) composed of one (1) part of plaster of Paris to $(2\frac{1}{2})$ two and one half parts of lime, putty and trowel to a smooth hard and glossy finish. All lime to be slacked at least three (3) days before being used, and strained through a fine sieve.

The whole job must be straight, true and Plumb, especially at angles and where woodwork is to be fitted to it.

HARD PLASTER is to be used on dados in kitchen and bathroom 5'-0" high, giving two (2) coats of Adamant hard Plaster, or equal, finished flush and trowled to a hard, smooth, straight and glossy finish.

EXTERIOR Entire exterior tile wall is to be covered with two coats of "Stenecoat" applied as specified by the manufacturers. The Garden City Sand Co., using natural, coarse, rough coat, water proofed.

Alternate the plasterer will also give estimate for doing this exterior work in "Kellastone" instead of Stenecoat.

SPEAKING TUBES: To be run from laundry to kitchen and then to N.W. chambers, with mouthpiece and whistle at each room and so arranged that conversation may be heard between any of the three openings.

A tube to be run from the front door to the N. West chamber, also from the rear door to the N.W. chamber, with open mouthpiece at door end and closing mouthpiece at room end.

BELLS: There will be a bell in kitchen operated by push button at front door, and another sounding bell in kitchen operated from kitchen door.

These bells to be operated on current taken from the lights system and without batteries.

INSPECTIONS: The complete installation shall meet the requirements of the local authorities and the Board of Fire Underwriters, whose certificate must be presented at request for final payment. The cost of same to be included in the contractor's estimate.

GUARANTEE: This contractor shall guarantee his work for one (1) year from date of final certificate, and shall keep same in perfect repair during that time unless damaged by cause beyond his control and not due to his poor workmanship or material.

WIRING: All light wires are to be run in conduits. Run wires to all outlets as indicated on plans and schedule.

Fixtures shall be installed by this contractor.

Group and tape the wires at outlets ready to connect

This contractor to secure and pay for all necessary

same.
permits.

LIGHT SCHEDULE

Location	Outlet	No.	Lts.	Switches
Basement				
Laundry	1 ceil	1		
Space	1 ceil	1		
Boiler	1 ceil	1		
FIRST STORY				
End	1 ceil	1		1 at hall
Rec. Hall	1 ceil	1		1 3 W.
Liv. Room	1 wall	1		
Liv. Room	1 ceil	3		1
Din. Room	1 ceil	3		1
Sun. Parlor	1 ceil	1		1 in Din. Rm.
Pantry	1 ceil	1		
Kitchen	1 ceil	1		
SECOND STORY				
Hall	1 ceil	1		2 3 W.
N.E. Chamber	1 ceil	1		
Bath Room	1 ceil	1		
S.E. Chamber	1 ceil	1		
S.W. Chamber	2 ceil	2		
N.W. "	2 "	2		
	Attic	1		1 switch.

All ceiling lights to be drops, and to be placed clear of swing of doors.

WINDOW GLASS: Unless otherwise marked will be A-A double strength clear glass. Where glass is marked "obs." on plans Florentine pattern obscured glass is to be used. Window glass is to be closely fitted, sprigged, back-puttied and puttied using Elastic Glazing composition putty to be had of Geo. Carpenter & Co., Chicago.

MIRRORS: are to be set as marked on plans at coat closet door, R. W. Chamber closet door and Medicine Cabinet full size of paneling. Mirrors are to be of best American plain plate and set in moldings supplied by others.

LEADED GLASS: where shown is to ~~be~~ have stiff composition muntin bars. Working diagram of same is to be submitted for architect's approval before work is started on same.

All glass to be of the first quality and set according to best glaziers practice.

GENERAL: All colors are to be from sample approved by the architect on application from the contractor.
The entire work to be done according to best painters practice.

Other materials and of other manufacture of equal grade may be substituted by the contractor as he wishes, but only on the approval of the architect before ordering.

PAINT: All exterior woodwork a good coat of priming on arrival at the building, and all exterior iron and woodwork is to be given two additional coats of pure white lead and pure linseed oil paint, of color as directed. All basements to be given two coats of paint.

INTERIOR FINISH of birch except in Bath Room to be given a coat of stain and two coats of Pratt & Lamberts, 110 Coach Varnish. All oak finish to be given a coat of stain and Wheelers paste filler, and one coat of schillac and one heavy coat of wax.

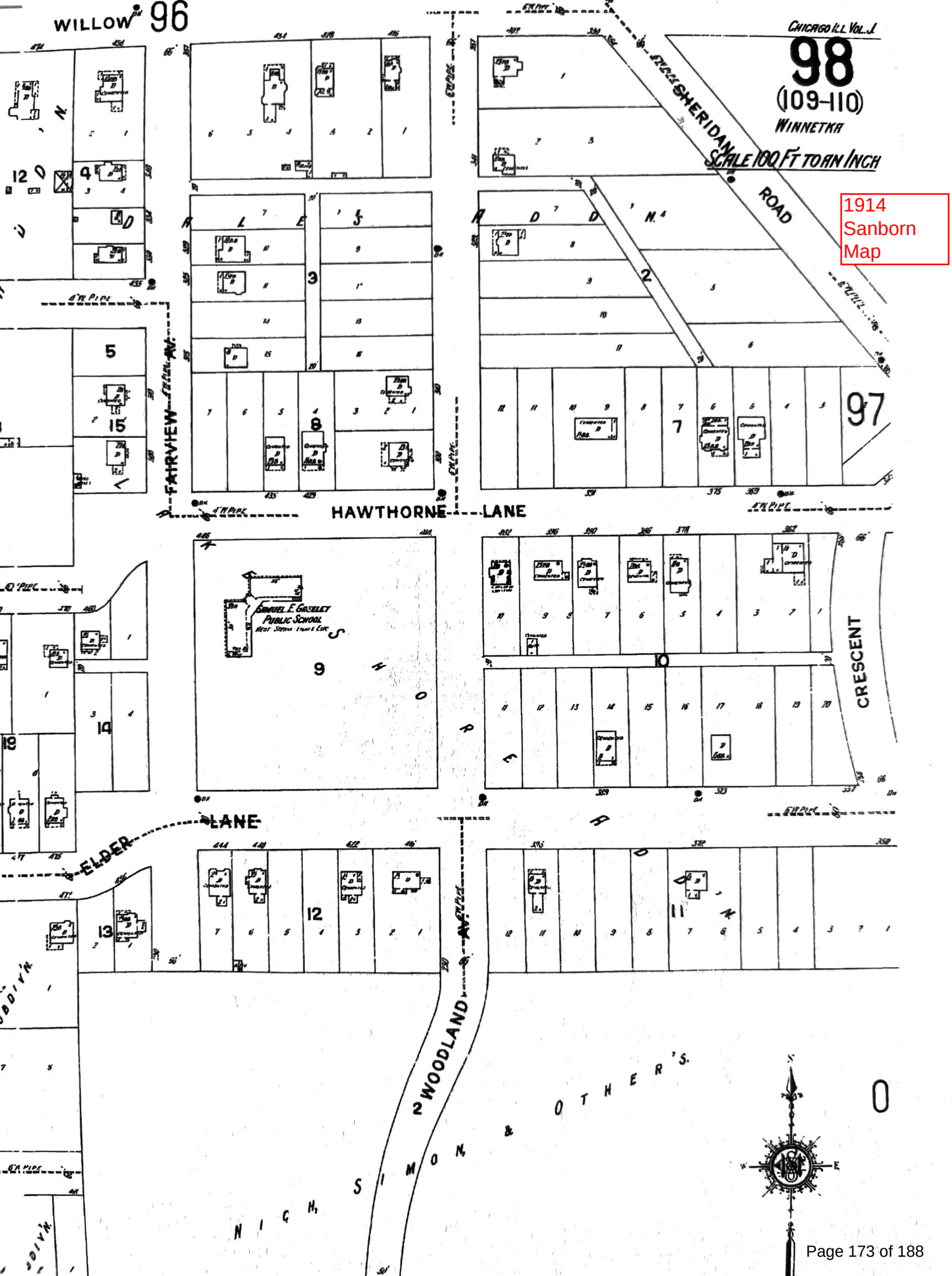
All oak floors and window stools are to be filled with Wheelers paste filler, stained as directed, and given two coats of Standard Varnish Co's. "STANVAR".
Bath Room is to be given two coats of Robert's Enamel, (Dull White) to be had of C. H. Bell, phone Franklin 992

DECORATING: All finished plaster walls and ceilings unless otherwise noted, will be given one coat of best hard oil size and then tinted with Murasco color as selected.
The Dado in the Dining Room, Vestibule and Reception Hall 6'-0" high and in stairway, on level with and parallel to rail to second story hall, is to have linowall thoroughly applied with vertical joints covered with wood strips, furnished by the carpenter. Linowall pattern will be in imitation of oak graining.
The dado, walls and ceiling in kitchen and bathroom to be given two coats of Durasco Silicote Paint applied as per manufacturers instructions, Agents at 136 W. Lake St., Chicago, 'phone Main 4030.

BATH ROOM: is to have a floor of 1" hexagonal dull finish tile with a small rosette pattern in blue and with a $1\frac{1}{2}$ " sanitary base set flush with plaster.

VESTIBULE: will have a floor of 6"x6" red tile with a $1\frac{1}{2}$ " base at edge for wood base to finish on, laid in wide black joints. All tile to be laid on a concrete base 3" thick flush with adjoining floors with joints true and straight and parallel with walls adjoining if possible and thoroughly bedded in cement according to best tile setters practice.

1914
Sanborn
Map



WINNETKA ARCHITECTURAL SURVEY

NO. _____

DATE _____

Street Address 402 Hawthorn Lane

Current Owner Children of H. B. McKenzie Years 1914 to 1982

Original Owner Hugh B. McKenzie Years _____ to _____

Other Owners _____ Years _____ to _____

_____ Years _____ to _____

_____ Years _____ to _____

Construction Date 1913-14

DESCRIBE

Dates of Additions _____

or

Major Alterations _____

Architect / ~~Builder~~ Frank R. Baker

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

Provide other
information
if available



ARCHITECTURAL INFORMATION & PHYSICAL FEATURES

Number of stories 2

Exterior Wall Materials Tile

Foundation material Tile

Roof Material Asphalt shingle

Entrance (Front/Side) Front

Roof Type _____

Windows (Type) Casement

Garage separate from house

Other Features: _____

General Comments: (History, Sources, Anecdotes, etc.)

The streets were not paved — dirt only. Wooden
planks at corner to serve as walk. Storm
sewers laid when Sheridan Rd was paved.

ADDRESS: _____

SITE & STREET PLAN



Woodland Ave

Hawthorn Lane

□ (corner - south east)

Survey By: _____

Date: _____

Survey Revised by: _____

Date: _____

Date: _____

28

82.5%



neg # 7m

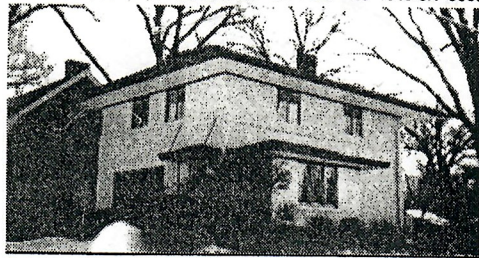
28a

97%



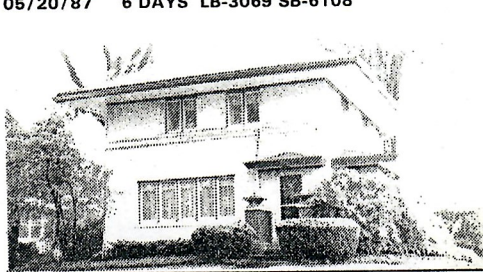
neg # 3

#08162 OLP-\$395,000 LP-\$369,000 SP-\$340,000
CCD-05/25/90 CD-07/09/90 DOM- 94 PS-0 CB-4048 CA- 33836



402 HAWTHORN WINNETKA 90090251
Zp 60093 - Ar 93 Sub SOUTHEAST WINNETKA C COO T NEWTR
Corp SHERIDAN 2 B Mod PRAIRIE Ownship FS Blt 1914
Lds LNDSCPD PF Ldm 60 X 172 Torrens N
Rm 8 Br 4 Bth 1.1 MBB N DR SEP Fp 0 Bas FUL-UNF*
Sty COLONIAL Typ 2 STRY Ext SC Gar 2.5 CARS,*
Heat GAS,RDTRS A/C Imp SWR-MUN,SWR-STRM,W*
Rsz LCW LCW Pl 521 407001 Tx 2800. - 88HO
LR 19X13 1 NY MB 13X13 2 NN GS GREELE 36 Assn Dues NONEKN
DR 13X11 1 NN B2 13X11 2 NN JH WASHBU 36 Trm
KT 13X10 1 NN B3 11X9 2 NN HS NEWTR 203 Pos CLOSING
EA BAR B4 10X10 2 NN Ot FHC Cord 3 N 4 W 0 S
FR 10X9 1 NN Show-CLO BY APPOINTMENT BBCLO
Rmrks BRILLIANT EXAMPLE OF PRAIRIE ARCHITECTURE. STAINED GLASS, OAK WOODWORK & WAINSCOTING. NEW KIT
CHEN & POWDER RM. STEEL BEAM CONSTRUCTION. WONDERFUL
Dir YARD. SEE AGENT FOR EXCLUSIONS.
Owner OWNER OF RECORD Ph
Broker FIRST UNITED, REALTORS ID# 3490 Ph 441-7500
Agent KATHY ALMOND ID# 32579 Ph 446-7318

#00060 L-\$235,000 S-\$235,000 CASH
05/20/87 6 DAYS LB-3069 SB-6108



Ad 402 HAWTHORN Cty WINNETKA Ar 40 L# 87 04890
Dir 2 BLOCKS WEST OF SHERIDAN 3 BLKS N OF HILL Zp 60093
Rms 7 Br 4 Bth 1 Fp N Bsm Y Blt 1914 Torrens
Sty COLONIAL Str 2 Ext STUCCO Gar 1 CAR,DETACH*
Ltsz 50 X 150 APPROX. Tax1985 2091 Ho Y Hs Y Inc Y
Heat GAS,HW A/C Poss 11/1/87 TO 12/31/87
Elec 110 Sewer SANITARY Water CITY Spa NONE
Appl RNG & O,KIT REF
Schools GREELEY,WASHBURN,NEW TRIER HIGH SCHOOL
Transp NORTHWESTERN,RTA C 3 %-100/2-1/2 % BAL
Liv 1 Y 18.7 X 13.5 Mbr 2 11 X 13 Fam 1 10 X 8
Din 1 N 11 X 12.10 Br2 2 10.6 X 8.6
Comb N Sep Y L N Br3 2 9.8 X 11.5
Kit 1 N 7 X 9 Br4 2 12.1 X 13.3
Mbb N Xrm
Brokers Opinion WONDERFUL SOUTHEAST LOCATION. PRAIRIE
STYLE. CORNER CUPBOARDS WITH STAINED GLASS, WAINSCOTING
AND NATURAL WOODWORK IN EXQUISITE DARK STAINED OAK.
ONE FAMILY HOME. KITCHEN AND BATHROOM NEED UPDATING.
Brok KAHN MANIERRE No 3069 Ph 446-4000
Slsp JOAN MANIERRE No 92 Ph 446-2703
CORNER LOT BY GREELEY SCHOOL. STEEL BEAM CONSTRUCTION.
CIRCUIT BREAKERS, BOILER APPROXIMATELY 15-20 YEARS OLD.
PULLDOWN STAIRWAY TO ATTIC STORAGE. BASEMENT HAS
OUTSIDE ENTRANCE.

Equip
Out PORCH
Info -30D POSS,SPEC-ASM,TORRENS,ASSOC-FEE,NON-CONFORM,P*
Bsm FULL
Imprv CTY SAN SEW
Faces NORTH Roof ASPH SHNGL Fp # 0
Lot Desc CORNER
Terms NONE
Title Holder IN TRUST
Coordinates N 300 S 0 E 0 W 400

1987 directory

Mckenna O & E 245 Lincln Dr Glenco	835-4188
McKenzie Chas Whitney 1315 Elmwd Av Wilmet	256-0479
McKenzie Harold W 144 Green Bay Rd Glenco	835-2072
McKenzie Hugh B 402 Hawthrn Ln Winetka	446-0493
Mc Kenzie Jas R 1400 Ashlnd Ln Wilmet	256-4105
McKenzie John C 2316 Elmwd Av Wilmet	251-8096
Mc Kenzie Wallace D 484 Park Av Glenco	835-0063

1997 directory

PETERS Raymond A 216 Lawndale WM	272-8050
Reuben 1149 Spruce WM	256-4290
Robt C 797 N Oakwd Av LF	441-8582
Robt H 345 Oaklnd Dr HP	295-2036
Robt J 1224 Hillsd Dr NB	432-5187
Ross 1633 Berkeley Rd HP	272-1332
Ross atty 1304 Woodlnd Dr DF	831-2492
Scott 402 Hawthrn Ln WM	940-8299
	446-2206

JENNIE G. McKENZIE

Mrs. Jennie G. McKenzie, 88, of 402 Hawthorn lane, Winnetka, died Friday in Evanston Hospital.

Born in Chicago, she had lived in Winnetka about 50 years and belonged to Winnetka Congregational Church.

Survivors are her husband, Hugh B. McKenzie, retired office manager of Pacific Mutual Insurance Company's railroad division; a son, Harold W., 144 Green Bay road, Glencoe; two daughters, Miss Louise E. McKenzie, principal of Logan School in Wilmette, and Mrs. John M. Barney of Arlington Heights; four grandchildren; and four great-grandchildren.

Memorial services were conducted Sunday in the Congregational Church by Dr. Lawrence E. Schwarz. Graveside services in Memorial Park Cemetery were private. William H. Scott Funeral Home had charge of arrangements.

Hugh B. McKenzie

Hugh B. McKenzie, 92, of 402 Hawthorn Ln., Winnetka, died Tuesday in Evanston Hospital.

He retired in 1941 as office manager of the railroad division of Pacific Mutual Insurance Co., a Chicago firm he served 35 years.

Born near DeKalb, Mr. McKenzie moved to Winnetka 1914. He was a member of the Winnetka Congregational Church.

Survivors include a son, Harold W., 144 Green Bay Rd., Hubbard Woods; two daughters, Miss Louise McKenzie, at home, and Mrs. John M. Barney of Arlington Heights; four grandchildren; and five great-grandchildren.

N^o 715 500th

APPLICATION FOR BUILDING PERMIT

Winnetka, Ill., April 16 - 18

To the Superintendent of Public Works:

I hereby apply for a permit to build a one
story and ~~basement~~ freest Garage
13 feet Front, 17 feet Deep, 14 feet from ground
to peak, and agree to faithfully comply with the rules and
regulations established, or that may hereafter be estab-
lished, concerning the construction, heating, lighting,
ventilation, drainage and water service of buildings.

The same to be located and built in strict accordance
with description and plans, herewith submitted for your
approval, on Lot No. _____ Block No. _____

Known as No. 402 Hawthorne Lane
Owner H B McKenzie
Architect _____
Mason _____
Builder Harry Martyn

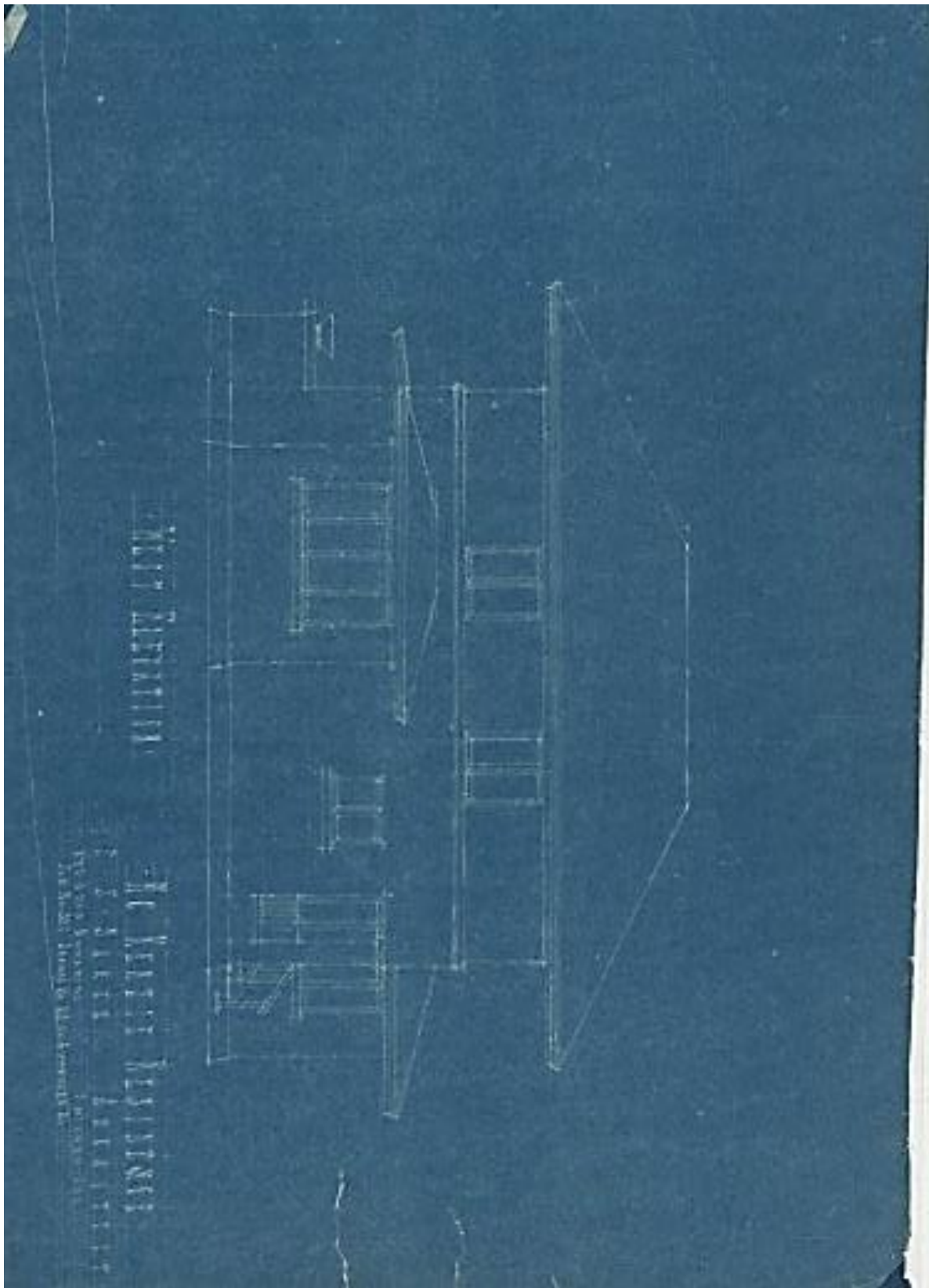
Permit granted April 16 - 18
Amount, \$ 200

Wm J Schults
Superintendent of Public Works.

Cook County Recorder

1993-06-28	MORTGAGE	93494404	310,000.00	↓ Name ↔Type All All NORTHERN TRUST CO GTE PETERS CYNTHIA H GTR PETERS SCOTT N GTR	↓ PIN ↔Address All All 05214070010000 402 HAWTHORN LN
1990-07-24	RELEASE	90353778	0.00	↑ Name ↔Type All All MICHALEK RICHARD GTE MICHALEK CARROLL B GTE LIBERTY FED S&L ASN CHGO GTR	↑ PIN ↔Address All All 05214070010000 402 HAWTHORN LN
1990-07-10	DEED IN TRUST	90329648	340,000.00	↓ Name ↔Type All All HARRIS BK WINNETKA TR GTE MICHALEK CARROLL B GTR MICHALEK RICHARD S GTR	↓ PIN ↔Address All All 05214070010000 402 HAWTHORN LN
2022-06-02	DEED IN TRUST	2215317122	1,025,000.00	↓ Name ↔Type All All CHICAGO TITLE LAND TRUST CO TR GTE PETERS CYNTHIA H GTR PETERS SCOTT N GTR	↓ PIN ↔Address All All 05214070010000 402 HAWTHORN LN
2020-11-03	RELEASE	2030606321	0.00	↑ Name ↔Type All All PETERS SCOTT N GTE PETERS CYNTHIA H GTE BANK OF AMER NA GTR	↑ PIN ↔Address All All 05214070010000 402 HAWTHORN LN
2011-08-11	RELEASE	1122317002	None	↓ Name ↔Type All All NORTHERN TRUST CO GTR PETEERS SCOTT N GTE PETERS CYNTHIA H GTE	↓ PIN ↔Address All All 05214070010000 402 HAWTHORN LN

1913 original blueprint for 402 Hawthorn by Frank S. Baker



Frank S. Baker Article Snippets

Construction News, 1912

Frank S. Baker, architect, wishes to announce his removal from the Harris Trust building, where he occupied a suite with Seney, Rogers & Co., to the new Otis building, 10 South La Salle street, Chicago, where he is so situated as to give his undivided attention to his personal clients. In addition to serving them by designing and supervising the construction of artistic and economically planned structures, he will also be in a position to assist them in financing such projects, under proper conditions, even to the entire cost of the building.

City Chicago Blue Book, 1913

Baker, Frank S., Architect of 10 South La Salle Street, was born May 2, 1874. He has been practicing his profession in Chicago for the past eighteen years.

University of Illinois Alumni Record, 1913

4964. FRANK ANTHONY WARD

B. S. in Arch. Decoration; b. Aug. 24, 1888, Sterling, Ill.; s. Henry Clay & Mary Catherine (Anthony) Ward. Prepared in Sterling and Coloma Twp. H. S. Univ. Acad. Glee Club; Arch. Club (Pres.); Sigma Alpha Epsilon. Designer, with Frank S. Baker, Architect, Chicago; Supt., The Guaranty Constr. Co., Chicago, 1911, Myron Hunt, Archt. Los Angeles, 1912; also Frank T. Kegley and Withey & Davis, Los Angeles, 1912. Address, 1788 W. 24th St., Los Angeles, Calif.

The Economist, 1916

Frank S. Baker has finished plans for a two-story flat building, 33x64 feet, to be erected for John F. Voight at East Sixty-ninth street and Jeffery avenue. It will cost \$7,000.

ABOUT KNAUER

Knauer Incorporated, founded in 1984, is an exceptional Architecture, Interior Design, and Engineering firm providing their clients with added value consulting and direction services.

We are exceptional because of our many successful projects in the hospitality industry. We are exceptional because of our reputation as creative designers and qualified architects. We are exceptional because we understand our client's business and the design business.

We have distinguished ourselves by our experience and resourcefulness. In the past 27 years since Knauer Incorporated was founded, we have completed thousands of projects including hotels, restaurants, casinos, nightclubs, resorts, and specialty retail stores, all successful designs for places where people want to be and buy.

Our approach to a project, which we call concept development, is a unified package of Architecture, Interior Design, Planning, Engineering, and Graphic Design. Our unified package is a holistic approach to design where the whole is greater than the sum of the parts. This approach is market driven, meeting the needs of our clients and their guests, while helping our clients maximize the project potential as realized through their return on investment (ROI).

Our goal is for a customer to walk in and not only say "Wow," but for that customer to remember the whole experience, remember how comfortable they felt in the space, and come away with a memorable experience and the desire to return.

Design has the potential to influence our world. We take that philosophy seriously and are respectful of the responsibility we have in shaping our client's world. We endeavor to create intelligent designs that exhibit timeless and enduring qualities while performing to the fullest and respecting our environment. We are never limited to known or redundant solutions. We use our many years of experience to develop new and better ones.

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 402 Hawthorn, Winnetka

Parcel Identification Number(s) (PIN): 05-21-407-001-0000

Description of all structures to be demolished: 2F HOUSE + GARAGE

Current Property Owner Information

Legal Name: Chicago Land Trust

008002383381

Primary Contact: Kathleen O'Dowd

Address: _____

City, State, Zip: Winnetka, IL

Phone No: _____

Email: _____

Date owner acquired property: 5-26-2022

Applicant Information

Legal Name: Kathleen O'Dowd

Primary Contact: Same

Address: _____

City, State, Zip: _____

Phone No: _____

Email: _____

Applicant's relationship to current property owner: Land Trust Holder

(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 processing of this application.

Signature of Applicant: _____ Date 7-15-2022

Print Name & Title: Kathleen O'Donnell

Signatures of Property Owner(s): _____ Date 7-15-2022

Print Name & Title: Kathleen O'Donnell Property Address: 402 Hawthorn

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

From: [REDACTED]
To: [Christopher Marx](#)
Subject: Re: 402 Hawthorn - Demolition Schedule
Date: Monday, July 11, 2022 3:47:52 PM

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

Hi, Chris -
That is totally reasonable.

Let's say 4/3/23 start date, 4/14/23 end date.

Thank you for your help.
Kind Regards
Kathie

On Mon, Jul 11, 2022 at 3:32 PM Christopher Marx <CMarx@winnetka.org> wrote:

Kathie,

Good afternoon. Regarding the proposed demolition schedule regarding the property at 402 Hawthorn, I know that you have stated it's been in flux and contingent based on your building plans. For the purposes of the staff report, I will need a specific day that you figure it will begin and a specific day that it will conclude. As a reminder, it is not in any way binding, but it is information the applicant is required to provide in advance of the public hearing in front of the LPC.

Feel free to call me if necessary.

-Chris

Christopher Marx, AICP
Associate Planner

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