



Village of Winnetka

Landmark Preservation Commission Meeting

October 3, 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 August 11, 2022, Meeting Minutes
4. **Demolition Permit Applications**
 - a. **Case No. 22-19-LPC - 598 Birch Street:** Review of the demolition permit application submitted for the single-family residence at 598 Birch Street.
 - b. **Case No. 22-20-LPC - 901 Greenwood Avenue:** Review of the demolition permit application submitted for the single-family residence at 901 Greenwood Avenue.
 - c. **Case No. 22-21-LPC - 525 Ash Street:** Review of the demolition permit application submitted for the single-family residence at 525 Ash Street.
 - d. **Case No. 22-25-LPC - 604 Willow Road:** Review of the demolition permit application submitted for the single-family residence at 604 Willow Road.
5. **Historical Architectural Impact Studies (HAIS)**
 - a. **Case No. 22-15-LPC - 205 Chestnut Street:** Review of the Historical Architectural Impact Study (HAIS) for the single-family residence at 205 Chestnut Street.
6. **Other Business**
 - a. November 7, 2022, Meeting - Quorum Check
7. **Adjournment**

NOTICE

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

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

**LANDMARK PRESERVATION COMMISSION
AUGUST 11, 2022 SPECIAL MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Beth Ann Papoutsis
Joseph Stuart

Non-Voting Member Present:

Bob Dearborn

Members Absent:

Laura Good
Paul Weaver

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:10 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comment

No public comment was made at this time.

Approval of August 1, 2022 Meeting Minutes.

Chairman Coladarci asked if there were any comments to be made to the August 1, 2022 meeting minutes or for a motion to approve. Ms. Papoutsis moved to approve the August 1, 2022 meeting minutes. Mr. Stuart seconded the motion. A vote was taken and the motion unanimously passed:

AYES: Coladarci, Enck, Papoutsis, Stuart

NAYS: None

NON-VOTING: Dearborn

Alterations to Locally Designated Landmarks.

a. Case No. 22-18-LPC – 507 Cedar Street: Advisory review of proposed alterations to 507 Cedar Street, a locally designated landmark

Mr. Marx identified the proposed alterations to be made by the property owner relating to windows on the west side of the home which faced the street. He noted the current windows are not original to the home and need to be replaced since they are in a state of disrepair. Mr. Marx also stated the custom order Marvin windows to be installed would more represent the original windows at the time of the home's construction. He referred to Figure 2 on page 2 showing the original window's shape and the plan to restore the window opening to its original shape. He also stated minor stucco touchup would be done as well as a matching bracket for the north/south windows. Mr. Marx then asked if there were any questions.

Chairman Coladarci stated it appeared the home is being returned to its original look and would be more consistent with its landmark status. Mr. Marx stated the renovation would maintain the home's integrity and return the home to its original appearance. Mr. Enck asked if the current windows are divided light. Michael Levitin, the property owner, stated sliding doors with divided windows were installed years ago and described the windows' dilapidated condition. He then described the trim which would be installed to match the remaining home's trim. Ms. Papoutsis thanked the applicant for his diligence in terms of preserving the home's integrity.

Mr. Dearborn asked that before and after pictures be taken since the renovation may qualify for a landmark preservation award. Mr. Levitin indicated the home may be a George Mayer home and described the previous alterations done to the home's windows. He added the home was built in 1909 and identified the home's first owners and its history. Mr. Dearborn referred to the home's prominent location on the Village Green and commented they appreciated the work being done. Mr. Stuart asked if the porch windows would function as

1 regular windows and Mr. Levitin described how the operable casement windows would function. Mr. Levitin also
2 identified Mike Kelly as the project architect. No additional questions were raised at this time.
3

4 Chairman Coladarci then called the matter in for discussion. Mr. Marx identified the language on page nos. 2-3 of
5 the agenda report to be used for the motion. Chairman Coladarci asked the Commission Members if they felt the
6 alterations are inappropriate. No comments were made at this time. Chairman Coladarci then asked for a motion
7 to approve the request as indicated on page 7. A motion was made by Mr. Enck as indicated on page 7. Several
8 Commission Members seconded the motion. A vote was taken and the motion unanimously passed:

9 AYES: Coladarci, Enck, Papoutsis, Stuart

10 NAYS: None

11 NON-VOTING: Dearborn
12

13 **Other Business.**

14 a. September 19, 2022 Meeting – Quorum Check.

15 The Commission Members discussed their availability.
16

17 b. Comprehensive Plan Update.

18 Mr. Marx stated there have been no new updates to report.
19

20 **Adjournment:**

21 Chairman Coladarci asked for a motion to adjourn. A motion was made by Ms. Papoutsis and seconded by Mr.
22 Stuart. A vote was taken and the motion unanimously passed:

23 AYES: Coladarci, Enck, Papoutsis, Stuart

24 NAYS: None

25 NON-VOTING: Dearborn

26 The meeting adjourned at 7:30 p.m.
27

28 Respectfully submitted,

29 Antionette Johnson

30 Recording Secretary
31
32



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: SEPTEMBER 29, 2022
SUBJECT: 598 BIRCH - DEMOLITION PERMIT (CASE NO. 22-19-LPC)

INTRODUCTION	
Meeting Date	October 3, 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	598 Birch Street (See Attachment A – Aerial Map)
Property Owner	598 Birch LLC
Application Submitted by	598 Birch LLC, represented 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 not received any written comment from the public regarding this application.
PROPERTY DESCRIPTION	
Size	0.18 acres
Location	West side of Birch Street between Pine and Spruce Streets
Improvements	Single-family home with a detached garage
Zoning	R-5 Single-Family Residential
Surrounding Zoning	R-5 Single-Family Residential to the north, west, and south, and B-1 Multi-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 Community Development Department records, Winnetka Historical Society records indicate approximately 1909
Additional Construction Activity	1921 - Add one-story to building, 1924 - Build one-story frame shed, 1946 - Make alterations to single family residence, 1975 - Add a carport to residence
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.

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 home construction has 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 October 3rd 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 October 3rd, 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

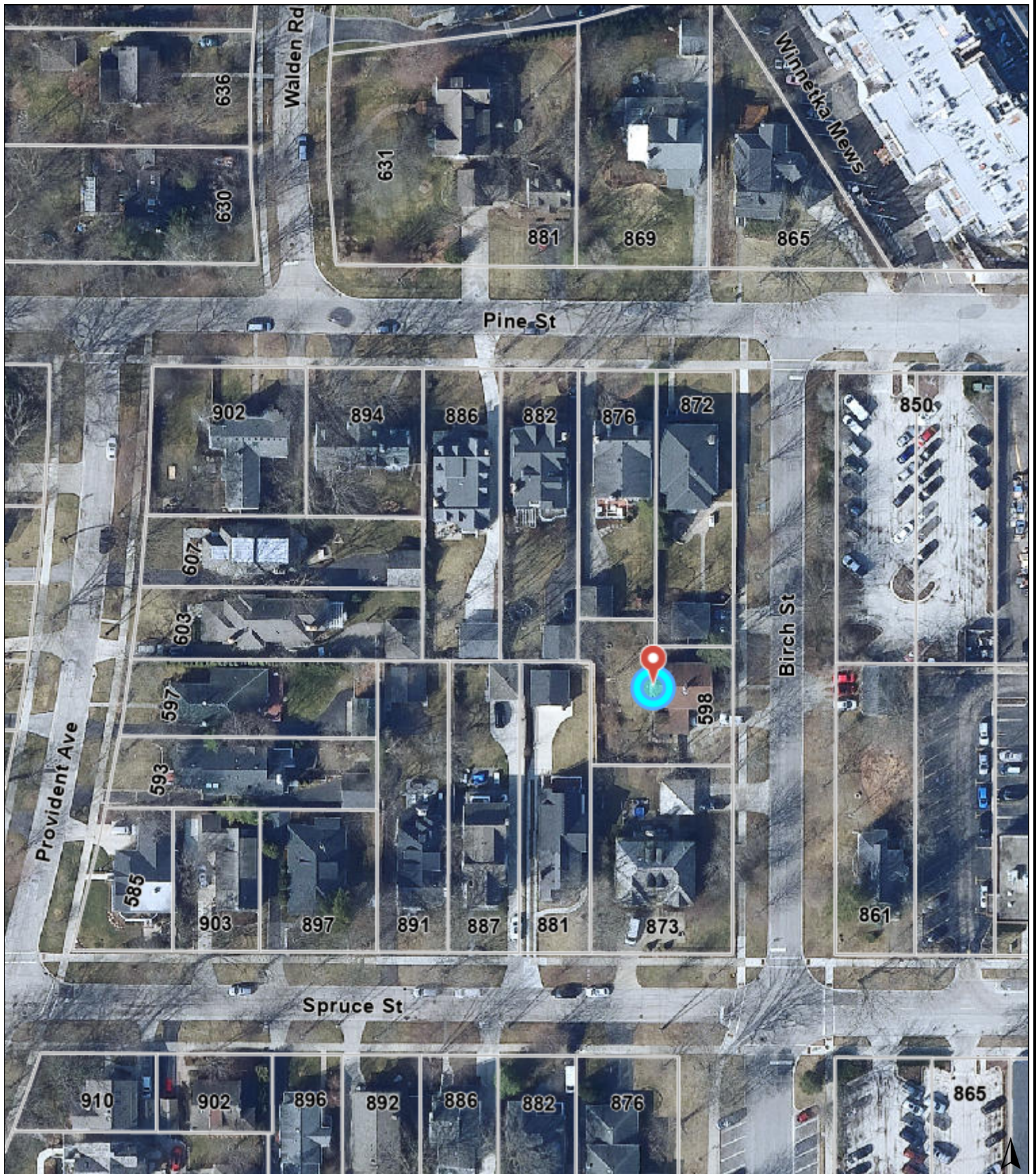
Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A



0 100 200
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: AUGUST 23, 2022
SUBJECT: CASE NO. 22-19: 598 BIRCH STREET

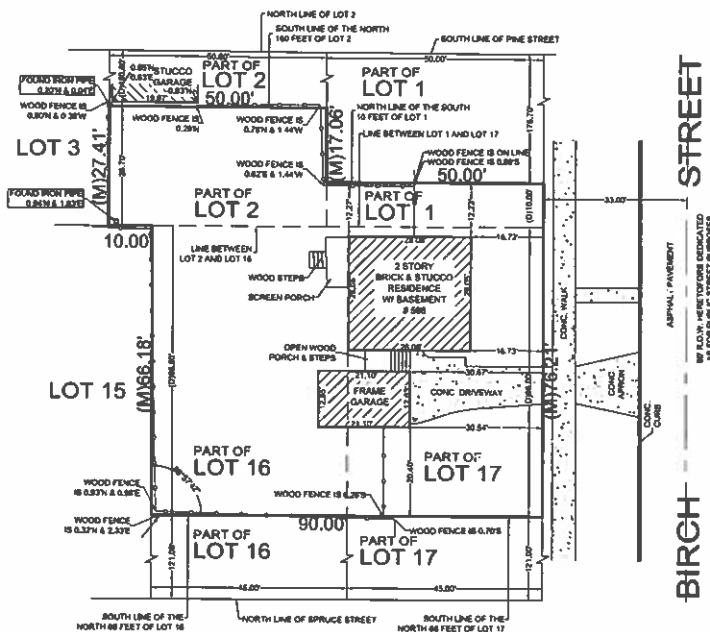
INTRODUCTION

On September 19, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence at 598 Birch 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 Thursday, September 8, 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>
4-7-1921	Add one-story to building	Windes & Marsh	Not listed
1-3-1924	Build one-story frame shed	Windes & Marsh	Not listed
3-20-1946	Make alterations to single family residence	Harvey J. Wishart	Herman H. Lackner
5-14-1975	Add a carport to a residence	Harvey J. Wishart	Herman Lackner & Associates



UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60005
TEL.: (847) 299-1010 FAX: (847) 299-5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF
THE SOUTH 10 FEET OF LOT 1 AND ALL OF LOT 2 (EXCEPT THE NORTH 100 FEET THEREOF) AND THE NORTH 86 FEET OF LOTS 16 AND 17 AS A TRACT IN BLOCK 1 IN PROVIDENT MUTUAL LAND ASSOCIATION SUBDIVISION OF BLOCKS 7, 8, 9, 10, 11, 12, 28, 29, 30, 31, 32, 33, 54, 55, 56, 57, 58, AND 59 IN THE VILLAGE OF WINNETKA, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 546 BIRCH STREET, WINNETKA, ILLINOIS

PERMANENT INDEX NUMBER: 05-20-201-024-0000

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

I, ROY G. LAWNCZAK, 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, JUNE 09, A.D. 2022.

BY: *Roy G. Lawnczak*
ROY G. LAWNCZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004518
LICENSE EXPIRES: APRIL 30, 2023

ORDERED BY:	
NOAH PROPERTIES	
SCALE: 1" = 15'	
DATE: JUNE 9, 2022	
FILE No.:	
2022 - 30178	
DATE	REVISION

LEGEND	ABBREVIATIONS
(D)	DEED DATA
(M)	MEASURED DATA







ATTACHMENT B



PROPERTY RESEARCH COVERSHEET



Address: 598 Birch

Construction Details:

Original construction date: c. 1909

Construction type: Brick/stucco

Style: Gable Front/Tudor Revival

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Frank Windes and Don Marsh	By 1912 – c. 1946	Building permit application, 1912 directory, 1942 directory, HAIS for 873 Spruce, selection of WHS materials related to Frank Windes and Windes & Marsh ¹	Windes & Marsh were Winnetka's Village Engineers. Windes was also the Village Assessor and Village Marshall, member of Winnetka's Board of Education, active in organizations such as the Freemasons and the Rotary Club, and taught Winnetka's first manual training courses at Academy Hall. Windes founded the Winnetka Historical Society.
Harvey J. and Patricia Wishart	c. 1946 – at least 1982	Building permit application, real estate listing, 1979 directory, <i>Winnetka Talk</i> obituary	
Janet and Gordon McCullough Possible tenants: Shinya Aizawa Mitchell Batkin	By 1986 – 2001 By 1990 – c. 1997 1998	Ancestry.com records, 1990 directory, Cook County Recorder records	

¹ The Winnetka Historical Society has hundreds (perhaps thousands) of materials produced by or related to Frank Windes and the work he did inside his office at 598 Birch. A small selection is attached here.

Judith K. Naper and Daniel T. Crowe	2001 – 2022	Cook County Recorder records, Ancestry.com records, <i>Chicago Tribune</i> obituary	
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ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Windes & Marsh	1921 – add one-story building; 1924 – build one-story frame shed	Excerpts from the HAIS for 873 Spruce related to Frank Windes, selection of WHS materials related to Windes, as well as Windes & Marsh
Herman Lackner	1946 – make alterations to single family residence; 1975 – add a carport to residence	WHS file materials on Herman Lackner.

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

Findings:

Our research indicates that this property maintains historical and architectural significance due to its strong association with Frank Windes. Windes, the original owner and likely the original architect of 598 Birch, arguably contributed more to the structural development of Winnetka than any other single individual. As such, he has been referred to as “Mr. Winnetka.”

Windes was a longtime resident who served the Winnetka community in a number of important ways. For example, throughout his career, he served as Village Assessor, Village Engineer, and Village Marshall. He was a member of Winnetka’s Board of Education, was active in organizations such as the Freemasons and the Rotary Club, and taught Winnetka’s first manual training courses at Academy Hall. Significantly, Windes was a founder of the Winnetka Historical Society. He collected and produced thousands of the Historical Society’s collections materials, many of which were stored in the vault at 598 Birch while Windes searched for a more permanent repository.

As an architect, Windes is responsible for several recognizable buildings and structures. His first Winnetka design was likely his father’s house at 530 Cherry, which he designed when he was a teenager. By 1900, Windes had designed a number of houses in Winnetka, including his own at 873 Spruce.

In 1900, Windes founded his own engineering firm in Winnetka. He was one of the first proponents of the track depression and Skokie Lagoons projects in Winnetka and, significantly, in 1906, produced plans for a bridge over the proposed tracks at Elm Street that were later used for the bridge that exists today.² His plans to turn the Skokie marsh into a series of lagoons were also instrumental in the development and implementation of that project.

In 1909, Windes partnered with Don Marsh and formed the partnership Windes & Marsh. Their office at 598 Birch was likely designed by Windes & Marsh and built shortly after the partnership was formed. There, Windes & Marsh produced and stored hundreds of historic maps and blueprints. Much of what we know about early Winnetka is derived from the work produced and preserved by Windes & Marsh inside their office at 598 Birch.

During their partnership, Windes & Marsh served as city engineers for Winnetka, Glencoe, Kenilworth and Highland Park. Thus, the significance of the work done at 598 Birch extends beyond Winnetka to the North Shore and beyond.

It is also important to note that in 1946, notable architect Herman Lackner converted the Windes & Marsh office and vault into a single-family residence. Lackner designed a number of homes on the North Shore, including 1031 Cherry, 743-749 Elm, 700 Foxdale, 611 Lincoln, 701 Hibbard, and 1155 Willow, to name a few. In 1995, a few years before his death, Lackner was chosen to be interviewed for the Chicago Architects Oral History Project conducted by the Art Institute of Chicago, highlighting the significant contribution he made to Chicagoland's architectural landscape. In addition to another oral history interview, several of his original blueprints are now housed at the Winnetka Historical Society.

Date of Research: 9/6/2022

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

² That bridge was dedicated to Windes in 1999.

THE VILLAGE OF WINNETKA
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT

TO THE SUPT. OF PUBLIC WORKS.

Winnetka, Illinois,

3/31 1921

Application is hereby made for a permit to build a _____ Story
and Basement _____

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

PROPERTY DESCRIPTION—Lot 16-17, Block 1, Subdivision Arden Court

STREET and NUMBER 598 Birch
DIMENSIONS of BUILDING—Front _____ feet. Depth _____ feet. Height _____ feet.

NUMBER of ROOMS _____
KIND of MATERIAL Brick

TOTAL COST 2000.00

OWNER Wanda & Mark Address _____

ARCHITECT " " _____

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 _____

ADDRESS _____

Permit Issued 4-7 1921

Permit Number 1151

THE VILLAGE OF WINNETKA
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT

Winnetka, Illinois, 11-1 1923

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 1 Story
and Basement frame shed.

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

PROPERTY DESCRIPTION Lot 5-27-072 Block 1
Subdivision P. M. I. Ass.

STREET and NUMBER 598 Linden (Birch)

DIMENSIONS of BUILDING Front 14'-6" feet. Depth 12'-0" feet. Height 8'-0" feet

NUMBER of ROOMS 7

KIND of MATERIAL frame

TOTAL COST 9000

OWNER Winkles & Marsh. Address Winnetka

ARCHITECT Address

BUILDER Smith Address

CARPENTER Address

MASON Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN

REMARKS

We hereby agree to construct the above described building in accordance with the plat, building
(I OR WE)

plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance and the Building Regulations of the Village Code and amendments thereto.

SIGNED Winkles and Marsh by J. A. Winkles

ADDRESS 598 Birch St, Winnetka

Permit Issued 1-3 1924

Permit Number 2157

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

Winnetka, Illinois, March - 20 - 1946

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to make alterations to a 2 story
and Basement Single Family Residence

PROPERTY DESCRIPTION LOT N 1/4 16-17, Block 1
Subdivision PMLA
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

STREET and NUMBER 598 Birch St.

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

NUMBER of ROOMS 6 rooms & 1 1/2 bath.

KIND of MATERIAL Brick & Frame

OWNER Harvey J. Wishart Address _____

TOTAL COST 5,000⁰⁰

ARCHITECT Herman H. Lackner Address 522 Green Bay Rd.

BUILDER _____ 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 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.
(I OR WE)

Permit Issued Mar 20 1946

Building Permit Number 5289

Occupancy Permit Number _____

SIGNED Harvey J. Wishart

by Herman H. Lackner
ADDRESS 598 Birch St. Winnetka

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 14 May 1975

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to add a carport to a residence
(work to be performed)

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER

05 20 201 024 0000

Vol. ITEM

STREET and NUMBER 598 Birch Street

DIMENSIONS of ^{Addition} BUILDING Front 12'-3 1/2" feet. Depth 19'-0" feet. Height 12'-0" feet.

NUMBER of ROOMS 1

EST. CONST. COST \$ 4,277.00 KIND of MATERIAL wood posts, asphalt shingle PHONE NO.

OWNER Harvey J. Wishart Address 598 Birch Street, Winnetka 446-4568

ARCHITECT Herman Lackner & Associates Address 545 Lincoln Ave. 446-0308

BUILDER Herman Mueller Address 2023 Farnsworth Lane, Northbrook Cr. @-260

CARPENTER Address

MASON Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN Address

REMARKS

Date Job Completed

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

I hereby certify that H. J. Wishart is 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 May 14, 1975 by HWB SIGNED Herman H. Lackner

Building Permit Number 9389 ADDRESS 545 Lincoln Ave., Winnetka

Occupancy Permit Number (for Harvey J. Wishart)

C. B. No. 51882 PHONE NO.

GRANACKI HISTORIC CONSULTANTS

Suite 201, 1105 West Chicago Avenue, Chicago, Illinois 60622

Victoria Granacki, President Jennifer Kenny, Preservation Specialist (312) 421-1131 FAX (312) 421-1295

Neighborhood Character 873 Spruce, Winnetka

Address	Architectural Style	Date of construction	No of stories	Exterior material	Rating
✓ 598 Birch	Gable Front/Tudor Revival	c.1900/c.1920	2	brick/stucco	C
861 Spruce	Dutch Colonial Revival	1900	2	shingle siding	C
873 Spruce	Queen Anne	1895	2	aluminum siding	C
876 Spruce	Colonial Revival	1994	2	brick	NC
881 Spruce	Tudor Revival	1922	2	wood shingles	C
882 Spruce	Colonial Revival	1992	2	brick	NC
886 Spruce	Gable Front	1907	2	frame	C
887 Spruce	Bungalow	1908	1 1/2	aluminum siding	C
891 Spruce	Dutch Colonial Revival	c. 1910	2	frame	C
892 Spruce	Dutch Colonial Revival	1906	2	aluminum siding	C
896 Spruce	Craftsman	1910/c. 1990	2	stucco	NC
897 Spruce /	Bungalow	1914	1 1/2	shingles	C
902 Spruce	Craftsman	c. 1915	2	stucco	C
903 Spruce	Bungalow	1914	1 1/2	brick	C
910 Spruce	Craftsman	c. 1915	2	stucco	C
585 Provident	Bungalow	c. 1910	1 1/2	wood siding	C
SE Spruce & Birch	Parking lot				NC

The ratings used above assess the architectural distinction of each building on the block that 873 Spruce is located on, as well as the block across the street. The meaning of the ratings is as follows:

S = Significant as an individual structure. Is at least 50 years old and possesses architectural distinction in one of the following: embodies the distinguishing characteristics of an architectural style; is the work of a master architect or builder; has significant craftsmanship; is a fine example of a vernacular type with a high level of historic integrity.

C = Contributing to a historic district. Is a historic building at least 50 years old with the characteristic stylistic design and details of its period.

NC = Non-contributing to a historic district. Is less than 50 years old; or is a historic building more than 50 years old with such poor integrity that it is no longer recognizable as historic.

The attached photos illustrate every house on each side of the block. If the pages are lined up in a row, the photos in the top row will illustrate the houses on the north side of the street from west to east and the photos in the bottom row will illustrate the houses on the south side of the street from east to west.

WINNETKA ARCHITECTURAL SURVEY

NO. _____

DATE _____

Street Address 598 BIRCH STREETCurrent Owner PATRICIA W. WISHART Years 1975 to 1982Original Owner MR. WINDES Years _____ to 1946Other Owners HARVEY J. AND Years _____ to _____STEPHANIE WISHART Years 1946 to 1960HARVEY J. WISHART Years 1960 to 1975Construction Date 1921 DESCRIBE

Dates of Additions _____

or _____

Major Alterations 1946CONVERTED TO A RESIDENCE
FROM AN OFFICE BUILDINGArchitect / Builder WINDES + MARSH (ARCHITECTS)
REMODELING ARCHITECT: HERMAN LACHNERPredominant Style - Victorian Colonial Tudor Modern
(circle) Farm Queen Anne Prairie School Other _____Provide other
information
if availablePhotograph
Please attach

ARCHITECTURAL INFORMATION & PHYSICAL FEATURES

Number of stories 2 PLUS Exterior Wall Materials _____
Foundation material _____ Roof Material SHINGLES
Entrance (Front/Side) ^{FRONT 1921-46} SIDE 1946-82 Roof Type _____
Windows (Type) _____ Garage CARPORT

Other Features: _____

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

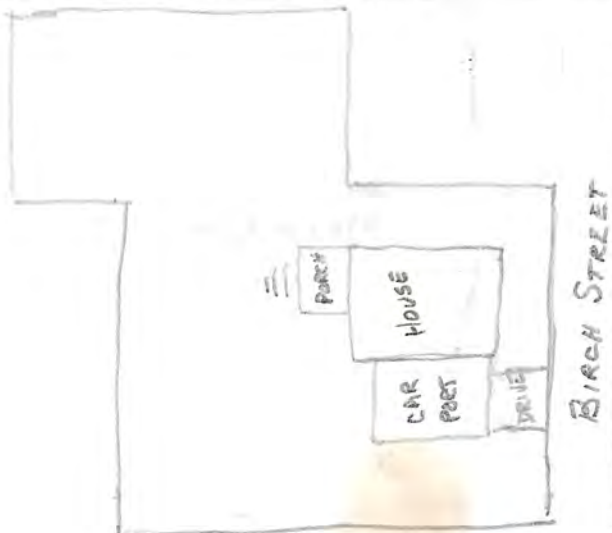
WINDES & MARSH WAS A WINNETKA FIRM OF CIVIL ENGINEERS
AND SURVEYORS. MR. WINDES LIVED IN THE (NOW) HUYLER HOUSE
AT SPRUCE AND BIRCH. HE BUILT 598 BIRCH AS AN OFFICE
BUILDING WHICH INCLUDED HIS OWN OFFICE, SPACE FOR DRAFTSMEN,
AND VAULT SPACE WITH THICK BRICK AND CEMENT WALLS WITHIN
WHICH THE FIRM'S BLUEPRINTS WERE STORED.

ADDRESS: _____

SITE & STREET PLAN



PROPERTY IS
IRREGULARLY
SHAPED AS
SHOWN



Survey By: _____

Date: _____

Survey Revised by: _____

Date: _____

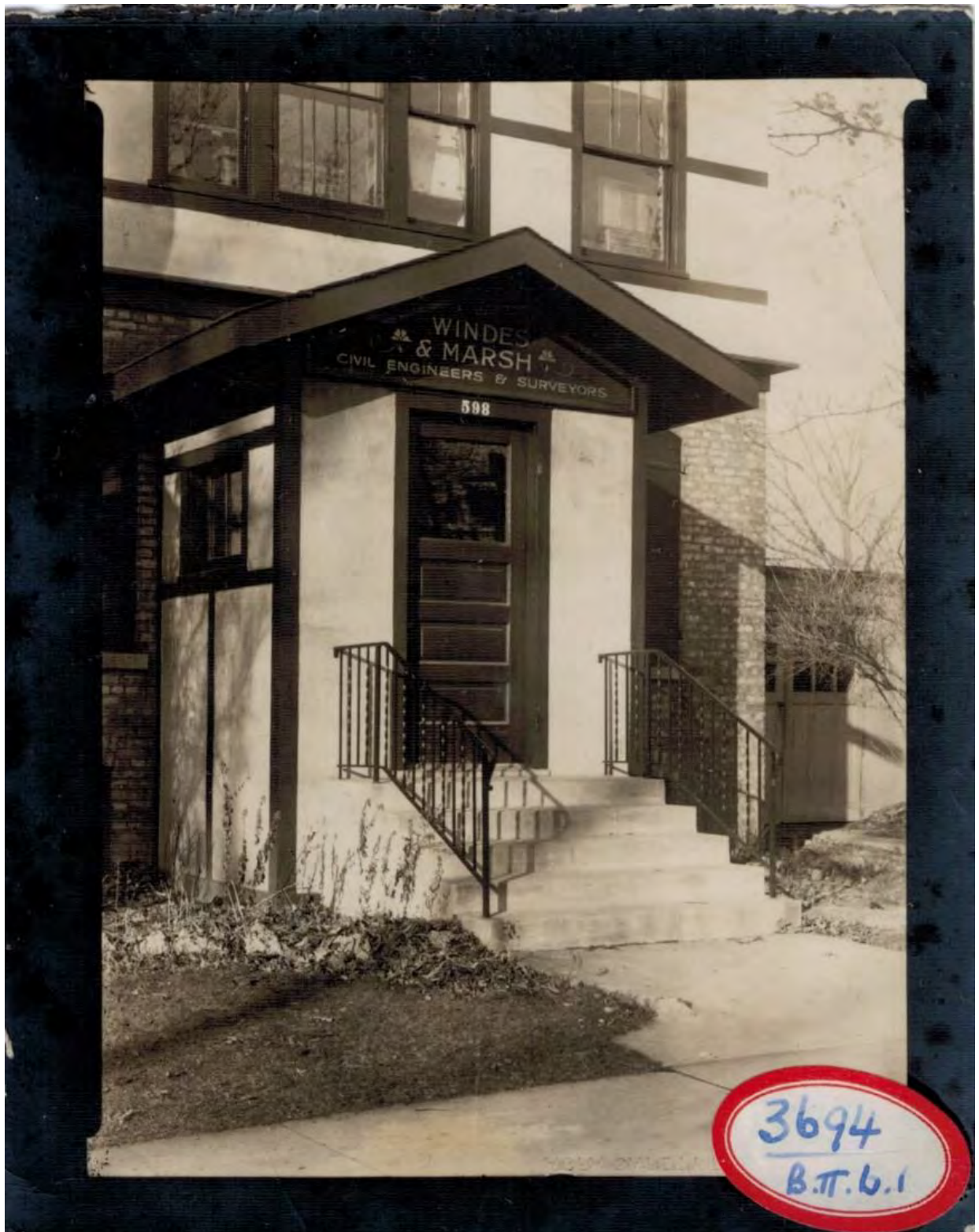
Date: _____



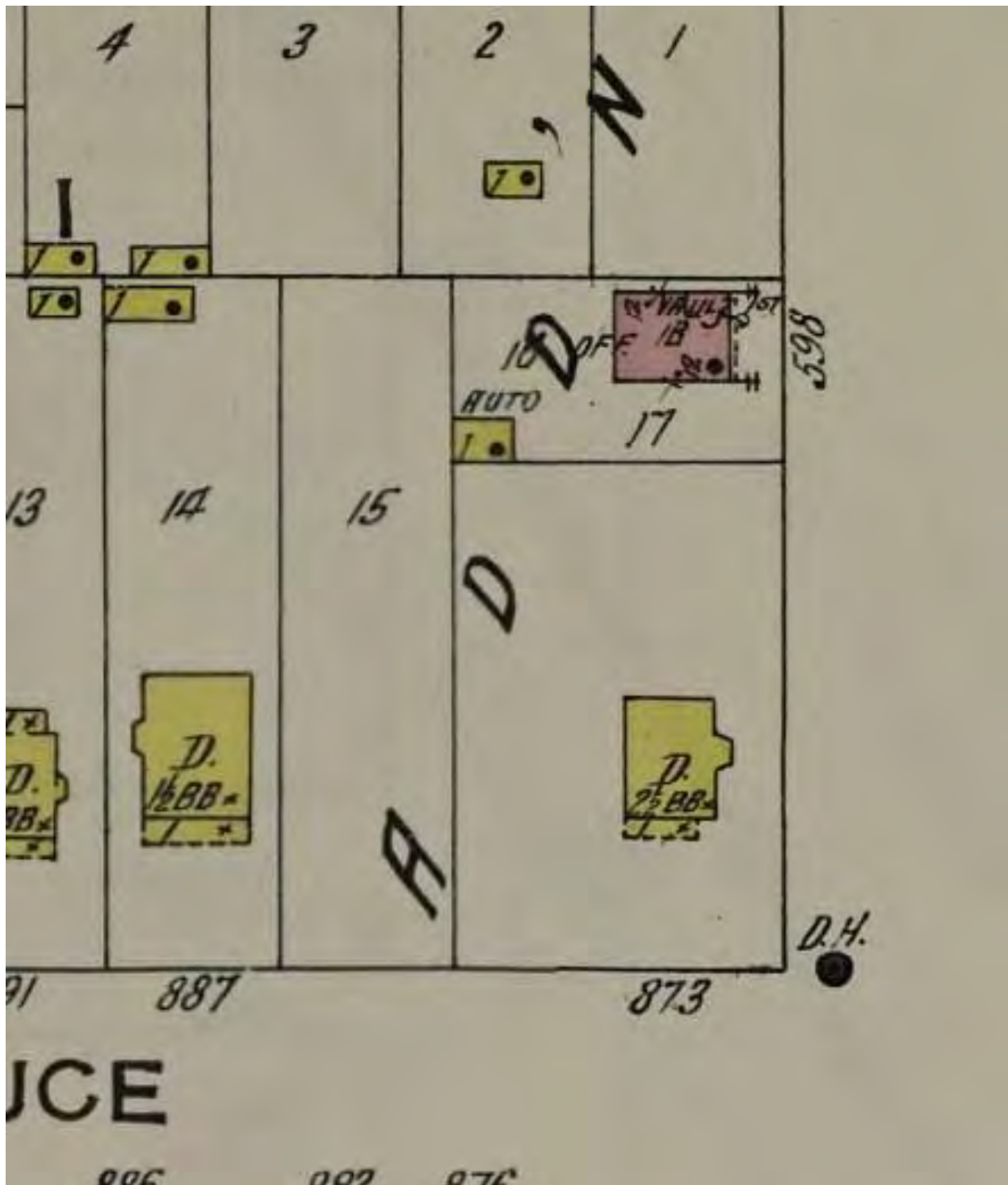
Ad 598 BIRCH ST. Cty WINNETKA Ar 40 L# 86 07548
Dir NORTH OF SPRUCE, WEST OF GREEN BAY Zip 60093
Rms 6 Br 3 Bth 1.5 Fp Y Bsm Y Blt 0
Sty TUDOR Str 2 Ext BRICK,STUCCO Gar CARPORT
Ltsz 76X90 + IRREG. Tax1984 2051.0 Ho Y Hs N Inc Y
Heat GAS,FA A/C Poss SEPT. 30, 1986.
Elec MUNICIPAL Sewer SAN Water MUNICIPAL Spa
Appl KIT REF,WASHER,DRYER,STOVE
Schools CROW ISLAND, WASHBURN, NEW TRIER
Transp NORTHWESTERN,RTA C 3% 1ST 100M: 2.5B
Liv 1 Y 16'6X26 IRR Mbr 2 11X16'6 Fam
Din 1 N 7X10 Br2 2 10X15'6
Comb Sep Y L Br3 2 8X15'6 IRR.
Kit 1 N 8X15'6 IRR Br4
Mbb N Xrm
Brokers Opinion ARTISTIC 'MINI' TUDOR HOME WITH PRETTY
PRIVATE FENCED REAR YARD. REMODELED FROM SURVEYOR WINDES
OFFICE & VAULTS BY HERMAN LACHNER IN 1946. CHARM AND
PERSONALITY WITH CONVENIENCE AND PRIVACY.
Brok CONTINENTAL REAL ESTAT No 28 Ph 446-5010
Slsp JACK TOWNSEND CRS GRI No 463 Ph 446-6031
NO COMMISSION PAYABLE IF PURCHASER DEFAULTS.

Equip STRMS/SCRNS
Out STG SHED,FENCED YD,ELEC OUTLT,PORCH-SCR
Info APPT ONLY,KEY
Bsm FULL
Imprv CTY SAN SEW,MUNI WATER,220 ELEC
Faces EAST Roof ASPH SHNGL Fp WOOD #1
Lot Desc LANDSCAPED
Terms
Title Holder PATRICIA W. WISHART

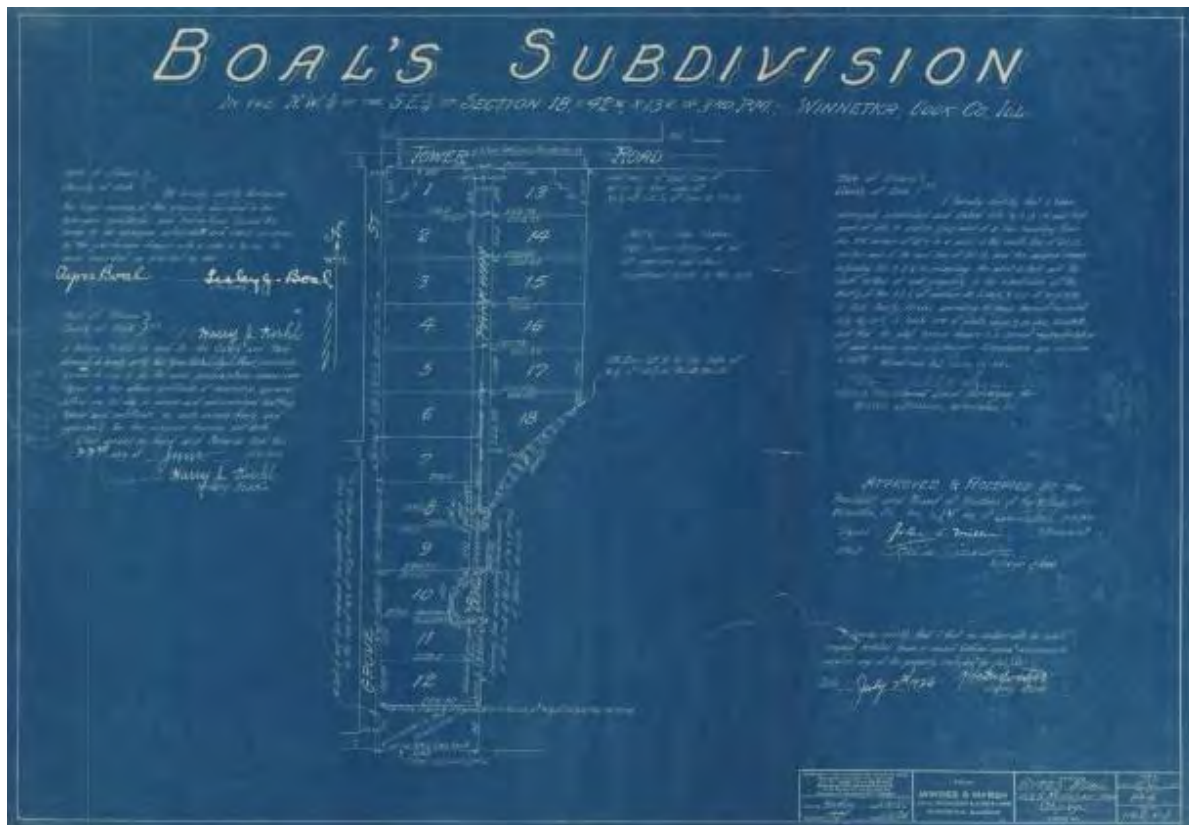
598 Birch, c. 1925



1914 Sanborn Fire Insurance Map



Example of a blueprint prepared by Windes & Marsh at 598 Birch, 1926



1904 directory

Wilson Frank (Christine wife) es Sheridan rd 1st n Maple, coach-
man, barn
Wilson Wm L ss Oak 1st e Provident
Windes Frank A (Mabel R wife) nw cor Birch and Spruce tel 702,
civil engineer
Windes Susan se cor Cherry and Cedar, tel 561

T. S. Ellithorp

W. A. Ellithorp

1909 directory

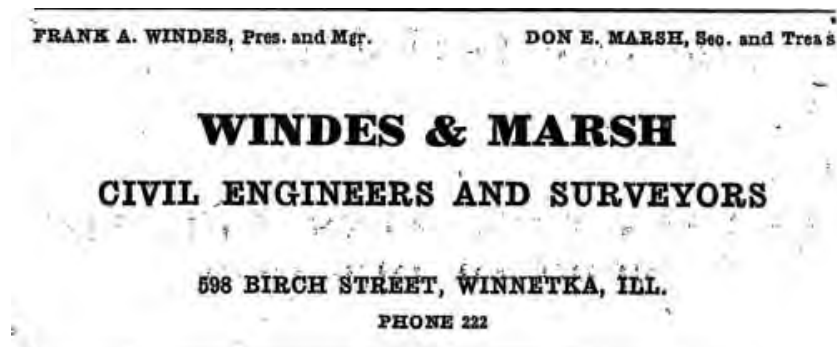
FRANK A. WINDES
Civil Engineer and Surveyor

PHONE WINNETKA 2921

Main Office: Winnetka, Ill., Cor. Birch and Spruce Sts.

Branch: 90 LaSalle St., Chicago.

1912 directory



1942 directory

Wilson Morris K r 844 Boal pkwy.	Winnetka-1164
Winckler Robt G r 434 Berkeley av.	Winnetka-3089
Windes Frank A r 873 Spruce.	Winnetka-3266
Windes Guilford R r 471 Hill rd.	Winnetka-4505
Windes & Marsh survrs 598 Birch.	Winnetka-222
Windes Thos G r 244 Forest.	Winnetka-436
Windsor H H, Jr r 419 Sheridan rd.	Winnetka-114
service tel 419 Sheridan rd.	Winnetka-117

1979 directory

Wise Paul S 484 Hawthrn Ln Winetka -----	446-4946
Wise Wm 1401 Tower Rd Winetka-----	446-2079
1401 Tower Rd Winetka -----	446-2088
Wiseman Algar 739 Lavergne Av Wilmet --	251-9599
Wishart Harvey J 598 S Birch Winetka ----	446-4568
Wisniewski Jos 225 Thelin Ct Wilmet-----	256-0795
Wisniewski T 894-A Linden Av Winetka ---	446-8067
Wisniewski Val 1716 F Northfld Sq Nfld ---	441-6086

1990 directory

713 Berkshire Ln Des Pl -----	803-2375
AIVENSTEIN Len 1575 Oak Av Evnstn -----	864-1602
AIYAPPA Ashok	
1156 S Mt Vernon Av Lk Forest -----	295-3636
AIZAWA Shinya 598 Birch Winetka -----	501-3890
AIZENBERG Shlomo & Dorothy	
8305 Gross Point Rd Mortn Grv -----	677-1682
Vered 9148 Gross Point Rd Skokie -----	679-7245
AIZENSTADT Grigory & Yanina	

Mitchell Batkin

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

<u>Detail</u>	Source
Name:	Mitchell Batkin
Residence Years:	1998
Address:	598 Birch St
Residence Place:	Winnetka, Illinois, USA
Zip Code:	60093-2226
Phone Number:	847-784-8106

Shinya Aizawa

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

<u>Detail</u>	Source
Name:	Shinya Aizawa
Birth Date:	Jul 1959
Residence Date:	1997-2011
Address:	408 Beverly Dr
Residence:	Wilmette, Illinois, USA
Postal Code:	60091
Second Residence Date:	1997
Second Address:	500 W Monroe St FL 14
Second Residence:	Chicago, Illinois, USA
Second Postal Code:	60661
Third Residence Date:	1989-1997
Third Address:	598 Birch St
Third Residence:	Winnetka, Illinois, USA
Third Postal Code:	60093

Judith K Naper

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

<u>Detail</u>	Source
Name:	Judith K Naper [Judith N Naper] [Judith Naper Crowe]
Birth Date:	Mar 1952
Residence Date:	2001-2020
Address:	598 Birch St
Residence:	Winnetka, Illinois, USA
Postal Code:	60093

Cook County Recorder records

1997-05-13	TRUSTEES DEED	97334552	0.00	Name Type All All MCCULLOUGH JANET GTE BANK ONE TR GTR	PIN Address All All 05202010240000 598 BIRCH ST
1988-08-10	DEED IN TRUST	88360334	0.00	Name Type All All FIRST IL BK WILMETTE TR GTE FIRST IL BK WILMETTE TR GTE MCCULLOUGH GORDON GTR MCCULLOUGH JANET L GTR	PIN Address All All 05202010240000 598 BIRCH ST
1986-10-07	WARRANTY DEED	86462080	0.00	Name Type All All WISHART PATRICIA W GTR MCCULLOUGH JANET L GTE	PIN Address All All 05202010240000 598 BIRCH ST
1986-10-07	MORTGAGE	86462081	0.00	Name Type All All AVONDALE FED SAV BK GTE MCCULLOUGH JANET L GTR	PIN Address All All 05202010240000 598 BIRCH ST
2001-10-04	RELEASE	0010926497	0.00	Name Type All All MANUFACTURERS BK GTR MCCULLOUGH GORDON GTE MCCULLOUGH JANET L GTE	PIN Address All All 05202010240000 598 BIRCH ST
2001-08-03	WARRANTY DEED	0010705549	395,000.00	Name Type All All MCCULLOUGH JANET GTR MCCULLOUGH GORDON GTR CIBULA LISTON LLC GTE	PIN Address All All 05202010240000 598 BIRCH ST

2022-08-11	RELEASE	2222328102	0.00	Name Type All All NAPER JUDITH K GTE NAPER JUDITH GTE JPMORGAN CHASE BK NA GTR	PIN Address Doc All All All 05202010240000 598 BIRCH ST 0533615067
2022-07-28	WARRANTY DEED	2220921250	525,000.00	Name Type All All 598 BIRCH LLC GTE NAPER JUDITH GTR	PIN Address All All 05202010240000 598 BIRCH ST
2022-07-28	MORTGAGE	2220921251	393,750.00	Name Type All All GENESIS CAP LLC GTE 598 BIRCH LLC GTR	PIN Address All All 05202010240000 598 BIRCH ST
2020-01-22	RELEASE	2002206024	None	Name Type All All BMO HARIS BK GTR NAPER JUDITH GTE	PIN Address Doc All All All 05202010240000 598 BIRCH ST 0935535129

Winnetka Talk, July 3, 1975

Cemetery.

Harvey J. Wishart

Harvey J. Wishart, a long-time Winnetka resident, died June 29 at Evanston Hospital. He was 68. Mr. Wishart was a retired bank examiner for the federal reserve system.

He is survived by his wife, Patricia W.; two sons, Steven F. and James Y.; and two grandchildren.

A memorial service was held Tuesday at the Children's Chapel of the Winnetka Congregational Church, where Mr. Wishart was a member.

Death Notice: DANIEL "DANNY" T. CROWE

Publication info: Chicago Tribune ; Chicago, Ill. [Chicago, Ill]. 13 Dec 2015: 36.

[ProQuest document link](#)

FULL TEXT

Daniel T. Crowe Sr., 63, passed away peacefully December 9, 2015 at Loyola Hospital in Maywood.

Beloved Father of Daniel(son of Kimberly) and Erin(daughter of Judy).Former spouse of Judy Naper and Kimberly Brya.

Son of Patricia and the late Edward Crowe.

Brother of Ed Crowe (Gail), Jean Egart, Patty Bleu (Terry), Barb Ball (Dan), Tim (Kathy), Kevin (Leslie), Andy (Aurora), Molly Kuhl (Chris), Kitty Jakubosky (Jim), and Joan.

Fond Uncle of 23 nieces and nephews.

A memorial service will be held at Winnetka Congregational Church, 725 Pine Street, Winnetka, Illinois, Monday, December 14, 2015 at 1:00 p.m. In lieu of flowers, memorial contributions can be made to Loyola Hospital or the charity of your choice.

Sign Guestbook at chicagotribune.com/obituaries

This is a paid death notice.

DETAILS

Identifier / keyword:	Death Notice
Publication title:	Chicago Tribune; Chicago, Ill.
Pages:	36
Publication year:	2015
Publication date:	Dec 13, 2015
Section:	News

Publisher:	Tribune Publishing Company, LLC
Place of publication:	Chicago, Ill.
Country of publication:	United States, Chicago, Ill.
Publication subject:	General Interest Periodicals--United States
ISSN:	10856706
Source type:	Newspaper
Language of publication:	English
Document type:	Obituary
ProQuest document ID:	1748208525
Document URL:	https://www.proquest.com/newspapers/death-notice-daniel-danny-t-crowe/docview/1748208525/se-2?accountid=4495
Copyright:	(Copyright 2015 by the Chicago Tribune)
Last updated:	2017-11-22
Database:	Chicago Tribune

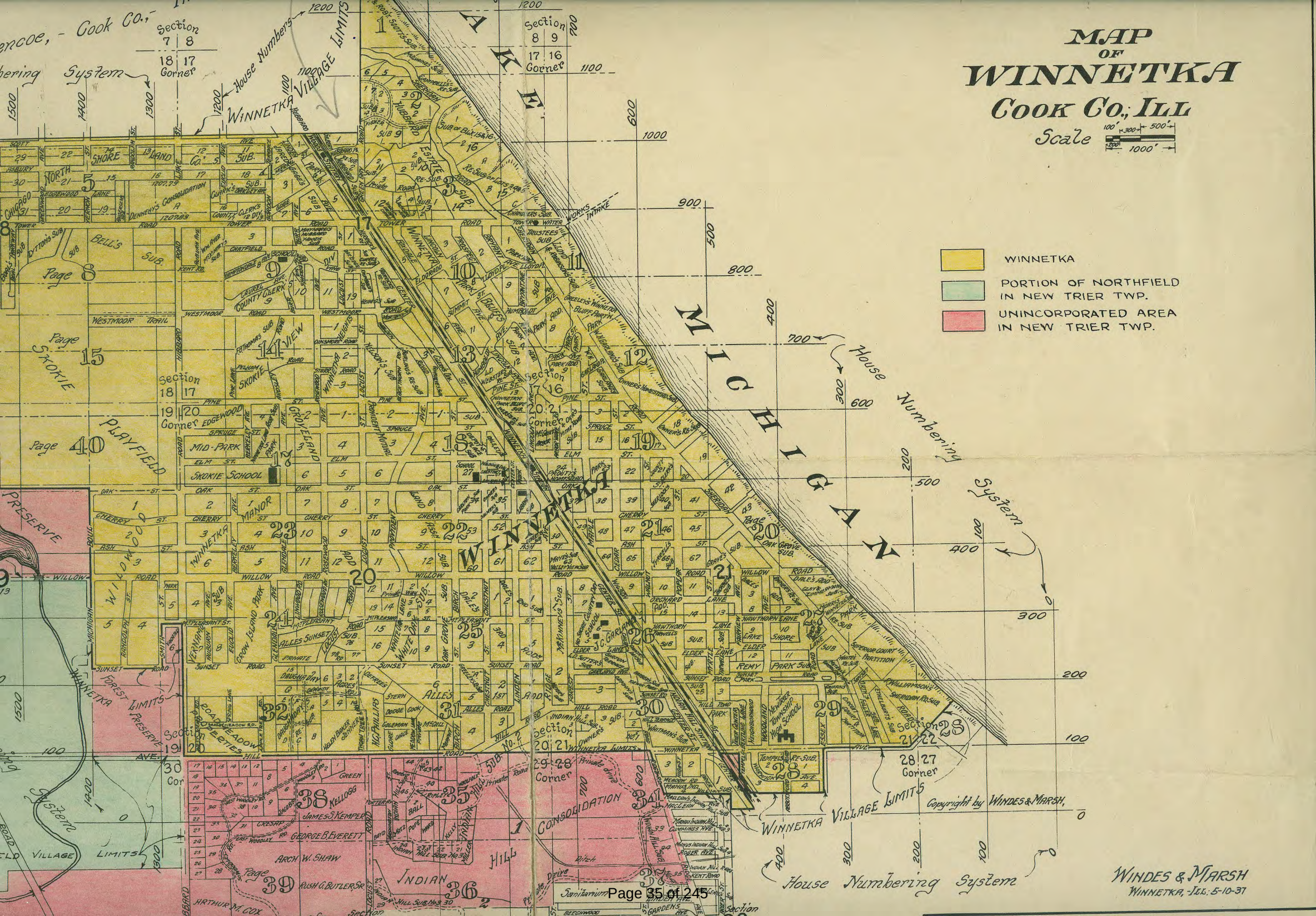
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MAP
OF
WINNETKA
Cook Co., Ill.

Scale 100' 300' 500'
1500' 1000'

- WINNETKA
- PORTION OF NORTHFIELD
IN NEW TRIER TWP.
- UNINCORPORATED AREA
IN NEW TRIER TWP.



WINDES & MARSH
WINNETKA, ILL. 5-10-37

the west side of the house. The third alteration was in 1980 when part of the carport was enclosed.

Ownership history (see attached title search for details)

Frank A. Windes and his wife Mabel A. Windes August 1, 1894 – January 13, 1960

Frank A. Windes, a civil engineer, and his wife Mabel A. Reagan Windes, a teacher, were married on December 31, 1895. The house at 873 Spruce Street, designed by Mr. Windes himself and built in the same year, was the first house they shared together. They had two children, Guilford Reagan Windes (see below) and Margery Bacon Windes (Mrs. Herbert Wilson). Frank died in 1953, and his wife retained possession of the house until her death in 1959. Frank Windes was active in his community and a well-known historic figure in Winnetka. He was Winnetka Village Assessor in 1895-96 and in 1897-98, member of the Winnetka Board of Education from 1899-1907 and 1908-1912, was Winnetka's Village Engineer (1898-1930) from and was Winnetka's Village Marshall in 1946 and 1947. He was active in community organizations such as the Rotary Club, for whom he was president in 1934 and 1935. Of note, Frank Windes was a founding member and the longtime custodian of the Winnetka Historical Society's collections. He and his wife stored their artifacts in their basement at 873 Spruce Street and later in the fireproof vaults at Mr. Windes engineering office, until a another home was found. Frank Windes is responsible for leaving behind a legacy of historic artifacts and oral histories of Winnetka and the North Shore for future generations. He was honored by the Directors of the Winnetka Camp Site Trust in 1942 with the O. L. Simpson Award for outstanding service to the community. Upon his death in 1953, the Winnetka Village Council passed a resolution of regret and sympathy. For information about his illustrious career in architecture and engineering see below.

His wife, Mabel Reagan Windes (b. Chicago, IL 1872 - d. Winnetka, IL November 7, 1959), was a teacher in the 1890s at the Columbia School in Lakeside (Hubbard Woods). Like her husband, she was active in many community organizations. She was a member of the Daughters of the American Revolution, P.E.O., and the National Society of Women Descendants of the Ancient and Honorable Artillery Company of Massachusetts. Mrs. Windes was also a charter member of the Winnetka Historical Society and a life member of the Winnetka Women's Club.

Sources:

Berenberg, Daniel. "Winnetka A to Z: F is for Frank Windes." *Winnetka Talk*, July 11, 1980

Starrett, Laurie. "Society Celebrates 65 Years." On www.winnetkahistory.org on December 2, 2003.

"Death Takes Frank A. Windes Long Winnetka Civic Leader." *Winnetka Talk*, June 11, 1953, p. 3.

"Trustees Pass Resolution on Death of Frank Windes." *Winnetka Talk*, June 11, 1953, p. 6.

Obituary. "Mabel Reagan Windes." *Winnetka Talk*, November 12, 1959, p. 99.

Guilford R. Windes and wife Marian Windes January 13, 1960 – September 16, 1966

Guilford Reagan Windes (b. Winnetka, IL, May 6, 1898 – d. Mill Valley, CA, March 3, 1988), an attorney, and his wife, Marian Vogdes Windes (d. Medford, OR July 11, 1980, age 81), gained possession of the property shortly after Guilford's mother died in December of

Granacki Historic Consultants, Chicago, IL

1959. In September 1960, Guilford Windes took out a building permit to remodel his birthplace and childhood home. Most of the substantial changes to the house occurred at this time. Guilford R. Windes was a longtime Winnetka resident, attended Winnetka Public Schools, and served on the Winnetka Park Board. Upon graduation from the Kent College of Law, he joined the law firm of Scott, McLeish and Falk. In 1945, after serving as regional rationing administrator of the Office of Price Administration in World War II, he opened his own law practice. He later retired to Ashland, OR and then resided in Medford, OR and Mill Valley, CA in 1982. For over 71 years, the house remained in the Windes family (65 years of ownership by Frank and Mabel Windes combined with the six years of ownership by their son). Guilford's wife Marian, graduated Phi Beta Kappa from the University of Chicago in 1920 and was a teacher.

Obituary, "Guilford R. Windes." Winnetka Talk, April 7, 1988, p. 193.

Obituary, "Marian V. Windes." Winnetka Talk, July 10, 1980.

James S. Montague and Barbara S. Montague September 16, 1966 – May 18, 1971

No biographical or obituary information found.

Thomas F. Croke, Jr. and wife May 18, 1971 – May 8, 1972

No biographical or obituary information found.

Jerome F. and Jean L. Huyler May 8, 1972 - July 31, 2003

The Winnetka Historical Society reports that Jerome F. Huyler was an artist. No other biographical or obituary information found.

Eugene and Sofya Fliman July 31, 2003 - current

Architect

Frank Arner Windes (b. October 18, 1869, Jasper, TN – d. June 7, 1953, Evanston, IL)

Frank A. Windes is considered Winnetka's first architect. When Illinois became the first state in the U.S. to pass a law requiring the registration of architects, Frank Windes was the only registered architect listed in Winnetka.¹ Frank Windes was trained at the Chicago Manual Training School, where he graduated in 1888, and at the University of Michigan where he received a Bachelor of Science Degree in Mechanical Engineering in 1893. Prior to the turn of the 20th century, very few colleges and institutions had separate programs in architecture. Most architects at this time were trained in engineering, and completed coursework in architecture. Often these architects emphasized structural and other practical applications, rather than aesthetics and design. The first known house Frank Windes designed in Winnetka was for his father, Judge Thomas G. Windes, at 530 Cherry Street in 1891-92.² Frank Windes began his career with a Chicago engineering firm, Cole, Alvord & Shields, who were the engineers for the Chicago World's Fair in 1893. He later became an assistant engineer with

¹ According to the Illinois Board of Examiners of Architects, Frank A. Windes is the only Illinois Licensed Architect in Winnetka, IL. Source: "Illinois Licensed Architects: List Presenting Corrected Addresses of Illinois Licensed Architects Now in Good Standing." The Construction News, May 8, 1899, p. 622. Illinois first passed the registration law in 1897.

² Harnsberger, Caroline Thomas. Winnetka: The Biography of a Village. Evanston, IL: The Schori Press, 1977, p. 117. According to the Winnetka Historical Society House File on 530 Cherry Street, sewer permits and property records confirm a 1891-92 construction date.

Frank H. Eno, a Chicago civil engineer (1894-98) and with James Anderson, Jr. (1899). At this time, he was designing buildings, including his own house at 873 Spruce Street in Winnetka, IL (1895), the now demolished Charles Voltz Store in Winnetka (1899), and the James Anderson, Jr. House in Lake Forest, IL (1899).³ According to the Winnetka Historic Society, he designed his office at 598 Birch Street in Winnetka in 1921. Besides these, it is unknown whether Frank Windes prepared any other building designs after 1900. In 1900, he began his own engineering firm that later became Windes & Marsh in 1909. Windes and Marsh is best known for serving as city engineers for the Illinois villages of Winnetka, Glencoe, Kenilworth, and Highland Park. Mr. Windes was active locally, serving as Winnetka Village Engineer from 1898-1930 and is best known for his 1906 plans for grade separation with bridges over the Chicago and Northwestern Railway (now Metra-Union Pacific) tracks. In the years prior to depressing the tracks, completed in 1943, Windes and other concerned citizens advocated the lowering of the tracks to avoid the dangerous and deadly crossings within the Village of Winnetka. In 1999, the Elm Street Bridge over the railroad tracks was dedicated to the memory of Frank A. Windes by the Winnetka Village Council. A plaque on the bridge reads: "A strong advocate of lowering the railroad tracks, he designed a bridge for this spot in 1906, 37 years before the tracks were depressed." The design of the 1999 bridge is based on Frank Windes' early plans. Aside from his village engineering work, he prepared a program for the conversion of the Skokie Marshes into a lagooned park area (Skokie Lagoons) that was carried out by the Civilian Conservation Corps and was instrumental in developing early sanitary sewage projects on the North Shore for the North Shore Drainage Association. Prior to his intercepting sewer projects, sewage was dumped directly into Lake Michigan.

Sources:

Carroll, Bean. "X is for Crossings: The Big Ditch." At www.winnetkahistory.org on December 2, 2003.

Early, Trish. "D is for Depression of the Tracks." On www.winnetkahistory.org on December 2, 2003.

"Frank A. Windes" in *Who's Who in Chicago 1931*. Chicago: A. N. Marquis Company, 1931, p. 1061.

"Frank A. Windes" in *Who's Who in Chicago and Vicinity 1936*. Chicago: A. N. Marquis Company, 1936, pp. 1099-1100.

"Frank Amer Windes" in *Who's Who in Chicago and Illinois, Fortieth Anniversary Issuance*. Chicago: A. N. Marquis Company, 1945.

"Gov. Dunne Tosses First Shovel of Earth on new Sewer Work." *The Lake Shore News*, Vol. V, No. 21, April 9, 1914, p. 1, col. 1. In the Collections of the Winnetka Historical Society.

³ The source for his designs comes from *American Contractor*, Nov. 4, 1899, p. 23:

Archt. Frank A. Windes has prepared plans for a store for Chas. Voltz. Brick and stone, gravel roof, iron work, plate glass, gas and electric fixtures, washstands, water closet features and hot water heat. \$4,000" and "Archt. Frank A. Windes, Winnetka, Ill., has prepared plans for a residence for Jas. Anderson, Jr., Lake Forest. Frame and stone, mantel, plate glass, gas and electric fixtures, bath tub, washstands, water closet fixtures and hot water heat. \$3,000."

The style is characterized by asymmetrical massing, a variety of color and surface treatments, often wrap around or substantial front porches, bay windows, and varying roof types and sizes. Two types of Queen Anne style homes are found in Winnetka: architect-designed homes built principally on prominent corner lots for Winnetka's leading citizens and smaller, simpler versions with less detailing. The Windes House is architect-designed, by the owner himself, and is situated on a larger corner lot. It has many hallmark elements of the style, including a gable on hip roof configuration, cutaway corner, varying wall materials, and a substantial full height bay window on the side façade. However, the home has been significantly altered on the exterior, especially on the front façade, which detracts from its architectural integrity. The original front porch, one of the principal features of the Queen Anne style, was removed during the 1960 remodeling and replaced with a small enclosed front entry vestibule. The front window on the first floor also was enlarged during the remodeling and the fenestration has changed. Aluminum siding now covers the original wood wall materials. Although removable, the large carport on the side façade also has weakened the architectural design significance of the home.

Frank A. Windes is locally significant as Winnetka's first licensed architect. However, as an architect, his designs are considered satisfactory, but not masterful, since they focused less on aesthetics. This may be because he was trained as an engineer, in the practical applications of architecture and not design. Nevertheless, very few buildings remain in Winnetka that represent the work of local architect Frank A. Windes. He is known to have designed four other buildings in Winnetka besides his own home at 873 Spruce Street in 1895:

- Thomas A. Windes House, frame Queen Anne style residence, 530 Cherry Street, 1891-92
- Frank A. Windes/Windes and Marsh Civil Engineers Office, Tudor Revival style, 598 Birch Street, 1921⁴
- Charles Voltz Store, Storefront building, Linden Avenue, 1899 (demolished)
- Nelson Laundry Building, Storefront Building, location on Elm Street unknown, c. 1900

If in its original condition, 873 Spruce Street might have been considered architecturally significant as a work by architect Frank Windes, especially since it was his own residence. However, alterations have diminished the architectural integrity and significance of the structure since it no longer conveys the intent of the original design.

Evaluation of historical significance

The house at 873 Spruce Street is associated with a resident of historic distinction, Frank A. Windes, and can be considered historically significant within the context of the Village of Winnetka. Frank A. Windes had a significant impact on the history of Winnetka. He served his community in many capacities, as Village Engineer, Village Assessor, on the Board of Education, and Village Marshall. As Village engineer, he was responsible for many public works projects, the most notable being the grade separated depression of the Chicago and Northwestern Railway tracks through Winnetka. The Village of Winnetka passed the following resolution upon his death in 1953:

⁴ The construction date is from the House File, 598 Birch Street in the Collections of the Winnetka Historical Society. Windes and Marsh was located in the building from 1925-1944 and had space for offices, for draftsmen, and a vault for blueprint storage. In 1946, the office was converted to a residence by the Wishart family and remodeled by Herman Lachner.

"Whereas, the president and trustees of the Village of Winnetka have learned with a deep sense of loss and regret of the recent death of Frank A. Windes, who served for many years as village engineer and consultant for the Village, and

Whereas, the council is cognizant of his foresightedness and valuable contributions made in the formulation of village plans and the lasting beneficial effects on village development resulting from his half century of notable public service to the people of this community, and

Whereas, his service, his sincerity, his integrity, his character, and his loftiness of ideals can best be measured by the admiration and affection he inspired in those who knew him:

Now therefore be it resolved that in the death of Frank A. Windes the Village of Winnetka has suffered the loss of a righteous and courageous civic leader and that in recognition thereof this resolution be recorded in the minutes of the council and a copy presented to his family as a testimonial to him and a token of sympathy for them."

Frank A. Windes activism in preserving the history of Winnetka is well documented, and many historic materials and oral histories remain in the Collections of the Winnetka Historical Society of which he was a founding member. 873 Spruce Street is locally significant within the context of the Village of Winnetka as the only known house associated with his residency in the village.

"Let us find out all we can, and preserve all we can, and hand down all we can to future generations for their help and guidance." - Frank A. Windes

Evaluation of neighborhood impact

The demolition of 873 Spruce Street would not necessarily have an adverse impact on the existing visual character of the neighborhood. Homes on the street date from 1895 through 1994, with the majority dating from the early part of the 20th century. Since the home is the oldest and in a designed in a different style than others on the block, it is not particularly consistent with the dominant architectural and historic character of the street. However, the size, scale, and exterior materials of the home are generally compatible with the other older houses. The siting of this house on the corner also sets it apart visually from the other houses. The unfortunate wide driveway and carport addition are very intrusive to the neighborhood character. There is no particular design relationship between this house and others on the block.

Submitted by: Victoria Granacki, partner
Jennifer Kenny, Preservation Specialist
Granacki Historic Consultants
1105 W. Chicago Avenue, Suite 201
Chicago, IL 60622
(312) 421-1131
January 12, 2004

Granacki Historic Consultants, Chicago, IL

March 16, 1982

FRANK WINDES LOVED WINNETKA

An individual's actions in his world of activities are appreciated when you are familiar with the character of the individual, and this starts to develop in early life.

Frank's Earliest Years

He was born in Jasper, Tennessee. His mother brought her family to Chicago when he was three years old. Being the older of the two children, he was given charge of the big basket of food for the trip. He always remembered a drumstick he had discovered.

When Frank was seven years old, his family in 1879 moved to Winnetka, later described by him as the best town in the world.

Frank Became a Teenager

At the age of thirteen years, Frank was put on a train headed for the state of Mississippi and instructed to protect his mother, who was facing an unusual task. On the second day of the trip, Frank informed his mother that he had with him a loaded revolver. They finally left the train at midnight, in a rural section without any buildings in sight. All went well. Later his mother kept telling her other children, and even her grandchildren, what a reliable young man Frank turned out to be.

Frank's Enthusiasm in Life

Inherited abilities became valuable tools for him. He began to design and produce wood-work. His mother permitted him to use a little hen house as his shop. He produced articles for his grown-ups, toys for his younger brothers and even a side-board for their minister's wife. He used wood that the minister brought from his earlier church in North Dakota. The side-board turned out to be too large to pass through the door, so Frank tore down a wall of the hen house to arrange delivery of the side-board.

Later Frank constructed a foot-power wood turning lathe out of an old sewing machine and produced a number of gavels which he contributed to various Winnetka clubs. Frank became known as the Gavel King of Winnetka.

Still later Frank collected sections of large trees in Winnetka, polished the tops, counted the rings, and gave them to the schools, and also prepared one for the lobby in Community House.

With all such interests Frank attended the Chicago Manual Training School.

College

At the age of twenty, Frank went to the University of Michigan to study more engineering. He was called into the President's office and was told by the President that training

in a Manual Training School was not the equivalent of a high school diploma and that he was disqualified to enter the University. Frank pleaded with the President, who finally agreed to run the risk of letting Frank enter the University. Four years later Frank stood in line to be handed his diploma. When he reached the front of the line, the President arose, came over, and handed the diploma to Frank. This fine President had the appropriate name of Angel.

Frank Entered Into His World of Interests -
Especially Winnetka

Frank spent his first two years assisting engineers who were preparing for the World's Fair in Chicago. Then, as an architect for which he had obtained a license, he designed several homes in Winnetka. At Spruce and Birch Streets he designed and constructed a home which he rented to Mabel, his bride-to-be, and to her mother, Nancy Reagan, who later became postmaster in Winnetka. Frank was married in that house and lived there the rest of his useful life.

Frank's Interest in the History of Winnetka

Thomas G. Windes, Frank's father, a renowned judge, moved into Winnetka with his family in 1879. At that time Winnetka was small and the residents easily became acquainted with each other. Friends were found who were familiar with the

origins of the town and its name. Judge Windes took part in meetings about the town's history and its activities. All of this history kept reaching Frank as he grew up and stimulated his interest in Winnetka. He got to know some of the pioneers who verified his understanding of the historical steps.

Frank's Activities Sprouted Like Plants

In the Garden

He proceeded to organize and teach Winnetka's first manual training class in wood-work. The class met at his home and several girls enrolled. Years later one of these ladies told him that she still put her tools to good use.

Upon invitation from teachers in the grammar schools, he gave to the pupils many talks about the early days of the village. He told stories about what it was like to be going to school so long ago. He brought along old slates, slate pencils, ink wells and pens for the pupils to handle and examine.

Frank eventually prepared a number of interesting historical models:

1. The Thomas Doyle Log Cabin that originally stood on the East side of Sheridan Road, about 200 feet South of the North Shore Health Resort.
2. The 1855 C and NW engine, tender and coach and the old depot that existed North of Elm Street.
3. The Happ's log cabin and blacksmith shop.

4. The Patterson-Garland Tavern
5. The old Kine general store.
6. The Davis, Blake, Prouty House.
7. The Lady Elgin.

He arranged these models from old photos, oil paintings, drawings, and from descriptions furnished him by Miss Susan Garland and Miss Kate Dwyer.

Later he drew a map of Winnetka that designated the main points of historical interest and had sketches made on the map by Mrs. Randall, a draftsman in his office.

Frank was very active in the Congregational Church. He and his wife sang in the choir. He assumed responsibilities of several types including that of Deacon.

On every 4th of July he was the custodian of the prizes distributed to winners of the races in the park known as the Commons.

In 1928 Frank and Mabel joined the Dickinson's, the Davies', the Gobel's, and the Rummler's, in the Skokie Comedy Players. The program stated that each of the actors will act in any way that will amuse, but only for five minutes, for that is all we can stand. The play was presented in Frank's office. It portrayed the interior of a sightseeing bus. Frank, with a megaphone, kept telling the passengers (and the audience) about all of the Winnetka landmarks the bus was passing.

One historic event he participated in was rather unusual. He joined four others sitting on a bobsled coasting down the hill on Oak Street East of the tracks. After gaining maximum speed, a rope slipped under a front sled runner and the toboggan took a right angle turn into a snowdrift. When the passengers came out of the snow, Frank, who had been sitting in the rear, was missing. He had continued sliding down the hill and returned without the seat of his trousers. Historically it may have been the last year that the toboggan slide on Oak Street was iced for speed.

The Practice of Engineering and Surveying

Frank built his office building at 598 Birch Street about 100 feet from his home. Gradually twenty surveyors and engineers joined him. All of them were fine individuals. A young lady went to his office and told him she had seen his ad in the paper. He replied, "Sit down. You are hired." That was the beginning of many years of fine work by her.

One day Frank's little son wandered into his office while he was consulting with six Wisconsin contractors. Frank told his son to go back and tell his mother that they would have six guests for lunch. When the little lad again appeared Frank asked whether he had told his mother about the guests. The reply, "Yes, and she is mad." Only two of the guests were brave enough to appear at lunch.

The surveying work spread all over the region which was rural in character. One day Frank and his partner, Don Marsh, were holding a steel tape near and parallel with a metal fence. A storm suddenly sent lightning to the fence. By induction, electricity reached the tape and assaulted the surveyors, who dropped the tape on the ground and left it there all night. Sometimes the surveyors would arrange to stay in the client's home overnight. One evening Frank was staying in his client's home, while Frank's teen-age son was home in Winnetka reading The Last Days of Pompeii. He had just reached the account of the final eruption when the Winnetka house violently shook. The neighbors ran out in their yards screaming, "It's an earthquake!" It finally died down. It seems that a powder mill near the Wisconsin border had blown up. Frank was sitting in the parlor with his client's family when the powder mill exploded two miles away. The farmer client jumped up and angrily yelled, "Those damned kids are trying to push down our house!" Frank was not trained for this experience while he was at the U. of Michigan.

Civil Engineering Projects

As Village Engineer, two of his practical dreams became realities:

1. The Railroad. After becoming the Village Engineer, he learned that the Village was granting a right-of-way fran-

chise to the new Electric Road, paralleling the tracks of the Northwestern Line which had elevated its tracks through Evanston and planned further elevations all the way to Waukegan. Alert to this effect on Winnetka, Frank gave the subject close study and in 1906 presented the Council with a recommendation that the tracks be depressed through the Village, instead of elevated. In 1918 the Winnetka Plan Commission adopted Frank's plan. Next year the Village Caucus gave the plan a plank in its platform. The project was eventually divided between the Village, the Railroads, and the Federal Government P.W.A. The Village Council authorized the use of two civil engineers experienced with such railroad projects. Construction slowly commenced and was completed in 1941. After working and waiting for 35 years, Frank Windes saw his dream come true, and on completion of the work he was honored by the Federal and local authorities for his project.

2. The Skokie Marsh. This quaking bog, 2 miles wide and 30 miles long, covered with coarse marsh grass and high cattails, threatened Winnetka with fire in the peat bogs and floods in the rainy seasons. Frank photographed one of the floods, facing North from Willow Road. It was a great lake over the entire area. As soon as he began his engineering work, he dreamt of the adequate drainage of the swamp and its development as a fine park and recreational area with lagoons.

In 1913 he put his plans on paper so he could show them to people who might be interested. He added details to the plan and took it to Daniel Burnham, a prominent Chicago Planner. Mr. Burnham predicted that it might take 30 years to accomplish but he hoped it would finally come into existence.

Then the Cook County Forest Preserve started acquiring lands along the North Branch of the Chicago River. By 1914 the Forest Preserve District began work on a Skokie Park District. The District Engineer and landscape designers consulted with Frank many times and looked over his plans.

A law passed by Congress created the Conservation Corps, thus putting thousands of young men in C.C. camps all over the country. The Skokie Marsh Project was included as one of the important methods of solving drainage and preventing flooding. C.C. boys were placed under the supervision and planning of the engineers of the Forest Preserve District and began work at Willow Road near Winnetka. Frank was very pleased and kept in touch with the work. The weird, beautiful, dangerous marsh has been transformed into a beautiful environment with safety from fire and flood. Frank's dream was brought into reality.

The Winnetka Historical Society

Frank Windes and his close friends chose to create the Winnetka Historical Society, and actively encouraged its

growth and significance in the life of Winnetka. Frank Windes was so pleased that this group was bringing pleasure and value to his fellow citizens. I agree with my dear father, known as Mr. Winnetka.

Winifred Reagan Windes
His loving son, born May 6, 1898
Present Address 2981 State Street
Apt. # 54
Medford, Oregon 97501

Comment by Jovise Holland
President of the Village of
Winnetka on
dedicating Elm St.
Bridge
plaque to
Frank
Windes
circa
2000

Frank Windes (1872 – 1953)

On behalf of the WHS, I want to say how pleased we are to have Frank Windes honored in so prominent and fitting a way as this naming of the Elm Street Bridge.

Frank Windes was a resident of Winnetka for 74 years (from the age of seven until his death in 1953). An architect and engineer by training, he served as Village Engineer from 1898 to 1940. This was a period of tremendous growth for Winnetka and the North Shore and he played a major role in providing the engineering needed to improve streets, sewers and water systems to support this growth.

He was a true visionary. In 1906, he designed plans for the depression of the railroad tracks and, in 1909, he designed plans for the creation of the Skokie Lagoon system. Both of these projects were undertaken in the 1930's, in a form very much as he had envisioned them.

A lover of Winnetka history, he was a founding member of the WHS in 1932 and served as custodian of the collection for many years. He was instrumental in preserving artifacts and memories of Winnetka's early days.

By dedicating this bridge linking east and west Winnetka to Frank Windes, we assure his place in the memory of future Winnetkans who, like us, will benefit from his foresight and the application of his talents to the Village he loved.

"D" is for Depression of the Tracks

by Trish Early

Upon hearing of the tragedy last fall when a school bus was struck by a train in Fox River Grove, we in Winnetka were again grateful for that prudent decision to separate the grade of the streets and the tracks in our community. Unfortunately, it took another terrible accident to expedite plans that had been talked about for over five decades.

As early as the 1890's, village leaders Henry Demarest Lloyd and Quincy Lamertine Dowd were advocating grade separation. Not only did they understand the potential threat to citizens, they also recognized the divisive impact of the tracks on village cohesiveness. Village Engineer Frank A. Windes designed a plan in 1906 that was remarkably similar to what was eventually completed. At the same time, local architect William A. Otis was giving lectures to educate the public on the subject.

When the Plan of Winnetka was published in 1921, Edward Bennett, the consulting architect, addressed track depression as his first major topic and found the elimination of grade crossings as "Winnetka's most serious and urgent problem." In the previous 11 years, 44 persons had been killed or seriously injured. Bennett also strongly endorsed depression instead of elevation because it reduced train noise and smoke, avoided cutting the village in two, permitted streets to cross the tracks on bridges instead of through dangerous subways, and allowed multiple possibilities for architecturally attractive bridges and approaches. Although both the Caucus and the Village Council supported these recommendations, no action was taken, and with the onset of the economic depression, the project seemed doomed.

On Halloween night in 1937, two prominent young women returning from the party at Community House were killed instantly when their car was hit at the Pine Street crossing. The accident was caused by an unscheduled train of six dark and empty coaches moving backwards. The loss of Mrs. Janet Getgood (30), wife of the director of Community House and daughter of a Village Trustee, and Mrs. Sibyl Brittain (40), mother of two sons, raised the death toll in Winnetka to 33 in 25 years.

Public outrage now demanded immediate action. Winnetkans wanted a better solution than improved lighting and automatic gates and found an ally in former resident Harold I. Ickes, Secretary of the Interior. When a referendum favored grade separation by 2 to 1, the community was ready.

The federal government pledged a grant of \$1.5 million; the railroads added \$900,000 and the Village contributed \$1 million in order to complete the project. Starting in 1938, 3 1/2 miles of dirt (915,000 cubic yards) were excavated to make a "cut" that would be transformed into a modern, streamlined rail traffic way.

The entire undertaking, which included seven bridges and three new stations, was completed on June 15, 1943. The advent of World War II required a special request to the president to release enough steel to finish the work, but the village of Winnetka was finally rid of potential death traps at grade crossings.

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Exciting News!

Glencoe's Own

Laundromat

Today!

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329 Park Avenue - Glencoe
Bootery
PARK AVENUE
 Red & White.
 Welt Sole
\$3.95
Barefoot Sandals
 Flexible Leather Sole
 Brown—Red
\$3.95

LANG REAL ESTATE is still
 giving North Shore maps
 away FREE — our services
 are also given WITHOUT
 OBLIGATION.
OPPOSITE RAILROAD
AND
ELECTRIC STATIONS
712 Glencoe Road
Glencoe, Illinois
Glencoe 1971
Ambassador 2-7873

IN WINNETKA
 Mr. and Mrs. F. J. DuBrouillet
 and their 13-year-old son, Douglas,
 who just was graduated from
 Skokie Junior High School have re-
 cently moved to 595 Orchard Lane,
 Winnetka.
 Mr. and Mrs. F. J. DuBrouillet
 are also given WITHOUT
 OBLIGATION.
OPPOSITE RAILROAD
AND
ELECTRIC STATIONS
712 Glencoe Road
Glencoe, Illinois
Glencoe 1971
Ambassador 2-7873

Makes Contagion
Report for Area
 Dr. Herbert S. Miller, health
 commissioner for Glencoe, Kenil-
 worth, Northfield, Winnetka, and
 the unincorporated area of New
 Trier Township, made the following
 contagion report for the week end-
 ing last Saturday:
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Rites Today for
Aged Civic Leader
 (Continued from page 3)
 Park, Northfield, Winthrop Harbor,
 Point, which has been largely ab-
 sorbed by Wilmette.
 The firm also performed work
 for the old North Shore Drainage
 Association, and for the park dis-
 tricts in Glencoe, Highland Park,
 Wilmette, and Winnetka.
Held Various Offices
 Mr. Windes held a number of
 offices in the community. He was
 Winnetka's village assessor in 1895-
 1896 and again in 1897-1898. He was
 a member of the Winnetka board
 of education from 1899 to 1907 and
 again from 1908 to 1912, and was
 village marshal in 1946 and 1947.
 Long active in the Winnetka Ro-
 tary Club, he was its president
 in 1934 and 1935, and was elected
 an honorary member in 1947.
 He had been interested in wood-
 working throughout his life, and in
 later years also turned to oil
 painting, and to the illumination of
 manuscripts.
Historian for Community
 Mr. Windes left a large collec-
 tion of North Shore historical ma-
 terial including old records, his
 personal diary, maps, and photo-
 graphs. He was one of the founders
 of the Winnetka Historical Society.
 During World War I, he per-
 formed engineering work in the
 construction of Camp Custer. Dur-
 ing the second World War, he was
 the first chairman of the Winnetka
 ration board.
 In 1942, he received the Simp-
 son award, given annually to a Win-
 netkan for outstanding civic serv-
 ice.
 Besides his widow, he is survived
 by a daughter, Mrs. Herbert W.
 Wilson of Sebastopol, Calif., and
 by a brother, Zel, of Middleville,
 Mich.

A deep sense of loss of "a right-
 eous and courageous civic leader"
 in the death of Frank A. Windes,
 former village engineer, is ex-
 pressed in a resolution of regret
 and sympathy passed by the Win-
 netka Village Council Tuesday
 night.
 Mr. Windes, who lived at 873
 Spruce Street, Winnetka, for many
 years, died in Evanston Hospital
 Sunday at the age of 83.
 Copies of the resolution have
 been forwarded to surviving mem-
 bers of Mr. Windes' family as a
 testimonial to him and a token of
 sympathy for them. Survivors in-
 clude his widow, Mable R.; a son,
 Guilford R.; a daughter, Mrs. Her-
 bert W. Wilson; and a brother,
 Zel F. Windes.
 Full text of the council's resolu-
 tion follows:
 "Whereas, the president and
 trustees of the Village of Winnetka
 have learned with a deep sense
 of loss and regret of the recent
 death of Frank A. Windes, who
 served for many years as village
 engineer and consultant for the
 village, and
 "Whereas, the council is cogni-
 zant of his foresightedness and
 valuable contributions made in the

Trustees Pass Resolution

on Death of Frank Windes

Society Celebrates 65 Years by Laurie Starrett

Sixty-five years ago, in 1932, Dr. James O. Ely invited a small group of Winnetka "old-timers" to organize the Winnetka Historical Society. The group—whose annual dues were \$1.00 per year per family—attracted immediate interest. According to founding member Frank Windes, membership was open to "... anyone, young or old, who is interested in the past, present or future of Winnetka."

Windes, Village Engineer from 1898 to 1940 and an avid collector of Winnetka artifacts and reminiscences, was the longtime custodian of the Society's collection. At first it was stored in his basement, and later in the fireproof vaults at his engineering office. In 1941 the Society was chartered as a not-for-profit corporation, and by 1943 four chests of memorabilia were being kept in vaults at the Winnetka Trust & Savings Bank. Later the collection was stored under lock and key in a basement room in the public library. Finally, in 1987 the growing collection found a home in The Skokie School when the Winnetka Village Council generously agreed to fund a museum. The museum initially was operated by a committee of village-appointed Winnetka residents. In 1993 the Board of Directors of the Society assumed responsibility for its operations.

Margaret B. (Pat) Burrows, a Winnetka resident since 1925, remembers that finding a permanent home for the collection always has been the goal of the organization. Mrs. Burrows was recruited to the Society in 1938 when her friend Polly King called and asked her to become treasurer. Mrs. Burrows said, "Polly, I'm not even a member." King replied, "Yes, you are. I paid your dues." Ever since, Pat Burrows has been a singularly dedicated member, serving as treasurer, secretary, and vice-president. She continues to volunteer at the museum weekly, helping to catalogue the collection and providing invaluable historical information, advice, and support to staff and the Board of Directors.

Under the management of founding director Irish Early, the museum at 1140 Elm Street presented seven exhibits between 1988 and 1995, winning fourteen awards. Currently, the eighth exhibit, "Tracks Through Time: Railroads in Winnetka," is attracting widespread interest and praise.

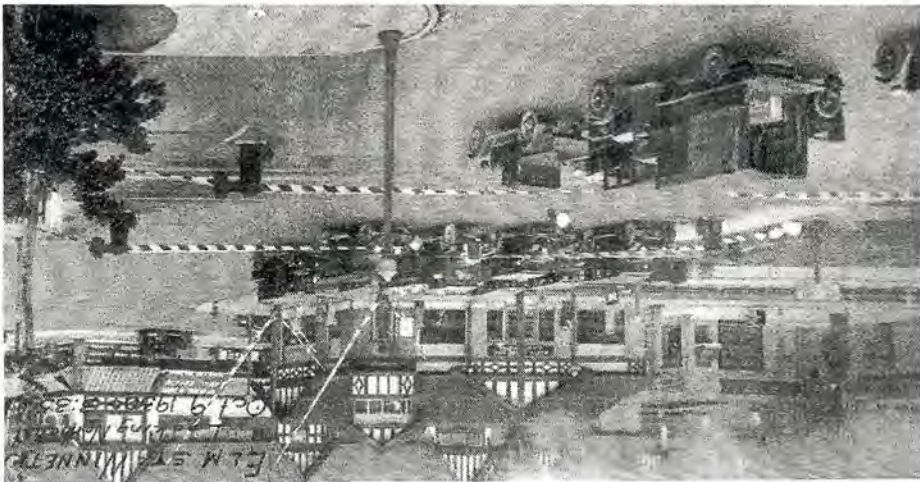
In addition to owning, managing, and exhibiting the collection, the Society functions as a research resource for the community with a 900-volume reference library. It develops educational outreach programs, including tours and lectures for adults and classes and special events for children. It also records oral histories and publishes the award-winning, quarterly *Winnetka Historical Society Gazette*, which includes news of Society activities and stories of historical interest.

Today, the Winnetka Historical Society is a vital, growing organization whose mission is "... to collect, preserve, and present artifacts and memorabilia representing and depicting Winnetka history and to provide services for the purpose of increasing and enriching public knowledge about Winnetka." As well as looking to the past, the Society looks forward to the next 65 years, inviting village residents to join in keeping Winnetka history alive.

"X" is for Crossings: The "Big Ditch"

By Bean Carroll

In 1854, the first trains arrived in Winnetka. With the building of the Chicago and Milwaukee Railroad, Winnetka began its long history of train travel to and from Chicago. At the beginning, there were only two tracks in the Village with two trains a day. At that time, the majority of residents traveled by horse and buggy and safety risks at the railroad crossings were infrequent. As transportation improved and the automobile was invented, the electric train also made its debut in Winnetka. There were now four railroad tracks going through town. With the increased ease of travel to the city, the population of Winnetka grew, as did the number of automobiles, cyclists and pedestrians. This led to greater confusion at the street level railroad grade crossings. In 1909, there were 177 daily steam engine trains passing by and stopping in Winnetka.



The increase in rail traffic also resulted in an increase in the number of crossing fatalities. In the 25 years prior to a fatal accident in 1937, there were 29 fatalities with

numerous injuries at the crossings. The Village of Winnetka and the Chicago and Northwestern Railroad tried to solve this problem by increasing the number of gates and hiring additional employees to hold stop signs as trains passed through. But these actions did not resolve the problem. Driving home from the Community House Halloween party on October 20, 1937, Janet Getgood and Sibyl Collins Britain were killed instantly by an empty, unlighted train on the southbound tracks of the Chicago and Northwestern Railroad at the Pine Street crossing. The gates failed to operate in time and the two women were the 30th and 31st persons to lose their lives at Winnetka railroad crossings.

These 1937 fatalities were the straw that broke the camel's back. Janet Getgood's

husband was the director of the Community House. Though Mr. Getgood made no public

statement about the tragedy or his personal loss, the outraged community insisted on

immediate action. The Village had considered a grade separation over the prior 20 years. Village

Engineer Frank Windes had recommended a plan to lower the grade of the tracks in 1906.

Though this was more expensive than grade elevation, it would not create a divided community

as experienced in other towns. Instituted in 1930, FDR's New Deal provided aid to Winnetka. At

the time, former resident Harold Ickes was the Secretary of the Interior as well as the

Administrator of the PWA (Public Works Administration) program started by FDR. With help from

Ickes and an agreement among Winnetkans, the Chicago and Northwestern Railroad and the

North Shore Electric, funding was obtained for the grade depression. The PWA funded 45% of

the project, the Village funded 29%, and the remainder of the project was funded by the

railroad companies. The Big Ditch ran from Indian Hill to Hubbard Woods. It included seven

bridges, two pedestrian bridges, as well as the three train stations and necessary retaining

walls. Finished in 1943, the project took five years to complete.

Early Winnetka railroad crossings and consequent fatalities led to one of the most

progressive civil engineering projects of its time. Winnetkans can be thankful to those who were

so forward thinking. We should remember each time we cross the railroad tracks that the risk has been eliminated. A major civil engineering project sits in our midst – the Big Ditch.

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conclusion of the program.
15, the approximate date for the
a get-together party about August
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All children who have partici-
after the same date.
be held every Thursday at 10:30
children, ages three to six, will
A picture book story hour for
after June 15.
"book hour" every Tuesday at 2:30
school children to take part in a
furthermore, invites all grade
To stimulate reading the library,
Tuesday "Book Hour"
this date.
June 15. Children may join during
The program starts on Monday,
with good books.
interest, or merely by passing time
ging" into subject fields of special
of enjoying their free time by "dig-
the upper grades to find a way
cabulary, and for the children in
"to keep up" their reading vo-
ago, Mr. Windes was brought to
Winnetka as a youth. He attended
school in the village, as well as
the Chicago Manual Training
School, and was graduated from
the University of Michigan with
an engineering degree in 1893.
In 1895, he married Miss Mabel
Reagan, who was at that time a
teacher at the Hubbard Woods
School.
Mr. Windes, who began his en-
gineering practice shortly after his
graduation from the university,
also taught manual arts in the
Winnetka and Glencoe schools.
Active in community affairs
throughout his life, Mr. Windes
lived to see the completion of
projects for which he had drawn
early plans. His program for the
conversion of the Skokie marshes
into a park area was carried out
by the Civil Conservation Corps,
and his plans for the grade sep-

ing. Boys 9 to 12 will meet in the
afternoon at 1:30. There will be
special events on Thursdays.
These two groups will be under
the direction of George W. Miner,
director of Community House, as-
sisted by a staff of college-age
young men and women.
Born to Winnetkans
Sixth Child, Girl
Mr. and Mrs. Robert O. Gund-
lach, who moved to Winnetka last
fall, are announcing the birth of
their sixth child, Mary Adele, born
at Evanston Hospital on May 23.
The new baby's brothers and sis-
ters are, in line of age, Cynthia,
Karen, Bobbie, Anne, and Peter.
Mrs. Stanley W. Ayres of Mont-
clair, N. J., is the maternal grand-
mother, and the paternal grand-
parents, Mr. and Mrs. Lewter H.
Groves, live in Pelham Manor, N.Y.
Purpose of the Lodge is further-
ance of educational, recreational,
and character building activities
of Winnetka boys and girls. It pro-
vides a meeting place for Boy or
Girl Scouts of the village where
outdoor living and community spirit
can be developed. It is also an
asset for other Winnetka organiza-
tions, church and family groups
who have used it in the past and
have found it an ideal atmosphere
for recreation.
A campaign to raise funds for
this activity is now in progress.

On Our Cover
Among the many recreational
activities Winnetka offers are
those afforded by the Lodge in
Walton Woods depicted on our
cover. The Lodge is located on
the Des Plaines River, about
10 miles from Winnetka, on a
site donated to the community
by the Winnetka chapter of the
Isaak Walton League.

Character Building
The Lodge was built in 1929 and
is administered by a board of di-
rectors in conjunction with the
Northern Trust Company of Chi-
cago, forming the Winnetka Camp
Site Trust.

Children Will Have Reading Program Here

Funeral services for Frank Arner
Winnetka, 873 Spruce Street, Winnet-
ka, who died last Sunday, at the
Evanston Hospital, after a long
illness, will be held this (Thursday)
afternoon at 4 o'clock at the Win-
netka Congregational Church.
Dr. Samuel Harkness, pastor of
the Congregational Church, and
Dr. E. Ashley Gerhard, rector of
Christ Episcopal Church, Winnetka,
will officiate.
Native of Tennessee
Born in Jasper, Tenn., 83 years
ago, Mr. Windes was brought to
Winnetka as a youth. He attended
school in the village, as well as
the Chicago Manual Training
School, and was graduated from
the University of Michigan with
an engineering degree in 1893.
In 1895, he married Miss Mabel
Reagan, who was at that time a
teacher at the Hubbard Woods
School.
Mr. Windes, who began his en-
gineering practice shortly after his
graduation from the university,
also taught manual arts in the
Winnetka and Glencoe schools.
Active in community affairs
throughout his life, Mr. Windes
lived to see the completion of
projects for which he had drawn
early plans. His program for the
conversion of the Skokie marshes
into a park area was carried out
by the Civil Conservation Corps,
and his plans for the grade sep-

ings. Boys 9 to 12 will meet in the
afternoon at 1:30. There will be
special events on Thursdays.
These two groups will be under
the direction of George W. Miner,
director of Community House, as-
sisted by a staff of college-age
young men and women.
Born to Winnetkans
Sixth Child, Girl
Mr. and Mrs. Robert O. Gund-
lach, who moved to Winnetka last
fall, are announcing the birth of
their sixth child, Mary Adele, born
at Evanston Hospital on May 23.
The new baby's brothers and sis-
ters are, in line of age, Cynthia,
Karen, Bobbie, Anne, and Peter.
Mrs. Stanley W. Ayres of Mont-
clair, N. J., is the maternal grand-
mother, and the paternal grand-
parents, Mr. and Mrs. Lewter H.
Groves, live in Pelham Manor, N.Y.
Purpose of the Lodge is further-
ance of educational, recreational,
and character building activities
of Winnetka boys and girls. It pro-
vides a meeting place for Boy or
Girl Scouts of the village where
outdoor living and community spirit
can be developed. It is also an
asset for other Winnetka organiza-
tions, church and family groups
who have used it in the past and
have found it an ideal atmosphere
for recreation.
A campaign to raise funds for
this activity is now in progress.

Winnetka's 66th annual Fourth of
July celebration on the Village
Common will be under the general
chairmanship of Robert S. Bur-
rows, 614 Cherry Street. He has
appointed the following committee
chairmen to assist with the plan-
ning and arrangements of the for-
mal program, as well as the many
athletic events designed for the
children of the families living in
Winnetka:
Parade marshals, James B. Hol-
and, II; music, A. Lee Adams;
publicity, Frederick M. Tuton, Jr.;
starting line committee, John B.
Foreman; finish line committee,
Clarence W. McIntosh; refresh-
ments, Leo V. Conney; grounds
committee, C. R. Miller, Robert L.
Anderson, and Robert A. Weidaw.
Dewitt L. Jones is clerk of the
races, assisted by Franklyn Fer-
guson, race announcer; George W.
Boone, timekeeper.
Prizes will be under the custody
of Donald Jones, assisted by Ann
Howard and Mary Lou Emrich.
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Death Takes Frank A. Windes
Long Winnetka Civic Leader
Village's Best Known
Citizen Served Area
In Many Capacities
Funeral services for Frank Arner
Winnetka, 873 Spruce Street, Winnet-
ka, who died last Sunday, at the
Evanston Hospital, after a long
illness, will be held this (Thursday)
afternoon at 4 o'clock at the Win-
netka Congregational Church.
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early plans. His program for the
conversion of the Skokie marshes
into a park area was carried out
by the Civil Conservation Corps,
and his plans for the grade sep-



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CELEBRATES 85th BIRTHDAY



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Five hundred and forty years was the combined age of these six Indians and one Cherokee resident who gathered to observe the 50th birthday anniversary of Simon L. Simpson. This day evening of last week the happy event was a dinner and reception given at the home of Mr. and Mrs. Stanley H. Simpson, 1520 Edgewood Ave. It started in honor of Mr. Simon

son's father,

The oldest member of the grants is H. J. Jewett, 847 Cherry street, seated at the left, who is 93. The others seated (left to right) are Mr. Sampson, 85; William A. Hadley, 913 Oak street, 75; Arthur Burdick, 174 Lake street (opposite 85) and his wife, seated at the right, who are 72 and 73 respectively. The consolation prize, a white ribbon, was presented to Frank A. Wines, who was credited with having eaten only 72.270 meals.

Standing (left to right) are Frank A. Winder, 837 Spruce street, the youngest of the group; Charles S. Jewell, 459 Provident avenue, 67, Dr. J. C. Eby, 430 Walnut avenue, 72, (ray Hemming, 72, Mrs. Mable, to visit her grandmother, Mrs. Arthur V. Hemming, 458 Linden avenue, left last Sunday, for Ann Arbor. Miss Jean Hemming, daughter of the

Mrs. Mary Venable, 635 Maple ave., will entertain her luncheon bridge club next Wednesday.

TABLE 1. A. 1990-1991

Does Your Body
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25c - 35c - 50c -
Make Your Own
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WINN-DIXIE

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Winnetka A to Z F is for Frank Windes

Frank Windes played a major role in many aspects of Winnetka's development, from civil engineering to the Fourth of July celebration, during his 74 years in the village.

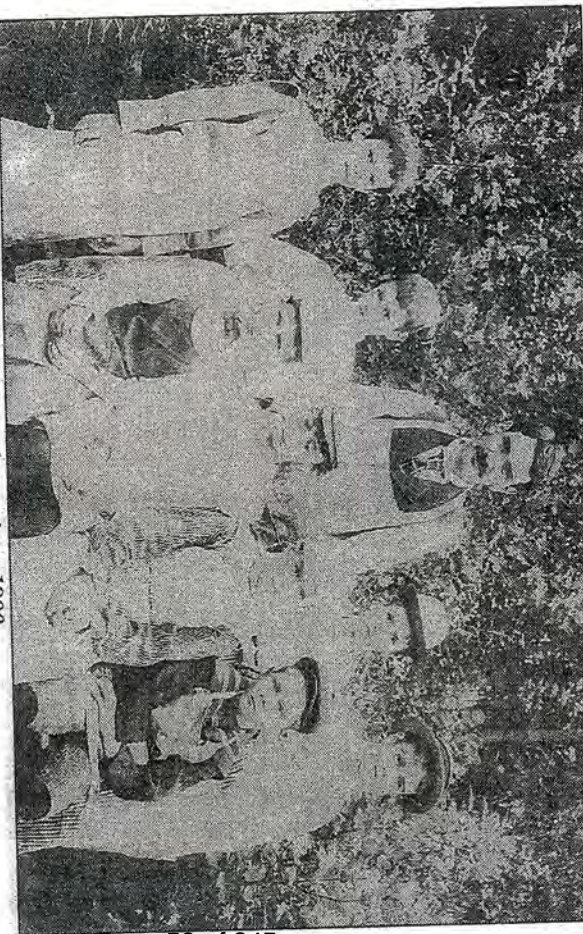
Born in Jasper, Tennessee, he moved here from Chicago with his family in 1879, when he was seven. Windes grew up in Winnetka, attending Winnetka schools and a technical school in Chicago. He then went to the University of Michigan and returned to the village after earning an engineering degree.

The population of the North Shore was rapidly increasing when Windes returned, and he soon became involved in the engineering needed to support this growth. A licensed architect, he designed many Winnetka houses, including his own on the northeast corner of Birch and Spruce streets. About a hundred feet north of his home at 788 Birch Street, lay the offices of Windes and Marsh, his engineering and

surveying firm. (Both structures are still standing.) The partnership was very active in improving the streets, sewers, and water systems of the area and produced most of the maps of Winnetka and nearby villages.

Frank Windes became Village Engineer in 1898 and played an important part in planning two major engineering projects in Winnetka. He designed plans for depressing the railroad tracks in 1906 and for turning the Skokie Marsh into a lagoon system in 1909. Neither project was actually started until the late 1930s, but the final plans for both looked much like those Windes' developed more than 20 years earlier.

Windes' contributions to the village were not only in construction and engineering. He taught manual training in the public schools, both in Winnetka and other North Shore communities. For years he was custodian of prizes at the annual



Frank Windes with a manual training class, circa 1900

Fourth of July celebration.

He had a continuing interest in Winnetka's history. As a child, Windes listened to many of the original settlers tell of the town's past; he later turned those reminiscences into talks to the schools on local history. Windes also authored a series of articles for the *Winnetka Talk* in 1930, describing life in early Winnetka. In 1932 he was one of the founders of the Winnetka Historical Society and for many years was

custodian of the Society's collection. He continued to collect reminiscences from early residents and corresponded with several who had moved away.

Winnetka owes much to Frank Windes, both for improving the village's present and preserving its past.

—Daniel Berenberg



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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■ Lackner Continued from page 23

cago firm, he joined Holabird & Root in 1940.

During World War II he served in the U.S. Navy as a Seabee, helping to build bases in the South Pacific.

After the war, he opened an office in Winnetka, and kept his architectural firm going for 53 years. He never retired, but health and age forced him to cut back on his activities.

During his career he designed new homes and renovated 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

van Roessel of the Chicago Society of Architectural Historians told Callahan 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."

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.

A funeral service was held July 1 at Winnetka Congregational Church. Interment was private.

Memorial contributions may be made to Herman H. Lackner Endowment Fund c/o The Orchestral Association, 220 South Michigan Ave., Chicago 60604.

nan Lackner, Winnetka architect

Stark
WRITER

I. Lackner, 86, an longtime Winnetka resident, died Wednesday in the Evanston.

born native, Mr. Lackner, a native of Evanston, was a member of the Illinois Institute of Technology.

He served in the U.S. Navy during World War II and helped design 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 children.

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

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Survivors include a sister, Antonette Webster.

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

Winnetka Talk 2/19/98 1998-12-21

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
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(Solar energy)

Send PixTo

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 598 Birch Ave Winnetka IL _____

Parcel Identification Number(s) (PIN): 05-20-201-024-0000 _____

Description of all structures to be demolished: 2 story brick & stucco residence w/ basement and a detached garage _____

Current Property Owner Information

Legal Name: 598 Birch LLC _____

Primary Contact: Bart Przyjemski _____

Address: _____

City, State, Zip: Schiller Park IL 60176 _____

Phone No. _____

Email: _____

Date owner acquired property: 07/25/2022 _____

Applicant Information

Legal Name: 598 Birch LLC _____

Primary Contact: Bart Przyjemski _____

Address: _____

City, State, Zip: Schiller Park IL 60176 _____

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 Inc _____

Address: 2840 W 167th St _____

City, State, ZIP: Merkhams IL 60428 _____

Phone No: 708-897-8100 _____

Email: office@bridgesexcavationinc.com _____

Property Maintenance Requirements

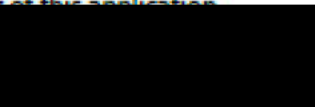
During processing of the demolition permit, the owner and contractor must maintain the property in accordance with the Village Property Maintenance Code to avoid generation of nuisances. Accordingly, the following minimum requirements shall be adhered to:

- ☒ 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.

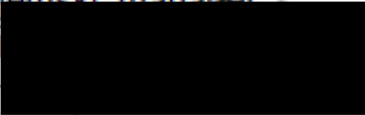
Applicant/Owner Acknowledgments

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 of this application.

Signature of Applicant:  Date 08/11/2022

Print Name & Title: Bart Przyjemski, manager

Signatures of Property Owner(s):  Date 08/11/2022

Print Name & Title: Bart Przyjemski, manager Property Address: 589 Birch Ave

****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: 598 Birch Ave Winnetka IL
A. 1 story single family home, approx. 1,600 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: 10/30/2022 End date:11/10/2022

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.

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



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: SEPTEMBER 29, 2022
SUBJECT: 901 GREENWOOD AVENUE - DEMOLITION PERMIT (CASE NO. 22-20-LPC)

INTRODUCTION	
Meeting Date	October 3, 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	901 Greenwood Avenue, formerly 1455 Tower Road (See Attachment A – Aerial Map)
Property Owner	1455 Tower LLC
Application Submitted by	1455 Tower LLC, represented by Stephen Todd
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 Comments)
PROPERTY DESCRIPTION	
Size	0.21 acres
Location	Northeast Corner of intersection of Greenwood Avenue and Tower Road
Improvements	Single-family home with an attached garage
Zoning	R-5 Single-Family Residential
Surrounding Zoning	R-5 Single-Family Residential to the north, east, and west, and R-2 Single-Family Residential to the south
PROPERTY HISTORY	See Attachment B, Preliminary Property History Study See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	1925
Additional Construction Activity	1956 - Construct screened porch addition
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 a new single-family home has 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 October 3rd 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 October 3rd, 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

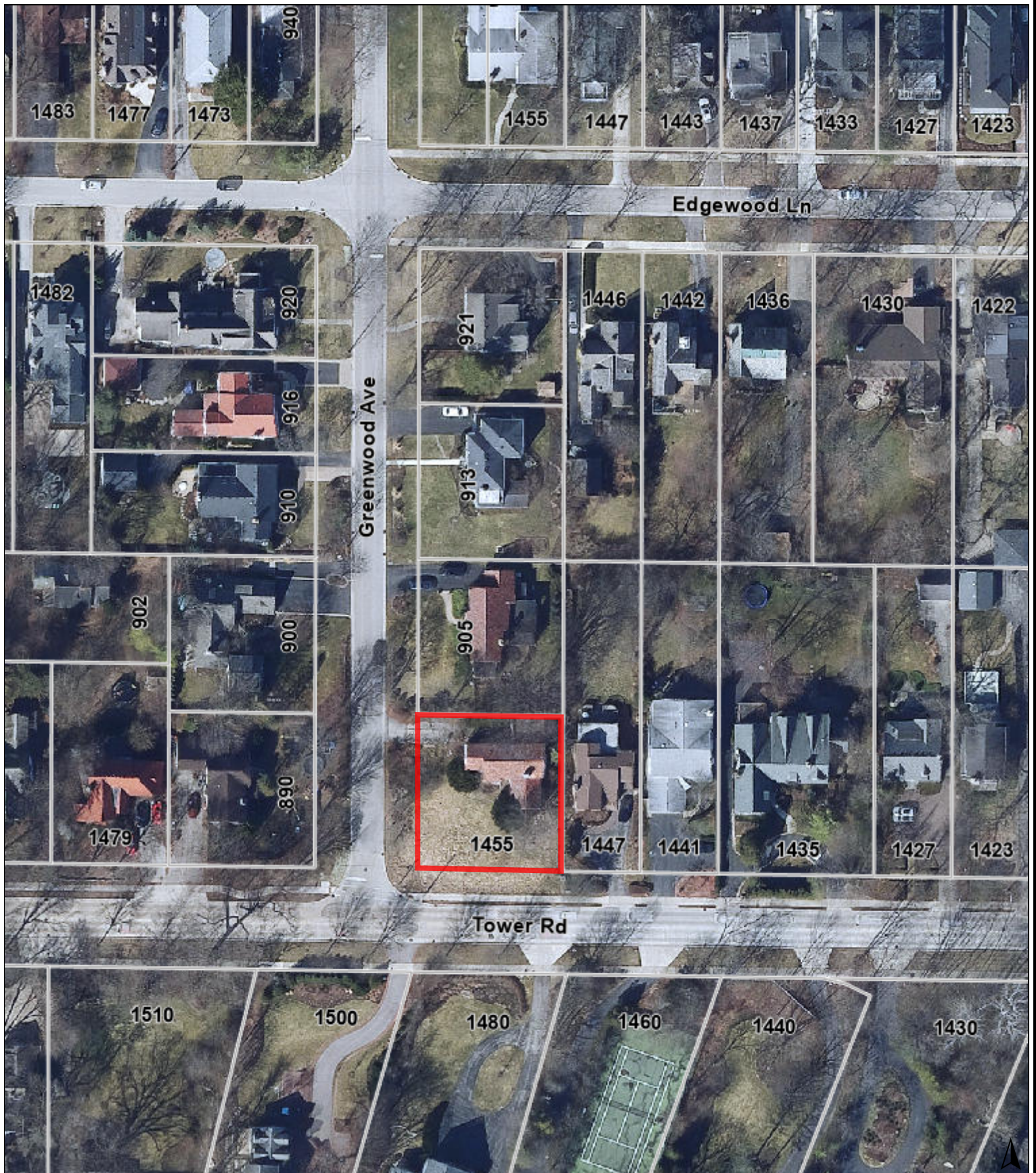
Attachment B: Preliminary Property History Study

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: AUGUST 23, 2022
SUBJECT: CASE NO. 22-20: 901 GREENWOOD AVENUE

INTRODUCTION

On September 19, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence at 901 Greenwood Avenue (formerly known as 1455 Tower Road. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Thursday, September 8, 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>
1-10-1925	Build a two-story frame and stucco residence with garage attached	Gustav Lindahl	Gustav Lindahl
7-6-1956	Construct screened porch addition	L.G. Kelley	Not listed

PLAT OF SURVEY

LOTS 13 AND 14 (EXCEPT THE NORTH 100 FEET OF SAID LOTS) IN BLOCK 20 IN CHICAGO NORTH SHORE LAND COMPANY'S SUBDIVISION IN SECTION 17 AND SECTION 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GREENWOOD AVENUE

ASPHALT PAVEMENT

DEP. CURB (TYP.)

CONC. CURB

ASPHALT PAVEMENT

CONC. PAVEMENT

STONE POST

LOT 13

LOT 14

BLOCK 20

2-STORY STUCCO RESIDENCE

RESIDENCE

LOT 15

TOWER ROAD

CONC. PAVEMENT

LEGEND

- POWER POLE
— OH — OVERHEAD LINES

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- 1455 TOWER, LLC
- ORIGINAL FIELD WORK COMPLETED- 07-18-22

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



AREA

9,348 Sq. Ft. OR 0.21 ACRES (MORE OR LESS)

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 29TH DAY OF JULY, A.D., 2022

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

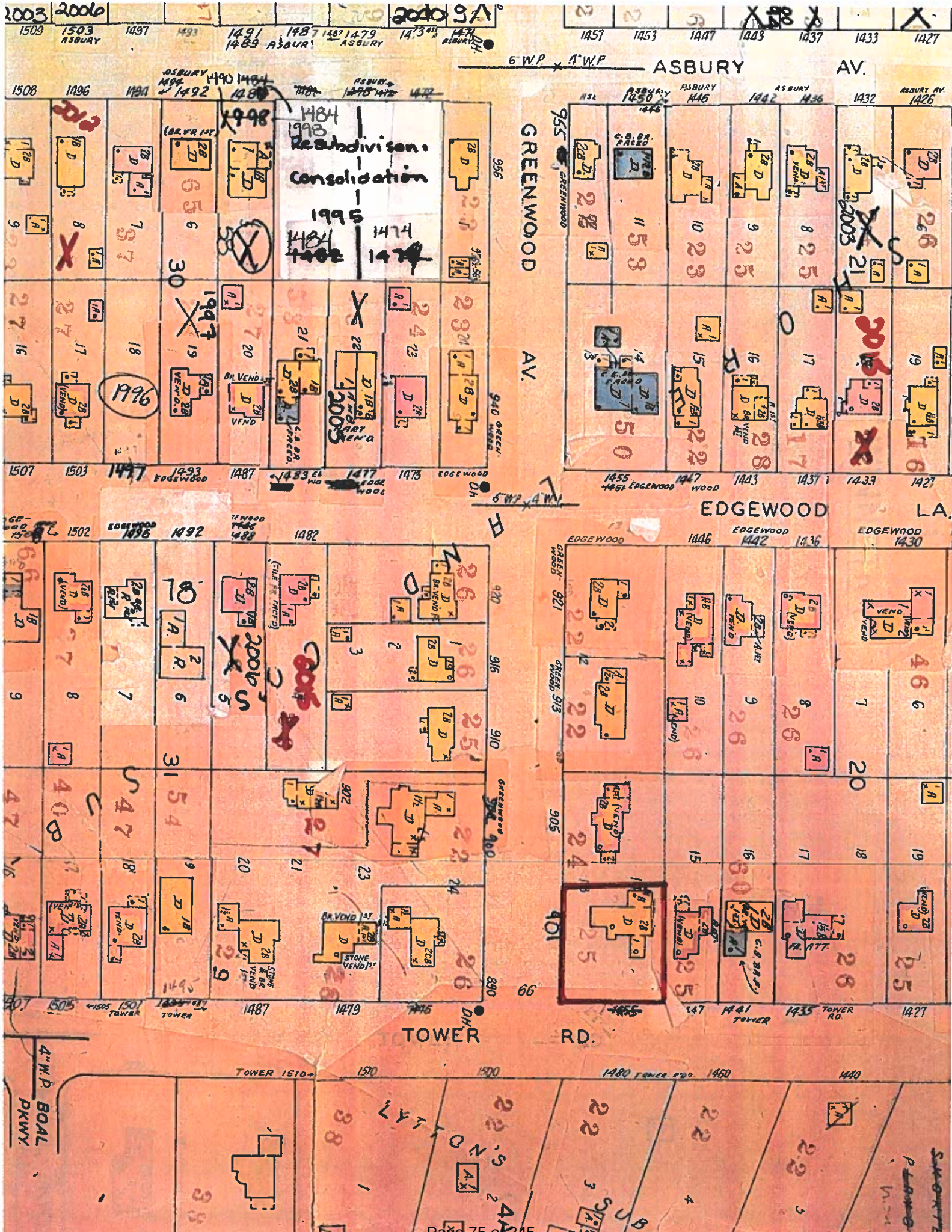
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-22.

SCALE: 1"=20'
DRAWING No. 68190
SHEET 1 OF 1

1455 TOWER ROAD - WINNETKA, ILLINOIS

PLAT OF SURVEY

GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0687







PROPERTY RESEARCH COVERSHEET



Address: 901 Greenwood (formerly 1455 Tower)

Construction Details:

Original construction date: 1925

Construction type: Stucco

Style: Mediterranean

OWNERSHIP HISTORY:

OWNER/RESIDENT NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Gustav Lindahl	1925 – at least 1933	Building permit application, 1933 directory	Listed as either a builder or contractor in the 1920s and 30s Winnetka directories.
Daniel S. Pickrell	1935	1935 directory ¹	
Carlis C. Kohler	1939	1939 directory	
R. C. Bardwell	1941 – 1944	Real estate listing slip, 1941 directory ²	
Lawrence G. and Theresa E. Kelley	By 1954 – 1962	Building permit application, real estate listing slip, 1954 directory, <i>Winnetka Talk</i> obituary	
Julius and Anna Solar	1963 – 1975	Real estate listing slip, 1963 directory	
Glen and Barbara Rosenthal	c. 1975 – 1978	Real estate listing slip	
Bernard and Judy Hammer	1979 – 2022	1979 directory, Cook County Assessor records	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Gustav Lindahl	1925 – build a two-story frame and stucco residence with garage attached.	

¹ Listed as vacant in 1937 (see attached image).

² Address not listed in the 1940 directory.

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 the house at 901 Greenwood (also referred to as 1455 Tower) maintains architectural or historical significance. While it is an attractive older house that has been home to several Winnetkans, we did not find any information about the builder and original owner, Gustav Lindahl, or any subsequent residents that warrants further research.³

Date of Research: 8/30/2022

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

³ Our digital records indicate that Gustav Lindahl owned, designed, and built at least one other house in Winnetka at 1210 Spruce Street.

THE VILLAGE OF WINNETKA
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT

Application is also made for a CERTIFICATE of OCCUPANCY and
PERMIT to be issued after the completion of the building.

Winnetka, Illinois,

12-7 1929

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 2 Story
and Basement frame & stucco residence

PROPERTY DESCRIPTION Lot 5 1/2 of 13 & 14 Block 20
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.) garage attached

Subdivision C. H. S. L. Co.

STREET and NUMBER 1459 Greenwood (Tower Rd)

DIMENSIONS of BUILDING Front 31'-0" feet. Depth 40'-0" feet. Height 21'-0" feet

NUMBER of ROOMS 6 & garage

KIND of MATERIAL frame & stucco (10" concrete)

TOTAL COST 12,000.00

OWNER Gustav Lindahl Address Winnetka

ARCHITECT Owner Address _____

BUILDER " Address _____

CARPENTER " Address _____

MASON " Address _____

SEWER BUILDER Geo Wood Address _____

PLUMBER " Address _____

ELECTRICIAN Kordick Address _____

REMARKS _____

_____ hereby agree to construct the above described building in accordance with the plat, building
(I OR WE)

plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance and the Building Regulations of the Village Code and amendments thereto.

SIGNED Gustav Lindahl

Permit Issued 1-10 1925 ✓ ADDRESS _____

Permit Number 2458

888

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 7-6, 1956

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct a 1 story
~~and Basement~~ Screened Patch Addn to a Single Family Dwelling
 (Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT 51 of 13 & 14, Block 20
 Subdivision Winnetka

STREET and NUMBER 1455 Tower Rd

DIMENSIONS of BUILDING—Front 13 feet. Depth 15 feet. Height 8 feet.

NUMBER of ROOMS one

KIND of MATERIAL Frame

OWNER L. G. Kelley Address 1455 Tower Rd

TOTAL COST 1145⁰⁰

ARCHITECT owner Address _____

BUILDER Allen Wideburg Address Park Ridge

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

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

Permit Issued 7-6 1956

Building Permit Number 6737

Occupancy Permit Number _____

SIGNED L. G. Kelley
 ADDRESS 1455 Tower Road

Excl. Agents	Address of House 1455 Tower Road, Winnetka	Size of Lot 100x100	Rooms 7-4	Baths 5	Porches	Price \$16,800
--------------	--	-------------------------------	---------------------	-------------------	---------	--------------------------

Continuance of Listing Confirmed	Situated between _____ How house may be seen _____ Garage _____ State exactly how we came to have this listing _____ Living quarters _____ letter _____ Owner R. C. Bardwell Whom to notify regarding prospective purchaser _____ Tenant Com. Dower Abstraction _____ Guaranty policy _____ Terms _____ 1st Mortgage _____ Prepayment privileges _____ 2nd Mortgage _____ Prepayment privileges _____ Restrictions _____ Insurance { Fire _____ Tornado _____ Construction _____ Heating Cal. cement on metal bath Remarks \$140	Fronts _____ Date _____ Address _____ Ph: Res. _____ Address _____ Ph: Res. _____ Lease expires _____ Takes _____ Special Assessments _____ Rate _____ Maturity _____ Rate _____ Maturity _____ Roof _____ Hot water _____ tile _____	ft. alley at _____ When available _____ How heated _____ Listed by _____ Office _____ Ofc. _____ Ofc. _____ 5/1/44 30 day cl _____ 228 _____ J.A.P. _____ W.A.S. _____ H.L.H. _____ L.C.L. _____ J.L.W. _____ C.B.T. _____ M.E.B. _____ R.L.P. _____ Zoning _____ Use _____ Height _____ Area _____ Hardwood Floors _____	Rent _____ 135
----------------------------------	---	--	--	--------------------------

Sign Privileges	Basement insulated 1st floor _____ 2nd floor large reception rm, studio living rm, D.K. 1 bedrm and bath 3rd floor 3 bedrms 2 baths nursery rm
-----------------	--



1455 Tower Road
WINNETKA

TYPE: Stucco - Spanish
 LOT: 93½ x 100
 1st fl. Studio living room-Din.Rm.
 Kitch.-Maid's Room - Bath
 2nd fl. 3 bedrooms - 2 tile baths
 GARAGE: 2 car
 HEAT: Hot Water-Oil. Cost \$160
 TAXES: \$229.00
 PRICE: ~~\$17,500~~ **17,000.**
 FULLER & PICKARD, INC.
 EVANSTON
 1618 Chicago Ave. Greenleaf 7220
 other one rent.

Directions:

corner of Greenwood

Replaces D-8356

gab-

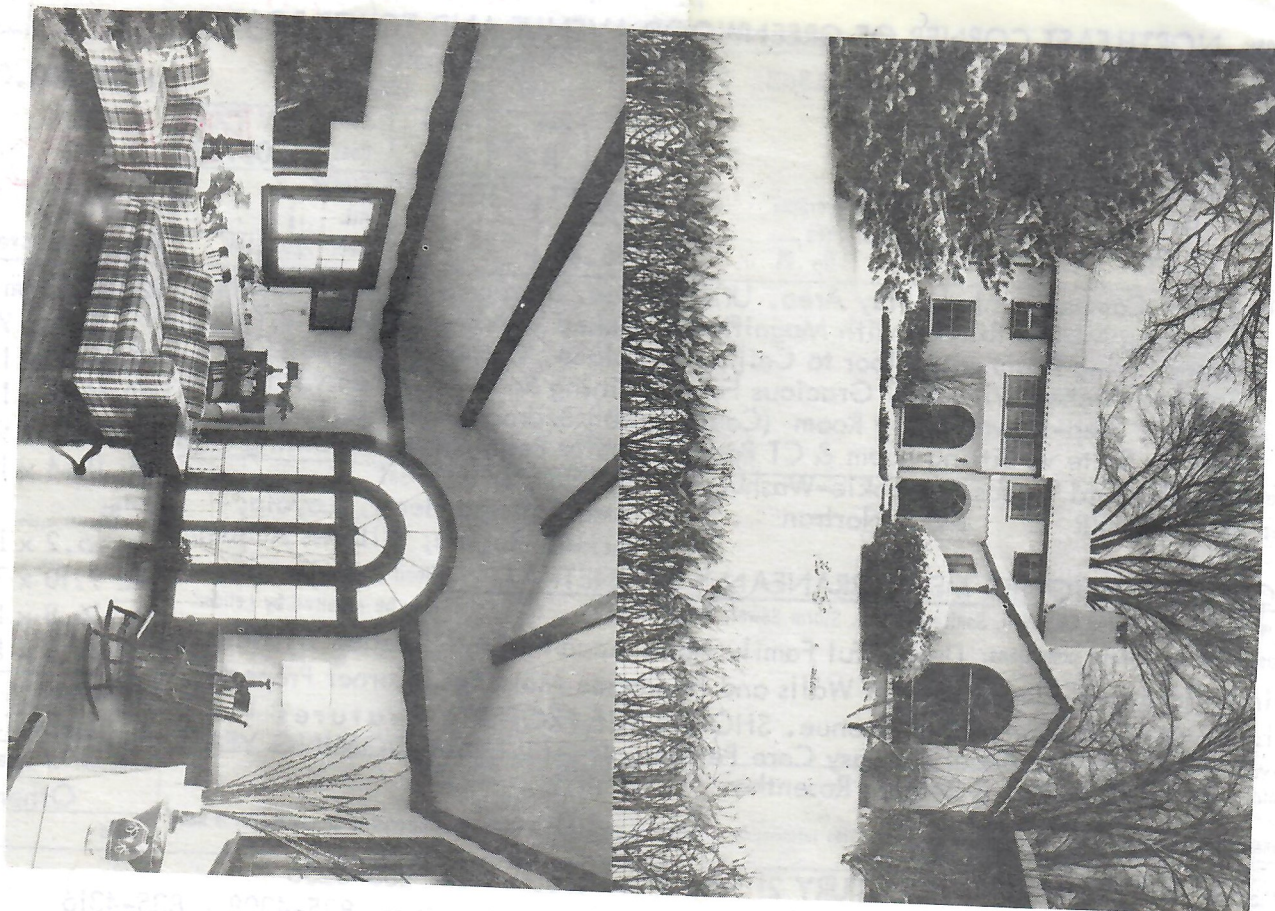
5/62 Add

Address: 1455 Tower Road D. 8570		Lot Size 93 x 100		\$ 42,500	
City: WINNETKA	<i>sold by Mc240 for 40000 -</i>	Rms. 8	Bed. 4 pl.	Baths 3	Heat Oil HW
Constr: Stucco (White)		Year — Taxes \$758		Porches sun deck	Garage 1½ car
Style: California				Att. deck	
Roof: Tile				Elect: 220V-110V	
Built: 1926	Faces: South	Contract:			
Basmt: Full - dry	1st Living room w/studio ceiling and fireplace, dining room, tiled kitchen with D&D, 10x14 entrance hall, or den, paneled family room - or bedroom, full bath 2nd 3 twin-sized bedrooms, 2 baths, sitting room or nursery off master bedroom Check: School: Grade: Hubbard Woods JHS: Skokie HS: New Trier, Loyola, C&NW Transp: RR. & Sacred Mt. Bus: Other: Reg. Dom. Mortgage: Existing Available: City water, W&D Sanitary Sewer, Storm Sewer, Septic Tank (Cross out that not applying) Remarks and any special conditions Excellent Winnetka location. Good maintenance of an older home. New wiring, circuit breakers. INCLUSIONS: stove, refrigerator, deep freeze, new carpeting on stairs, living room carpet, draperies throughout, washer, 2 air-conditioners upstairs.				LR 20 x 20
1st					DR 12 x 15
2nd					K or entry
3rd					DEN 10 x 14
		BR's All large twin-sized Fam. Rm.: 14 x 16			
Owner: Lawrence J. Kelley and Theresa E., his wife		Bus. Phone:		Res. Phone: HL 6-1740	
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.					
Open House	Realtor Office: HUGH C. MICHELS & CO.	Phone: HL 6-7100		Title CT&T	
04182	Sales Person: Betty VanSchoor	Home Phone: AL 1-8908			

Directions: NORTH EAST CORNER OF GREENWOOD AVENUE AND TOWER ROAD

Address: 1455 TOWER ROAD 11363		Lot Size Approximately: 93.24 x 100.28		\$ 127,000.00	
City: WINNETKA	Unincorporated Area: Yes ☐ No ☒	Rms. 8+	Bed. 3	Baths 3	Heat HW Cost \$800.00
Constr: STUCCO - SMOOTH		Year — Taxes 1976		Porches	Garage
Style: MEDITERRANEAN					Att. 1 1/2
Roof: TILE					Elect: 220V-110V
Built: OLDER	Faces: SOUTH	\$1986.84		Approximately:	
Basmt: Full - Compartmented. Play Area. Utility Area. Storage. Circuit Breakers.	1st Stunning MUSIC ROOM with Magnificent Arched Windows. Dramatic Two Story Living Room with Floor to Ceiling Fireplace, Cathedral Beamed Ceiling and Arched Windows. Gracious Formal Dining Room. Kitchen with D&D, Pantry. Step-Down Family Room (Could be 4th Bedroom) Full C.T. Bath. 2nd Master Suite w/Sitting Room & CT Bath. 2 Family Bedrooms w/Adjoining Bath School: Grade: Hubbard Woods JHS: Skokie-Washburn HS: New Trier West Transp: RR. CNWRR Bus: Nortran Other: Sacred Heart, Loyola, Available: Regina, Willows Academy CUSTOM DESIGNED MEDITERRANEAN * WINNETKA! Flood Hazard Insurance may be required by Lender. City water, Private Water Co., Well, Sanitary Sewer, Storm Sewer, Septic Tank. Remarks and any special conditions: Delightful Family Home Accented by: Leaded Windows, Stained Hardwood Floors, Plaster Walls and Handsome Moldings. Corner Property with Driveway on Greenwood Avenue. SHOWPLACE PROPERTY Features - Flowering Shrubs and Beautiful Easy Care Perennials-ALL THE BLOOMING YEAR! Titleholder: Glen Rosenthal & Barbara Rosenthal Fee: 6% 50/50 Phone:				Music Room: 16.6 x 9.10
1st					LR: 19.8 x 17.6
					DR: 15.2 x 12.8
					K: 16.8 x 9.7
	FR: 18.4 x 14.9			BR's: 15.2 x 15.2+	
	SR: 9.10 x 7.5			16.8 x 10.10	
	14.9 x 10.8				
Possession: Immediate				Reason for Sale: Other	
Title					

For office use only 122077 REALTOR® Office: CENTURY 21 New Trier R.E. Phone: 835-5255 Sales Person: Marcia Schellenberg Home Phone: 835-4308 835-4316



Directions: SE Corner Greenwood

Address: 1455 Tower Road
City: Winnetka 4797
Constr: Stucco (smooth White)
Style: Mediterranean
Roof: Tile
Built: Older Faces: South

Lot Size: 93.24x100.28
Rms. 8 Bed. 3 or 4 Baths 3 Heat Cost HW Oil
Year — Taxes 1/2 '74 Porches Garage Det. 1 1/2
\$865.13 Elect: 220V

\$ 84,500.00

Contract:

Basmt: Full.
1st Large Entry Hall; Living rm. w/cathedral ceiling, fireplace;
2nd Dining rm.; Kitchen w/D&D; Family rm. or Bedroom; Bath.
Three twin size Bedrooms, 2 Baths, small room off Master Bedrm.
(2 window air conditioners) Flood Hazard Insurance may be required by Lender

Check: School: Grade: Hubbard Woods JHS: Skokie HS: New Trier West
Transp: RR. Bus: Other:
Mortgage: Existing
City water, Sanitary Sewer, Storm Sewer, NO COMMISSION PAID UNLESS SALE IS CONSUMMATED.
Special Assessments \$
Remarks and any special conditions: Very attractive exterior, recently painted. Gardener's delight - exceptional perennial plantings. Aluminum S&S except arch windows. School bus at corner. Excellent family neighborhood. Exclude: Mirror in Liv.rm., Bookcase in Fam. rm.

Titleholder: Julius Solar & Anna, h/w Brokerage Fee: 6% 1st \$50M, 5% after (50/50)

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 062475 REALTOR® Office: GALLERY OF HOMES - Winn. Phone: 446-8000
Sales Person: Annette L. Mooney Home Phone: 446-0875

Approx. LR 20x20
DR 20x15
K 10x9.9 plus pantry
FR 16x14
BR's 15x15
16.4x10.10
14.7x10.7

Entry: 14x10

Possession: Aug. 3, 1975

Reason for Sale: O.O.S.

Title C.T.T.

Directions: corner of Greenwood RE-RUN Replaced 4/62

Address: 1455 Tower Road D- 8356
City: WINNETKA
Constr: Stucco (White)
Style: California
Roof: Tile
Built: 1926 Faces: South

Lot Size: 93 x 100
Rms. 8 Bed. 3pl. Baths 3 Heat Oil HW Cost
Year — Taxes \$758 Porches sun deck Garage 1 1/2 car Att-Det.
Elect: 220V-110V

\$ 42,500

Contract:

Basmt: Full - dry
1st Living room w/studio ceiling and fireplace, dining room, tiled kitchen with D&D, 10x14 entrance hall, or den, paneled family room and full bath
2nd - 3 twin-sized bedrooms, 2 baths, sitting room or nursery off
3rd master bedroom

Check: School: Grade: Hubbard Woods JHS: Skokie Jr. HS: New Trier, Loyola, Reg. Dom.
Transp: RR, C&NW & Sacred Mt. Other:
Mortgage: Existing Available:
City water, ~~sanitary~~ Sanitary Sewer, Storm Sewer, ~~sanitary~~ (Cross out that not applying)
Remarks and any special conditions: Excellent Winnetka location. Good maintenance of an older home. New wiring, circuit breakers. INCLUSIONS: stove, refrigerator, deep freeze, new carpeting on stairs, living room carpet, draperies throughout, washer, 2 air-conditioners upstairs.

Owner: Lawrence J. Kelley and Theresa E., his wife Bus. Phone: Res. Phone: HL 6-1740

This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.

Open House 04/02 Realtor Office: HUGH C. MICHELS & CO. Phone: HL 6-7100
Sales Person: Betty VanSchoor Home Phone: AL 1-8908

LR
DR
K All
DEN
BR's good size

Possession: immediate

Reason for Sale: out of town

Title C.T.T.

Directions: **corner of Greenwood**

Replaced 4/62

Address: 1455 Tower Road L- 7072 City: WINNETKA Constr: Stucco (White) Style: California Roof: Tile Built: 1926		Lot Size: 93 x 100 Faces: South		Rms. 8 Bed. 3 pl. Baths 3 Heat Oil HW Cost Garage 1 1/2 car Att. Dex Elect: 220V-110V		\$ 48,500 46,000 42,500 Contract:	
Basmt: Full - dry 1st Living room w/studio ceiling and fireplace, dining room, tiled kitchen with D&D, 10x14 entrance hall, or den, paneled family room and full bath 2nd 3 twin-sized bedrooms, 2 baths, sitting room or nursery off master bedroom 3rd bedroom						LR DR K All DEN good BR's size	
Check: <i>12/61</i> <i>2/62</i> <i>3/62</i>		School: Grade: Hubbard Woods JHS: Skokie Jr. Transp: RR. Sacred Heart Bus: Mortgage: Existing City water, and Sanitary Sewer, Storm Sewer, sewer (Cross out that not applying) Remarks and any special conditions Excellent Winnetka location. Good maintenance of an older home. New wiring, circuit breakers. INCLUSIONS: stove, refrigerator, deep freeze, new carpeting on stairs, living room carpet, draperies throughout, washer, 2 air-conditioners upstairs.		HS: New Trier, Loyola, Reg. Dom. Other: Available: <i>Rep. 32,000 - 5 3/4</i> 20		Possession: immediate Reason for Sale: out of town Title CTET	
Owner: Lawrence J. Kelley and Theresa E., his wife Bus. Phone: This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.		Res. Phone: HI 6-1740 Open House 12201 Realtor Office: HUGH C. NICHOLS & CO. Sales Person: Betty Van Schoor		Phone: HI 6-7100 Home Phone: AL 1-8908			



1933 directory

1435 Arnold Marshall
 1440 Hansel John W
 1447 Raible Jos F
 1455 Lindahl Gustav contr
 1460 Lytton Arth S
 1479 Vacant
 1480 Quin Geo R

1935 directory

1440 Hansel John W
 1447 Gibson Chas H
 1455 Pickrell Danl S
 1460 Lytton Arth S

1937 directory

1440△Headon Lloyd
 1447△Gibson Chas H
 1455 Vacant
 1460△Lytton Arth S ©
 1479△Shannon Louis

1939 directory

1423△Morrison Herschel A
 1427△Sims Wm W ©
 1435△Jacobi Godfrey L ©
 1440△Robson Edwin O
 1447△Gibson Chas H
 1455△Köhler Carlis C ©
 1460△Lytton Arth S ©
 1479△Gere Edwin C
 1480△Quin Geo R ©

1941 directory

Barclay Jas M r 471 Hawthorn ln.....Winnetka-561
 Bard Roy E r 36 Woodley rd.....Winnetka-1992
 Bardwell R C r 1455 Tower rd.....Winnetka-4394
 Bardwell Richard W r 631 Garlnd av...Winnetka-3335
 Barenbrugge Anton r 899 Willow rd.....Winnetka-3075

1954 directory

1440 Custard L A WI6-4559
 1447 Ford W R WI6-1260
 1455 Kelley L G WI6-1740
 1460 Howard H E Jr WI6-4541
 1470 Bell W D WI6-4551

1963 directory

Solar Eugene J 9519 Karlov Skokie-----677-5666
 Solar Fredk C 2220 Washngtn Evnsth----DAvis 8-0207
 Solar Julius 1455 Tower Winetka-----446-8270
 Solar Otis 1444 E Prospect Av Des Pl-----827-6280
 Solar Systems Inc 8241 Kimball Skokie----OR 6-2040

1979 directory

Hamman L C 140 De Windt Rd Winetka---- 446-59
 Hamman Robt J 140 De Windt Rd Winetka 441-56
 Hammer Bernard & Judy
 1455 Tower Rd Winetka----- 441-75
 Hammer Ira M 2229 Iroquois Rd Wilmet -- 256-45
 2229 Iroquois Rd Wilmet----- 256-48
 Hammerman Alan H

Lawrence G. Kelley

Lawrence G. Kelley, 58, of Minneapolis, Minn., formerly of Winnetka, died Feb. 3 in Minneapolis.

Mr. Kelley was a former executive vice-president of Moretrench Corporation in Chicago. A native of Middleboro, Mass., he was a graduate of William and Mary College. He moved to Minneapolis from Winnetka two years ago.

Surviving are his widow, Theresa E.; three sons, Lawrence Jr., Robert, and John of Chicago; and a daughter, Miss Jane Kelley of Chicago.

Memorial services were held in Middleboro.

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

Property Details

05-18-225-014-0000

1455 TOWER RD • WINNETKA, IL • New Tier

Tax Details

PROPERTY CLASSIFICATION	206
SQUARE FOOTAGE (LAND)	9,320
NEIGHBORHOOD	41
TAXCODE	23008
NEXT SCHEDULED REASSESSMENT	2022

Assessed Valuation

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

	2022 Assessor Valuation	2021 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	\$810,000	\$411,860
TOTAL ASSESSED VALUE	\$81,000	\$41,186
LAND ASSESSED VALUE	\$23,300	\$16,776
BUILDING ASSESSED VALUE	\$57,700	\$24,410

* "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

2019	Homeowner Yes
	Senior Citizen N/A
	Senior Freeze N/A
	Dis. Person Exemption N/A
	Dis. Veteran Exemption 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, Senior Citizen, and Persons with Disabilities 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, 2,201 to 4,999 sq.ft.
RESIDENCE TYPE	Two Story
USE	Single Family
APARTMENTS	None
EXTERIOR CONSTRUCTION	Stucco
FULL BATHS	3
HALF BATHS	0
BASEMENT ¹	Full and Rec Room
ATTIC	Full and Apartment
CENTRAL AIR	No
NUMBER OF FIREPLACES	1
GARAGE SIZE/TYPE ²	1.5 Car
AGE	98
BUILDING SQUARE FOOTAGE	2,349
ASSESSMENT PHASE	Assessor Valuation

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

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

** Information may be available by submitting an FOIA Request

Appeal History

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2022	\$41,186 (2021)	Appeal work in progress	\$41,186	537807	PATRICK J CULLERTON	BERNARD HAMMER	Appeal in Process	-
2021	\$65,595 (2020)	\$41,186	\$65,595	300429	THOMAS J THORSON	BERNARD HAMMER	Appeal Review Complete	Assessed Value Adjusted - Insufficient or no data was provided to substantiate a field check at the time the appeal was filed.
2020	\$21,657 (2019)	\$21,657	\$65,595	18690	THOMAS J THORSON	BERNARD HAMMER	Appeal Review Complete	Assessed Value Adjusted - This is the result of the total vacancy of your property.
2019	\$44,000 (2018)	\$21,657	\$65,595	32172	THOMAS J THORSON	BERNARD HAMMER	Appeal Review Complete	Assessed Value Adjusted - This is the result of the total vacancy of your property.

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2018	\$44,000 (2017)	\$44,000	\$164,850	13430	THOMAS J THORSON	BERNARD HAMMER	Appeal Review Complete	Assessed Value Adjusted - This is the result of the total vacancy of your property.
2017	\$50,000 (2016)	\$44,000	\$164,222	13572	HOWARD W MELTON	BERNARD HAMMER	Appeal Review Complete	Assessed Value Not Adjusted - Your property's uniformity with comparable properties.
2016	\$49,839 (2015)	\$85,471	\$91,323	14629	BERNARD HAMMER	HOWARD W MELTON	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.
2015	\$49,839 (2014)	\$49,839	\$49,839	35884	BERNARD HAMMER	HOWARD MELTON	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2014	\$60,644 (2013)	\$57,520	\$60,644	44146	BERNARD HAMMER	THOMAS THORSON	Appeal Review Complete	Assessed Value Not Adjusted - This is due to conflict between data submitted and our recent field inspection.
2013	\$55,982 (2012)	\$63,747	\$69,476	33213	BERNARD HAMMER	BERNARD HAMMER	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.
2010	\$72,400 (2009)	\$67,748	\$72,367	4214	BERNARD HAMMER	BERNARD HAMMER	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.
2009	\$82,244 (2008)	\$78,131	\$78,131	703	BERNARD HAMMER	BERNARD HAMMER	Appeal Review Complete	Assessed Value Not Adjusted - This is due to your property's uniformity with comparable properties.

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2007	\$59,609 (2006)	\$89,804	\$96,527	2635	BERNARD HAMMER	BERNARD HAMMER	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.

Certificate of Error History

Year	Certificate Number	Property Location	Issued Date	C of E Description	Reason	Comments
2016	642	1455 TOWER RD	2022-08-30	Senior Citizen / Homeowner Non Cooperative		The Assessor's Office has completed processing the C of E. Please contact the Cook County Treasurer or the Cook County Clerk to determine whether you are entitled to a refund or if a balance is due.
2015	63144	1455 TOWER RD	2022-08-30	Senior Citizen / Homeowner Non Cooperative		The Assessor's Office has completed processing the C of E. Please contact the Cook County Treasurer or the Cook County Clerk to determine whether you are entitled to a refund or if a balance is due.
2014	82994	1455 TOWER RD	2022-08-30	Senior Citizen / Homeowner Non Cooperative		The Assessor's Office has completed processing the C of E. Please contact the Cook County Treasurer or the Cook County Clerk to determine whether you are entitled to a refund or if a balance is due.
2013	90718	1455 TOWER RD	2022-08-30	Senior Citizen / Homeowner Non Cooperative		The Assessor's Office has completed processing the C of E. Please contact the Cook County Treasurer or the Cook County Clerk to determine whether you are entitled to a refund or if a balance is due.

Enter 14 digit PIN

SEARCH



I'm not a robot

reCAPTCHA
Privacy - Terms

Don't know your PIN? [Search by address here \(/address-search/\)](/address-search/).

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property InformationSite Address: 901 GREENWOOD (FORMERLY 1455 TOWER) WINNETKA, IL 60093Parcel Identification Number(s) (PIN): 05-18-225-014-0000Description of all structures to be demolished: SINGLE FAMILYCurrent Property Owner InformationLegal Name: 1455 TOWER LLCPrimary Contact: STEPHEN TODDAddress: [REDACTED]City, State, Zip: WINNETKA, IL 60093Phone No. [REDACTED]Email: [REDACTED]Date owner acquired property: 5/3/22Applicant InformationLegal Name: 1455 TOWER LLCPrimary Contact: STEPHEN TODDAddress: [REDACTED]City, State, Zip: WINNETKA, IL 60093Phone No. [REDACTED]Email: [REDACTED]Applicant's relationship to current property owner: SAME

(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: JD EXCAVATION, INCAddress: 15771 W. BUCKLEY RDCity, State, ZIP: LIBERTYVILLE, IL 60048Phone No: 224-489-8228

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 8/15/22

Print Name & Title: STEPHEN TODD - OWNER - 1455 Tower LLC

Signatures of Property Owner(s): _____ Date 8/15/22

Print Name & Title: STEPHEN TODD - OWNER 1455 Tower LLC Property Address: 901 GREEN WOOD

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

From: [REDACTED]
Subject: Re: Demo of 901 Greenwood (Formerly 1455 Tower)
Date: Monday, August 29, 2022 11:59:17 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.

Hey Chris-
Lets say 10/3 start date -10/7 end date.

Thanks,
Stephen



Stephen Todd | Broker Associate
The Todd Group
Jameson Sotheby's International Realty
425 W. North Ave. | Chicago, IL 60610



On Wed, Aug 24, 2022 at 8:01 PM Christopher Marx <CMarx@winnetka.org> wrote:

I should have clarified. If you can provide an exact start date and exact end date, within that time span (or whichever preferred time span), that would be helpful.

The demolition schedule is a point of reference for the public notice that is sent in the mail to nearby properties. It provides an idea of how when and how long. As mentioned earlier, it's not binding.

Thanks,

Chris

Christopher Marx, AICP
Associate Planner

ATTACHMENT E

From: [REDACTED]
To: [Planning](#)
Subject: 901 Greenwood
Date: Monday, September 26, 2022 7:42:06 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.

I would like to comment on the proposed demolition of the house at 901 Greenwood. I live two houses north of it. This house has been vacant for many years. Last year I saw a coyote lying in the driveway. I called the village and they investigated. The coyote wasn't living there but there was a dead raccoon in the garage. The property is so overgrown you can't even see the house.

It's disconcerting to have a house lie empty for so long.

In other words, this house needs to be demolished and replaced with a new house and live-in neighbors.

Thank you.

Julie Stracks
913 Greenwood

Sent from my iPhone



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: SEPTEMBER 29, 2022
SUBJECT: 525 ASH STREET - DEMOLITION PERMIT (CASE NO. 22-21-LPC)

INTRODUCTION	
Meeting Date	October 3, 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	525 Ash Street (See Attachment A – Aerial Map)
Property Owner	John T. Thomas Trust and Ellen T. Thomas Trust
Application Submitted by	Orchard Glen Homes, LLC – 1180 Oakley
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	0.3 acres
Location	North side of Ash Street between Poplar Street and Fairview Avenue
Improvements	Single-family home with a detached garage
Zoning	R-4 Single-Family Residential
Surrounding Zoning	R-4 Single-Family Residential
PROPERTY HISTORY	See Attachment B, Preliminary Property History Study See Attachment C, Winnetka Historical Society (WHS) Research
Constructed	Undetermined from Community Development Department records, Winnetka Historical Society records indicate approximately 1893
Additional Construction Activity	1922 – Build one-story frame garage, 1930 – Build one-story open porch, 1965 – 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 October 3rd 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 October 3rd, 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.

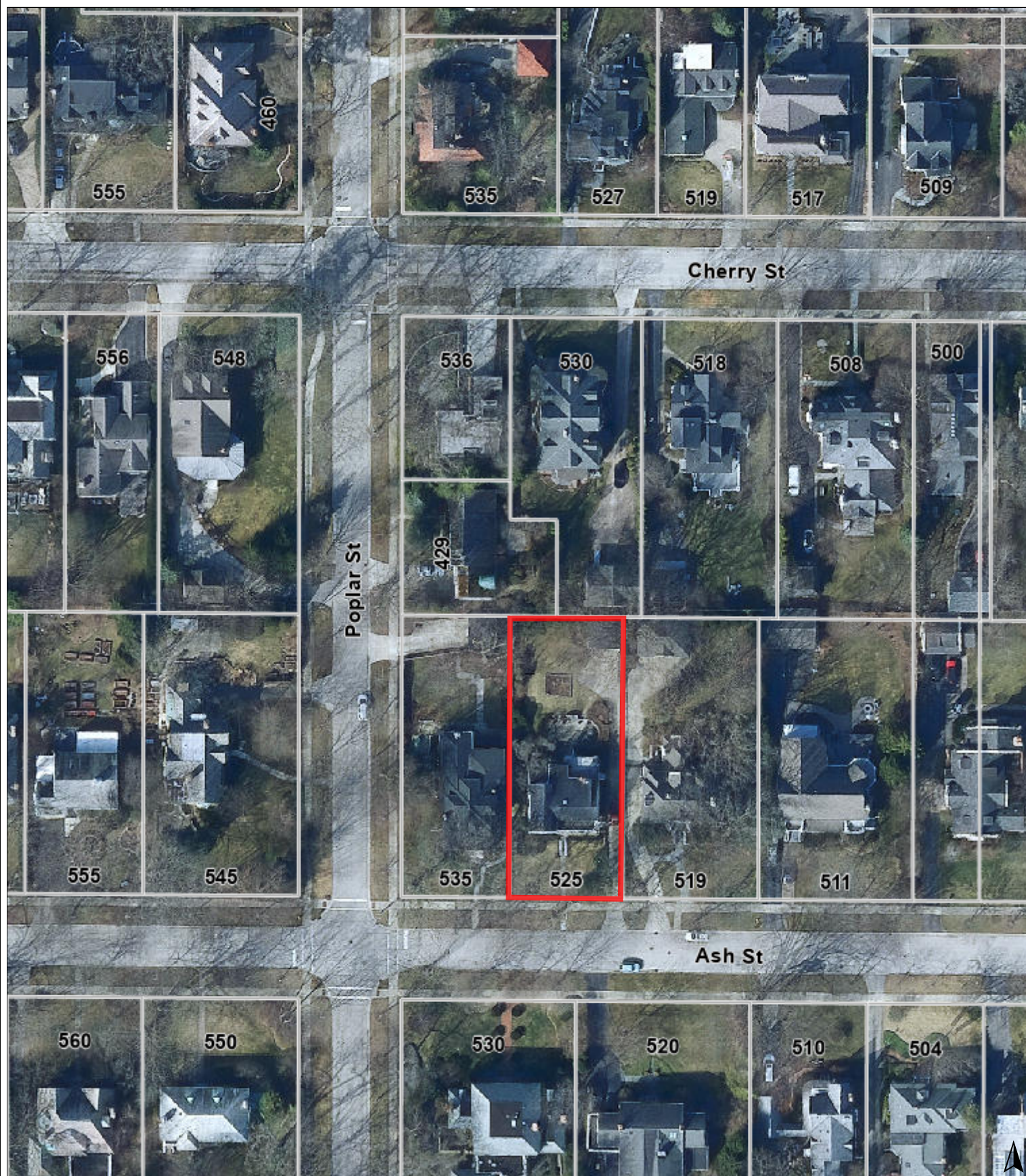
ATTACHMENTS

Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials



0 100 200
ft

Print Date: 8/23/2022

Notes

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: AUGUST 23, 2022
SUBJECT: CASE NO. 22-21: 525 ASH STREET

INTRODUCTION

On September 19, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence at 525 Ash 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 Thursday, September 8, 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

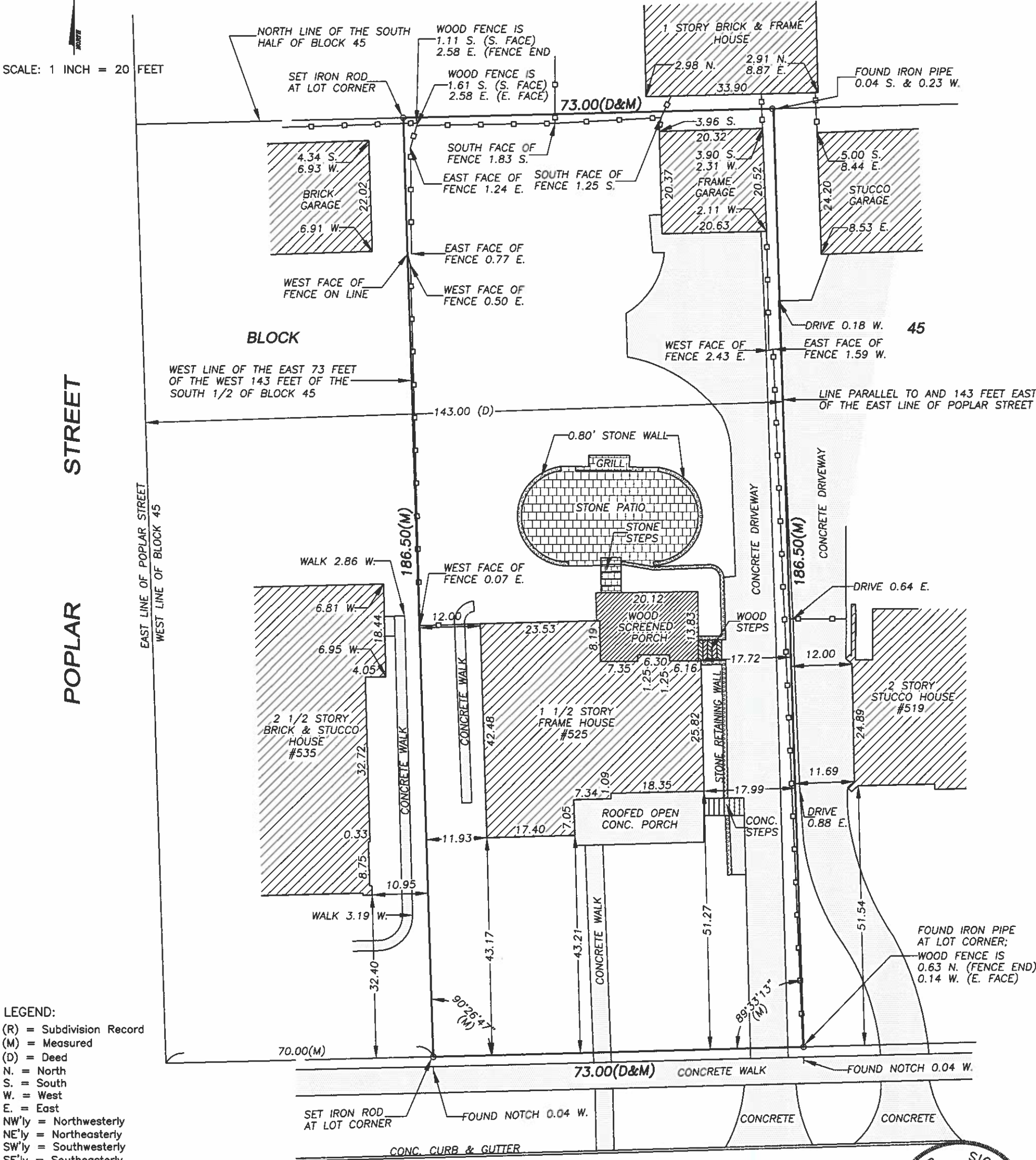
<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
4-29-1922	One-story frame garage	G.R. Work	Not listed
4-16-1930	Build one-story open porch	H.M. Cooper Jr.	Not listed
10-25-1965	Remodel kitchen in a single family residence	Richard Dennison	Arne Foss

PLAT OF SURVEY
OF

THE EAST 73 FEET OF THAT PART OF THE SOUTH 1/2 OF BLOCK 45 LYING WEST OF A LINE DRAWN PARALLEL TO AND 143 FEET EAST OF THE EAST LINE OF POPLAR STREET IN THE VILLAGE OF WINNETKA IN SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 05-21-125-007-0000 TOTAL LAND AREA: 13,614 SQ.FT.
COMMONLY KNOWN AS: 525 ASH STREET, WINNETKA, ILLINOIS 60093

SCALE: 1 INCH = 20 FEET



- LEGEND:
- (R) = Subdivision Record
 - (M) = Measured
 - (D) = Deed
 - N. = North
 - S. = South
 - W. = West
 - E. = East
 - NW'y = Northwesternly
 - NE'y = Northeastly
 - SW'y = Southwesterly
 - SE'y = Southeasterly
 - Conc. = Concrete
 - Wood Fence — □ — □ —
 - Chain Link Fence — x — x —
 - Iron Fence — ○ — ○ —

ORDER NO.: 22-268
ORDERED BY: ORCHARD GLEN HOMES

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION & LAND SURVEYORS
200 WAUKEGAN ROAD, GLENVIEW, IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691
info@gsurvey.net www.gslandsurveying.com

GENERAL NOTES:

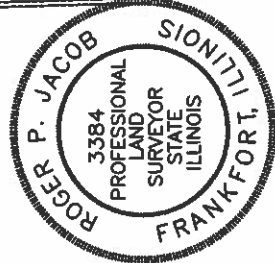
- ACAD FILE WILL NOT BE RELEASED UNDER THIS CONTRACT.
- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

STATE OF ILLINOIS
COUNTY OF COOK SS

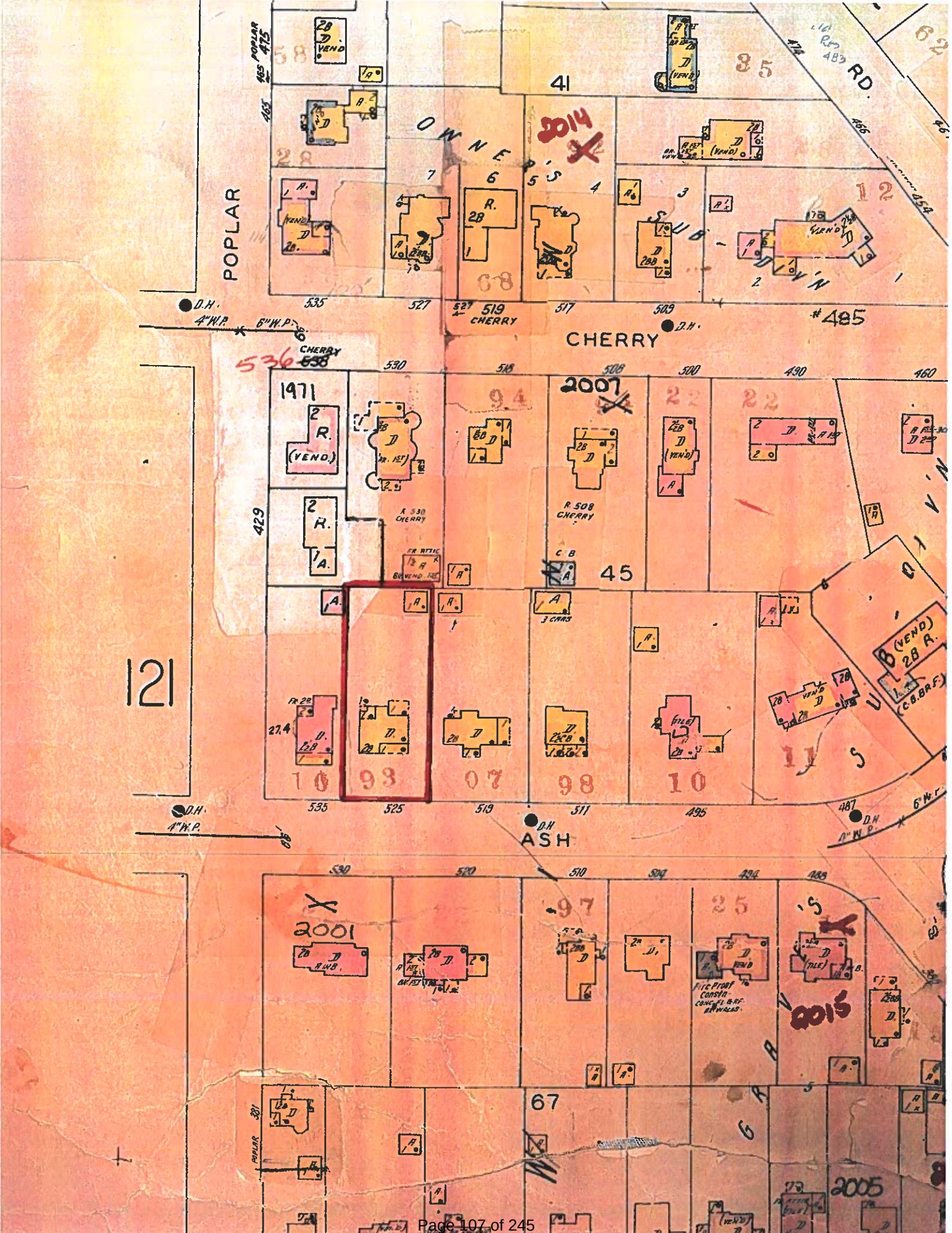
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: AUGUST 12, 2022
DATED THIS 17th DAY OF AUGUST, 2022.

BY Ron P. Jacob
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3384
LICENSE EXPIRES 11/30/2022



ASH STREET (66' R.O.W.)







PROPERTY RESEARCH COVERSHEET



Address: 525 Ash

Construction Details:

Original construction date: c. 1893

Construction type: Wood siding

Style: Dutch Colonial

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Fannie (also spelled Fanny) and Mary Hewes	By 1904 ¹ – at least 1912	1904 directory, 1912 directory, <i>Winnetka Talk</i> obituary	Early long-term Winnetka residents. ² Mary was the librarian at the Winnetka Public Library for 36 years.
George R. and Elise G. Work	By 1922 – 1929	Building permit application, 1929 directory, <i>Winnetka Talk</i> obituary	
H. M. Cooper Jr.	1930 – 1931	Building permit application, 1931 directory	
Reginald Dunhill	1933	1933 directory ³	
Matthew P. and Lora Gaffney	1937 – 1954	1937 directory, 1954 directory, <i>Winnetka Talk</i> obituary	Matthew was the superintendent of New Trier High School for over 20 years and a former director of the Hadley School for the Blind (now the Hadley Institute).
William G. and Mary Gray	1956 – 1964	1956 directory, 1964 directory, <i>Winnetka Talk</i> obituary	William was an engineer for the Stanray Corporation in Chicago.
Richard and Kathy Dennison	1965 – 1974	Building permit application	

¹ In the 1900 census, Fannie (also spelled Fanny) and Mary Hewes are listed as dependents living with their aunt and uncle. Thus, it is unlikely that they are the original occupants at 525 Ash.

² Mary Hewes is identified as one of the students in an image of Academy Hall's elementary school in the 1890s. Thus, we know that the Hewes family lived in Winnetka by then.

³ Listed as vacant in the 1935 directory.

John and Ellen Thomas	1974 – 2022	Winnetka Architectural Survey, Cook County Assessor records, <i>Chicago Tribune</i> obituary	John was a New Trier Township Trustee and was active in several local organizations.
-----------------------	-------------	--	--

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Arne Foss	1965 – remodel kitchen in a single-family residence.	

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

Findings:

Our research does not indicate that this property maintains architectural or historical significance. While it is an attractive older house that has been home to several Winnetkans (most notably educator Matthew P. Gaffney), we did not find any information that warrants further research. In addition, while we were able to find several possible original owners, we were not able to determine the original owner with certainty.⁴ Additionally, we were not able to determine the name of the original architect.

Date of Research: 9/7/2022

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

⁴ Possible original owners include George N. Brown, Pauline Kelley, May (first name unknown), and Wright (first name unknown). See the 1900 Winnetka directory and 1890s ownership map and key created by Sam Otis.

THE VILLAGE OF WINNETKA
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT

Winnetka, Illinois, April 29, 1922

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a one Story
and Basement frame garage (private)
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)
PROPERTY DESCRIPTION — Lot E 13' of W 143', Block 5 1/2 45
Subdivision _____

STREET and NUMBER 525 Ash St.
DIMENSIONS of BUILDING — Front 20 feet. Depth 20 feet. Height 10 feet
NUMBER of ROOMS One
KIND of MATERIAL Frame
TOTAL COST \$400.00
OWNER G. R. Work Address 525 Ash
ARCHITECT " Address _____
BUILDER Chgo. Portable Garage Address _____
CARPENTER " Address _____
MASON _____ Address _____
SEWER BUILDER _____ Address _____
PLUMBER _____ Address _____
ELECTRICIAN _____
REMARKS _____

9 (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

ADDRESS

Permit Issued

Permit Number

Certificate # 78

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois,

4-15

1930

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 1 Story
and Basement Porch - open

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

PROPERTY DESCRIPTION - LOT E73 W 143 S 1/2 Block 45

Subdivision Shinnetka

STREET and NUMBER 525 Ash

DIMENSIONS of BUILDING - Front 14 feet. Depth 20 feet. Height feet

NUMBER of ROOMS 2

KIND of MATERIAL same

OWNER H. M. Cooper, Jr. Address 525 Ash

TOTAL COST 500

ARCHITECT owner Address

BUILDER Alf. M. Olson Address 550 Rosewood

CARPENTER " Address

MASON - Address

SEWER BUILDER - 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 4-16 1930

Permit Number 3783

Fee

SIGNED

Alfred M. Olson

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, October 25, 1965

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to remodel 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	21	125	007
Vol. 103		Item 296	

STREET and NUMBER 525 Ash Street

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

NUMBER of ROOMS Kitchen & Family room

TOTAL COST 6,000.00 KIND of MATERIAL frame

OWNER Richard Dennison Address O.P.

ARCHITECT Arne Foss Address 811 Skokie, Northbrook, Ill

BUILDER Norman Henriksen Address 280 Kirchoff, Palatine

CARPENTER " Address "

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER Wheeling Plumbing Address 407 Milwaukee Ave. Wheeling, Ill.

ELECTRICIAN Lynn Electric Address 2200 Lehigh, Glenview, Ill.

REMARKS _____

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.

Permit Issued 10-25-65 by _____

Building Permit Number 8075

Occupancy Permit Number _____

C. B. No. 9214

Richard Dennison

SIGNED _____

ADDRESS 280 KIRCHOFF RD.

PALATINE ILL.

WINNETKA ARCHITECTURAL SURVEY

NO. _____

DATE 10/20/82

Street Address 525 Ash St.

Current Owner Ellen + Mrs. John T. Thomas Years 1974 to 1982

Original Owner ? Years _____ to _____

Other Owners Mrs. Richard D. Denison ^{Kathy +} Years 1965 to 1974

Mrs. Mary Jane Grey ^{Mary Jane +} Years _____ to _____

Mrs. Haffney ^{Mrs. Haffney} Years _____ to _____

Construction Date ? *When we purchased the house we were told parts of it were approximately 100 years old.*
 DESCRIBE Expansion of rear of house
 Dates of Additions between
 or 1965-74
 Major Alterations few feet. Allowed an enlarged family room.

Architect / Builder _____

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

Provide other information if available

① Both these owners live in area & could provide more information if needed.
 ② The house is well known as the "Haffney House"! Mr. Haffney was Superintendent of New Trier & well known!



ARCHITECTURAL INFORMATION & PHYSICAL FEATURES

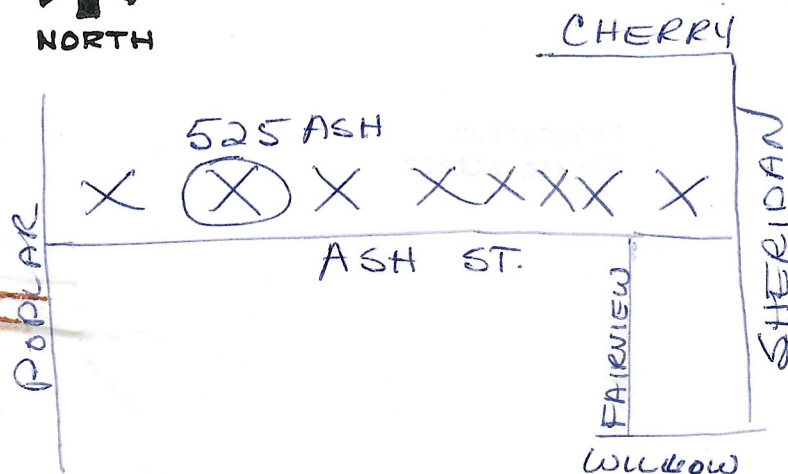
Number of stories 2 Exterior Wall Materials WOOD
 Foundation material BRICK Roof Material ASPHALT
 Entrance (Front/Side) FRONT Roof Type _____
 Windows (Type) 9over 9 Garage 2 CAR
 Other Features: PILLARS & DISTINCTIVE FRONT WINDOW

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

SEE #2 OTHER SIDE.

ADDRESS: 525 Ash St.

SITE & STREET PLAN



Survey By: _____

Date: _____

Survey Revised by: _____

Date: _____

Date: _____

1900 directory

WINNETKA, ILLINOIS.			
V. R. LANESTREM, MANAGER.			
M. B. HAWKSHURST, ASST. MANAGER.			
OCTOBER 15, 1900.			
NO.	NAME.	BUSINESS.	ADDRESS.
211	Anderson T. E.	Teaming & Draying	Elm
*351	Axell Charles O.	Residence	Hazel & Mount Pleasant av.
*401	Boyden William C.	Residence	Hubbard's Woods
*251	Bradstreet J. Edwin	Residence	Ash & Poplar
*254	Brown Geo. N.	Residence	Ash nr. Poplar
*353	Butz Otto C.	Residence	Sheridan rd.
*352	Carpenter Benjamin	Residence	Spruce & Maple
*6	CHICAGO TELEPHONE CO.	M. B. HAWKSHURST	

1904 directory

Herrmann Lillian ss Elm 1st w Central
Hewes Fannie ns Ash 1st e Poplar, stenographer 203 Michigan av,
Chicago, tel Harrison-891
Hewes Mary Edith ns Ash 1st e Poplar, student New Trier High
School
Higgins Hannah ss Elm 2d w Sheridan rd domestic

1912 directory

Herrmann Lillian Miss r 1064 Elm
Hesslebrock Louis (Carrie) gen mngr r 87
Hewes Mary E Miss librarian 525 Ash
Hibbard Wm G jr r 840 Willow
Higgins Charles (Anna R) tariff clk C &

1929 directory

(1929) R. L. POLK & CO.'S	
504	Sundblom Haddon H
510	Hunter Percival
511	Goble Sherman M
519	Dale Wm B
520	Shepard Holmes A
525	Work Geo R
530	Leland Clarence R
535	MacLeish John E

1931 directory

510 Hunter Percival
511 Goble Sherman M
519 Dale Wm B
520 Shepard Holmes A
525 Cooper Henry N
530 Leland Clarence R
535 MacLeish John E

1933 directory

511 Goble Sherman M
519 Dale Wm B
520 Shepard Holmes A
525 Dunhill Reginald
530 Leland Clarence R
535 MacLeish John E
Poplar intersects

1935 directory

519 Hoesle John C
520 Humphrey Herbert K
525 Vacant
530 Leland Clarence R
535 Jones Donald
Poplar intersects

1937 directory

510 High Sch 14344 Lucine Ct (Niles
Center)
Gaffney Matthew P (Lora; 2) supt New
Trier Township High Sch h525 Ash
Gallagher Joan Mrs (1) slwn r414 Lin-

1954 directory

519 Hoesli J P	WI6-52
520 Humphrey H K	WI6-01
525 Gaffney M P	WI6-38
530 Scott J M	WI6-19
535 Jones D	WI6-03

1956 directory

520 Humphrey H K	WI6-0106
525 Gray W G	WI6-4408
530 Scott J M	WI6-1930
535 Jones D	WI6-03

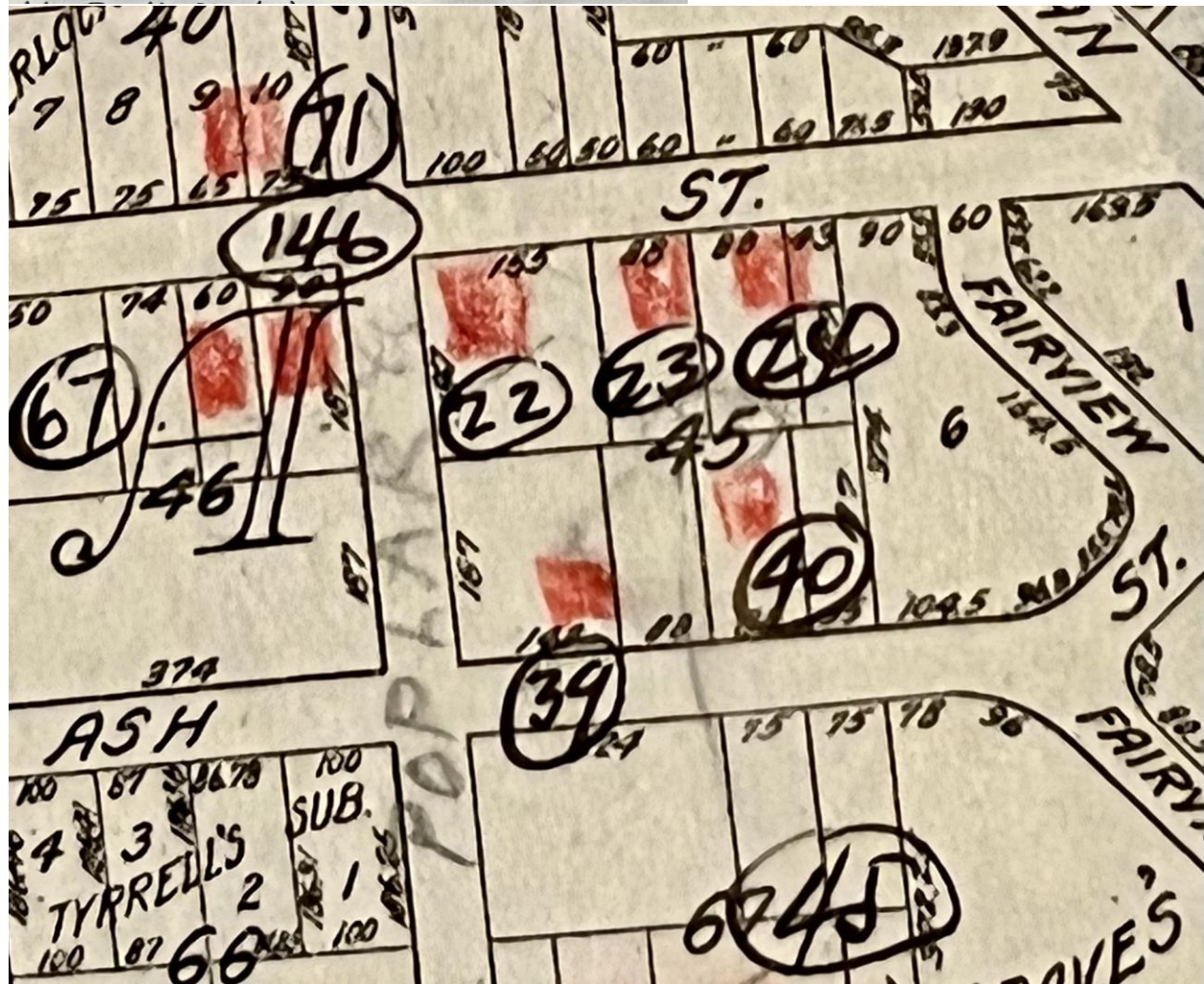
1964 directory

519 Hoesli J P	WI6-52
520 Humphrey H K	WI6-01
525 Gray W G	WI6-4408
530 Scott J M	WI6-1930
535 Jones D	WI6-03

1896 map of existing structures



36. John Stutgart.
37. John Blasius.
38. John Pekarski (Ohlin).
39. May (Wright) - Pauline Kelley.
40. John Schramm.
41. Maynard (R. S. Moth).
42. Goodrich (Woodford).
43. Riley Graves.



WILLIAM G. GRAY

William G. Gray, 57, of 525 Ash street, Winnetka, died Friday in Evanston Hospital.

Mr. Gray was a special engineer for the Stanray Corporation, Chicago, and a member of the American Society of Mechanical Engineers.

He was born in Lehigh, Pa., and lived in Wilmette two years before moving to Winnetka 16 years ago. He was a member of Winnetka Congregational Church.

Mr. Gray also was a member of the Union League Club, Chicago, the Westmoreland Country Club, the Lehigh Masonic lodge, and Kappa Sigma fraternity.

Surviving are his widow, Mrs. Mary Rombach Gray; his mother, Mrs. George Gray of Scranton, Pa.; two sons, William Faux Gray of San Mateo, Cal., and Ens. George E. Gray, with the navy in Long Beach, Cal.; and two sisters, Mrs. Margaret Morgan and Miss Charlotte Gray, both of Scranton.

Memorial services were held Tuesday in the Winnetka Congregational Church, with Dr. Ernest A. Yarrow and the Rev. Robert F. Truesdell officiating. Burial was private. William H. Scott Funeral Home handled arrangements.

MARY E. HEWES

Miss Mary Edith Hewes, 78, librarian at the Winnetka Public Library from 1913 until she retired in 1949, died Saturday in a Wilmette nursing home. She was born in Louisville, Ky., and grew up in Winnetka. She was graduated from New Trier High School.

A sister, Mrs. Stewart J. Walpole of Mount Dora, Fla., survives.

Services were private. William H. Scott Funeral Home handled arrangements.

104D
North Shore Obit

MARIE H. BRODERICK
 Mrs. Marie Helmsold Broderick, 59, formerly of Winnetka, died Apr. 23 in Phoenix, where she had lived since her marriage to Harry J. Broderick in 1946.
 Mrs. Broderick, the daughter of Mrs. Mary Fitch Helmsold of Flushing, N.Y., and the late Fritz Helmsold of Glenview, was graduated from North Shore Country Day School. She attended Connecticut College and was graduated from Arizona State College. Born in Chicago, she lived in Highland Park before moving to Arizona.
 Other survivors are three sons, Kevin, Joseph, and Dennis; three daughters, Susan, Mary Lou, and Michaela; and a sister, Mrs. Ehsan (Eunice) Bokhour of New York.
 Requiem High Mass was sung Apr. 27 in St. Agnes Church, Phoenix. Burial was in St. Francis Cemetery there.

GEORGE M. EDDY JR.
 George Manton Eddy Jr., 59, of 255 Jeffrey lane, Northfield, died Sunday in St. Francis Hospital. He was associated with American Fore Loyalty Insurance Group.
 Born in Chicago, Mr. Eddy lived in Evanston for 10 years before moving to Northfield 11 years ago. He was a member of St. Philip the Apostle Church.
 Surviving are his widow, Helen England Eddy; a son, George Manton Eddy III of the Jeffrey lane address; two brothers, John E. of Hinsdale and William S. of Oshkosh, Wis.; and a grandchild. Mass was said yesterday in St. Philip Church. Burial was in All Saints Cemetery.

C. ADELE DARKE
 Mrs. C. Adele Darke, 86, died last week in her home at 1256 Forest Glen drive, Winnetka.
 Mrs. Darke was born in Ashland, Wis. She moved to Winnetka from Chicago 14 years ago to live with her daughter, Mrs. Frederick (Dorothy) Jonas. She belonged to Buena Memorial Presbyterian Church, Chicago.
 Other survivors are her husband, Francis J.; a son, Col. Francis J. Darke of Princeton, N.J., retired Army officer; a daughter, Mrs. Francine Elsworth of Princeton; seven grandchildren; and 12 great-grandchildren.
 Services were conducted in William H. Scott Funeral Home by Dr. Lawrence F. Schwarz of the Winnetka Congregational Church. Burial was in Ridgewood Cemetery.

MATTHEW P. GAFFNEY
 Dr. Matthew P. Gaffney, 71, superintendent of New Trier High School from 1931 until his retirement in 1954, died Friday in his home in Dorset, Vt.
 Since 1959, Dr. Gaffney had been a senior associate with Dr. James B. Conant, president-emeritus of Harvard University, in a study of the American high school system. He was chairman of the education department at the University of Arizona last year.
 As superintendent of New Trier, Dr. Gaffney won national recognition as a leader in secondary education. He introduced scholastic aptitude testing and vocational guidance into the curriculum, reducing school dropouts from 10 to 4 percent under his administration.
 After leaving New Trier in 1954, he became visiting professor in the Harvard University graduate school of education, and in 1956 he was appointed a professor.
 He received a Roosevelt University Founders and Friends Award in 1962 for his contributions to democratic practices in education. He received honorary degrees from Colgate, Yale, Princeton, and Northwestern universities and was a member of the College Entrance Examination Board.
 Born in Sodus Center, N.Y., Dr.



Matthew Gaffney

Gaffney received his bachelor's degree from Colgate and his master's degree from Columbia University. He was principal of the Williamson (N.Y.) High School from 1912 to 1914, and mathematics teacher in the Roger Ascham School (N.Y.) from 1917 to 1924, except for a period of service in the Marine Corps from 1918 to 1919.
 Dr. Gaffney was principal of Aberdeen, S.D., High School from 1924 to 1927, Aberdeen superintendent of schools from 1927 to 1929, and principal of Great Neck (N.Y.) High School from 1929 to 1931.
 While superintendent at New Trier, Dr. Gaffney lived in Winnetka. He was a former director of the Hadley School for the Blind, past president of the Winnetka Rotary Club, and recipient of the Simpson Award for public service to Winnetka in 1950.
 Survivors are his widow, Laura; two sons, Dr. Matthew F. Jr. and Dr. Merrill M.; a sister; a brother; and three grandchildren.
 Services were held Monday in Dorset.

ANNA HELLBERG
 Mrs. Anna Hellberg, 77, formerly of Kenilworth and Winnetka, died last week in the Bethany Methodist Home, Chicago, where she had lived since 1959.
 The widow of Skold Albert Hellberg, Mrs. Hellberg was born in Sweden. She was a member of Winnetka Bible Church.
 Two nieces, Mrs. Robert Mundelius of Peoria and Mrs. Norman

For Stockade
Rail Fence



See Us . . .

Northern Rustic
 4951 Main Street,
 Open 7 Days a Week
 Carl Anderson

Mrs. George R. Work Dies Monday in East

Mrs. Elsie Gould Work, wife of George R. Work, formerly of Evanston and Winnetka, died on Monday at her home in Barre, Mass. Besides her husband, Mrs. Work is survived by a son, John Gould Work, and a daughter, Mrs. Dorothy Jamieson. The remains have been brought to Chicago for burial, and the funeral services are being held at the grave in Rosehill cemetery this afternoon (Thursday).

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

Property Details

05-21-125-007-0000

525 ASH ST • WINNETKA, IL • New Tier

Tax Details

PROPERTY CLASSIFICATION	206
SQUARE FOOTAGE (LAND)	13,651
NEIGHBORHOOD	22
TAXCODE	23008
NEXT SCHEDULED REASSESSMENT	2022

Assessed Valuation

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

	2022 Assessor Valuation	2021 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	\$920,000	\$817,100
TOTAL ASSESSED VALUE	\$92,000	\$81,710
LAND ASSESSED VALUE	\$45,048	\$30,715
BUILDING ASSESSED VALUE	\$46,952	\$50,995

* "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 Yes Senior Freeze N/A Dis. Person Exemption N/A Dis. Veteran Exemption N/A
2020	Homeowner \$792.30 Senior Citizen \$633.84 Senior Freeze N/A Dis. Person Exemption Check Here (https://www.cookcountypropertyinfo.com/) Dis. Veteran Exemption Check Here (https://www.cookcountypropertyinfo.com/)
2019	Homeowner \$799.70 Senior Citizen \$639.76

Senior Freeze | N/A

Dis. Person Exemption | [Check Here \(https://www.cookcountypropertyinfo.com/\)](https://www.cookcountypropertyinfo.com/)

Dis. Veteran Exemption | [Check Here \(https://www.cookcountypropertyinfo.com/\)](https://www.cookcountypropertyinfo.com/)

2018 Homeowner | \$824.00

Senior Citizen | \$659.20

Senior Freeze | N/A

Dis. Person Exemption | [Check Here \(https://www.cookcountypropertyinfo.com/\)](https://www.cookcountypropertyinfo.com/)

Dis. Veteran Exemption | [Check Here \(https://www.cookcountypropertyinfo.com/\)](https://www.cookcountypropertyinfo.com/)

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, 2,201 to 4,999 sq.ft.

RESIDENCE TYPE Two Story

USE Single Family

APARTMENTS None

EXTERIOR CONSTRUCTION Frame

FULL BATHS 2

HALF BATHS 1

BASEMENT¹ Full and Rec Room

ATTIC Full and Apartment

CENTRAL AIR No

NUMBER OF FIREPLACES 1

GARAGE SIZE/TYPE² 2 Car

AGE 127

BUILDING SQUARE FOOTAGE 2,490

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

Appeal History

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2019	\$83,889 (2018)	\$103,661	\$103,661	29303	JOHN T THOMAS	JOHN T THOMAS	Appeal Review Complete	Assessed Value Not Adjusted - The result of a market analysis of your property as well as an analysis of comparable properties.
2016	\$87,470 (2015)	\$90,853	\$95,552	16246	JOHN T THOMAS	RICHARD SHAPIRO	Appeal Review Complete	Assessed Value Adjusted - This is the result of an analysis of comparable properties.

1

Enter 14 digit PIN

SEARCH

☐

I'm not a robot

reCAPTCHA
Privacy - Terms

Don't know your PIN? [Search by address here \(/address-search\)](/address-search).

Death Notice: JOHN THIEME THOMAS [Corrected 12/15/2021]

Publication info: Chicago Tribune ; Chicago, Ill. [Chicago, Ill]. 12 Dec 2021: 28.

[ProQuest document link](#)

FULL TEXT

John Thieme Thomas, 86, beloved husband and best friend for 63 years of Ellen Thomas; devoted father to Johnson (Becky) Thomas and Evan (Maria) Thomas; proud grandfather of Jay and William Thomas, R.J., Beatriz, Julia Thomas and Grace (Thomas) Velazquez; adored great grandfather of Vincent and Tony Thomas, Giovanni and Sophia Velazquez; Trinity Thomas, loving son of John Shepard Thomas and Florence Leone Thieme Thomas; caring brother of Ann Thomas Woodruff (James) and a dear friend and mentor to many.

John was very active in the Winnetka Park District, Girl Scouts, United Way, Winnetka Youth Organization (WYO), Rotary and volunteered or served on many other committees.

He was currently a New Trier Township Trustee.

In 2016 he was the Winnetka Man of the Year.

In lieu of flowers, memorial contributions may be made to Winnetka-Northfield Rotary Club Foundation, the Winnetka Youth Organization (both at 620 Lincoln St. Winnetka, 60093), or the New Trier Township Food Pantry (739 Elm St., Winnetka). Family will gather for visitation from 4 - 7 on Saturday, January 8th and there will be a memorial service at 2pm Sunday, January 9th.

For information: Contact Wm. H Scott Funeral Home, 1100 Greenleaf Ave., Wilmette, IL 60091.

Phone number: 847-251-8200.

Sign Guestbook at chicagotribune.com/obituaries

This is a paid death notice.

DETAILS

Subject:	Youth organizations
Identifier / keyword:	Death Notice
Publication title:	Chicago Tribune; Chicago, Ill.
First page:	28
Publication year:	2021
Publication date:	Dec 12, 2021
Section:	News
Publisher:	Tribune Publishing Company, LLC

Place of publication:	Chicago, Ill.
Country of publication:	United States, Chicago, Ill.
Publication subject:	General Interest Periodicals--United States
ISSN:	10856706
Source type:	Newspaper
Language of publication:	English
Document type:	Obituary
ProQuest document ID:	2609986318
Document URL:	https://www.proquest.com/newspapers/death-notice-john-thieme-thomas-corrected-12-15/docview/2609986318/se-2?accountid=4495
Copyright:	Copyright Tribune Publishing Company, LLC Dec 12, 2021
Last updated:	2021-12-15
Database:	Chicago Tribune

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VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT
DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 525 Ash Street, Winnetka

Parcel Identification Number(s) (PIN): 05-21-125-007-0000

Description of all structures to be demolished: Single Family Home & Detached Garage

Current Property Owner Information

Legal Name: EVAN T. THOMAS

Primary Contact: EVAN T. THOMAS

Address: _____

City, State, Zip: CHICAGO, IL 60605

Phone: _____

Email: _____

Date owner acquired property: 6/26/22

Applicant's relationship to current property owner: Contract 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: Not Known at This Time

Address: _____

City, State, ZIP: _____

Phone No: _____

Email: _____

Applicant Information

Legal Name: _____

Orchard Glen Homes, LLC-1180 Oakley

Primary Contact: Thomas J. Corbett

Address: 1939 Waukegan Road, Suite 210

City, State, Zip: Glenview, IL 60025

Phone No. 847-508-5611

Email: tomcorbett@orchardglenhomes.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 of this application.

Signature of Applicant: _____

Date 08/16/2022

Print Name & Title: _____

Orchard Glen Homes, LLC-1180 Oakley by: Thomas J. Corbett, Its Manager

Signatures of Property Owner(s): _____

Date 8/17/22

Print Name & Title: _____

EVAN THOMAS, TRUSTEE

Property Address: _____

525 ASH, WINNETKA, IL 60093

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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 525 Ash Street, Winnetka

Parcel Identification Number(s) (PIN): 05-21-125-007-0000

Description of all structures to be demolished: Single Family Home & Detached Garage

Current Property Owner Information

Legal Name: John T Thomas Trust
and Ellen T Thomas Trust

Primary Contact: Johnson (John) Thomas

Address: _____

City, State, Zip: Moraga, CA 94556

Phone: _____

Email: _____

Date owner acquired property: August, 1974

Applicant Information

Legal Name: _____
Orchard Glen Homes, LLC-1180 Oakley

Primary Contact: Thomas J. Corbett

Address: 1939 Waukegan Road, Suite 210

City, State, Zip: Glenview, IL 60025

Phone No. 847-508-5611

Email: tomcorbett@orchardglenhomes.com

Applicant's relationship to current property owner: Contract 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: Not Known at This Time

Address: _____

City, State, ZIP: _____

Phone No: _____

Email: _____

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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:

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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.
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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.
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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 08/16/2022

Print Name & Title: Orchard Glen Homes, LLC-1180 Oakley by: Thomas J. Corbett, Its Manager

Signatures of Property Owner(s): _____ Date 8/17/22

Print Name & Title: Johnson T Thomas Property Address: 525 Ash St.
Trustee: Ellen T Thomas Trust Winnetka, IL

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

Proposed Demolition & Construction Schedule
525 Ash Street, Winnetka, IL

1. 12/1/2022 to 12/7/2022: Demolition
2. 12/8/2022 to 1/8/2023: Excavation & Concrete Work
3. 1/9/2023 to 6/11/2021: Exterior Construction
4. 2/2/2023 to 9/1/2023: Interior Construction
5. 6/15/2023 to 9/1/2023: Exterior landscaping & grading; Driveway
6. Completion: 9/1/2023



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: SEPTEMBER 29, 2022
SUBJECT: 604 WILLOW ROAD - DEMOLITION PERMIT (CASE NO. 22-25-LPC)

INTRODUCTION	
Meeting Date	October 3, 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	604 Willow Road (See Attachment A – Aerial Map)
Property Owner	Albert F. Wilson Trust
Application Submitted by	Orchard Glen Homes LLC, represented by Tom Corbett
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	0.19 acres
Location	South side of Willow Road between Cedar and Walnut Streets
Improvements	Single-family home with a detached garage
Zoning	R-5 Single-Family Residential
Surrounding Zoning	R-5 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	1923 - Build one-car garage
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	WHS research indicates that the property maintains architectural significance as a characteristic bungalow designed by prolific North Shore architect Lyman J. Allison. 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	As of the date of this memo, 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 October 3 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 October 3, 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

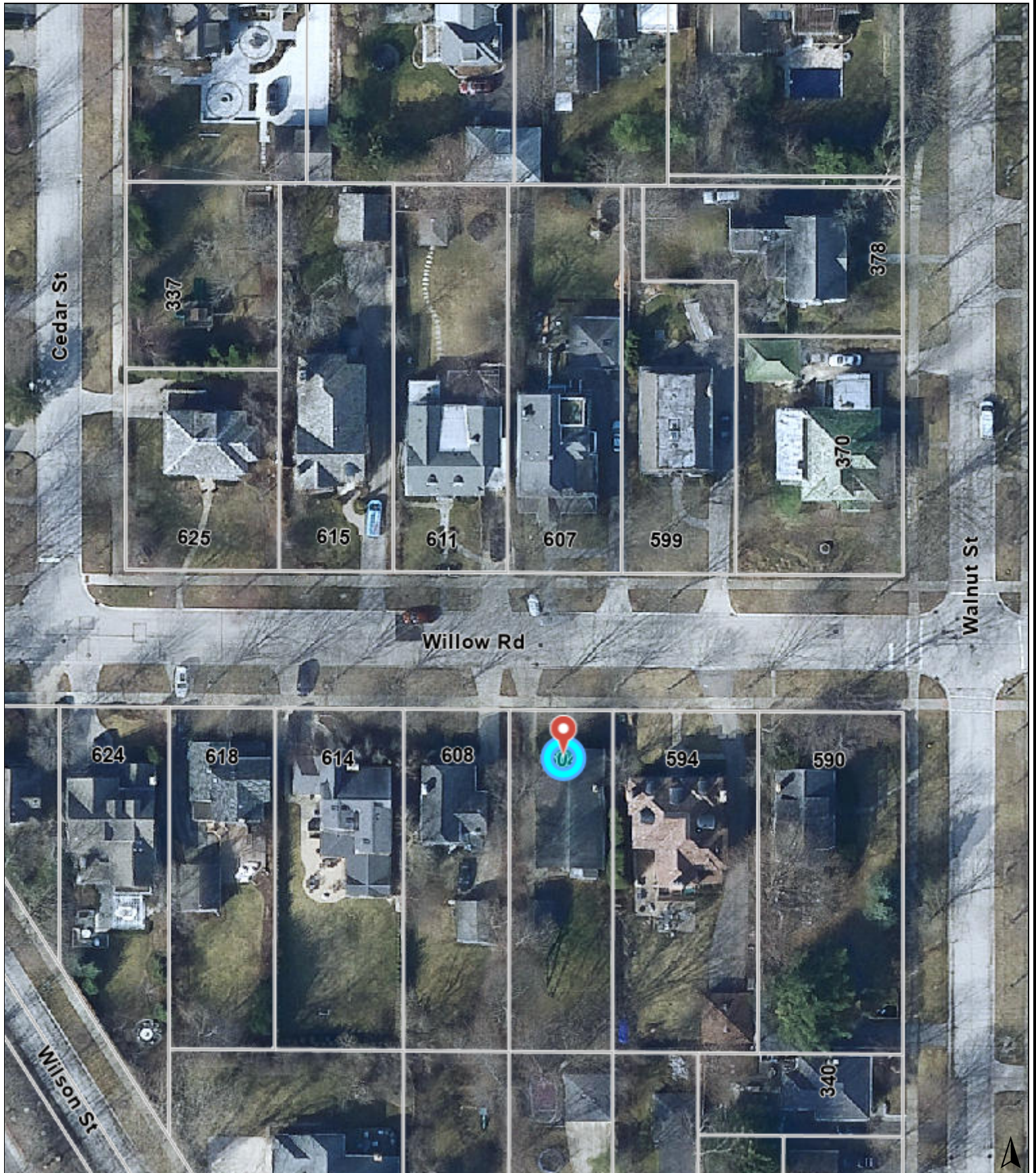
Attachment A: GIS Aerial Map

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: SEPTEMBER 12, 2022
SUBJECT: CASE NO. 22-25: 604 WILLOW ROAD

INTRODUCTION

On October 3, 2022, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence at 604 Willow 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 Tuesday, September 27, 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>
6-7-1921	Build a one-story brick residence	John P. Leonard	L.J. Allison
4-21-1923	Build one-car garage	John P. Leonard	Not listed

PLAT OF SURVEY OF

THE EAST 50 FEET OF THE WEST 70 FEET OF THE EAST 210 FEET OF THE NORTH 165 FEET
OF BLOCK 9 (EXCLUSIVE STREETS) IN JOHN C. GARLAND'S ADDITION TO WINNETKA, BEING A
SUBDIVISION OF THE NORTH 120 ACRES OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP
42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 05-21-302-006-0000

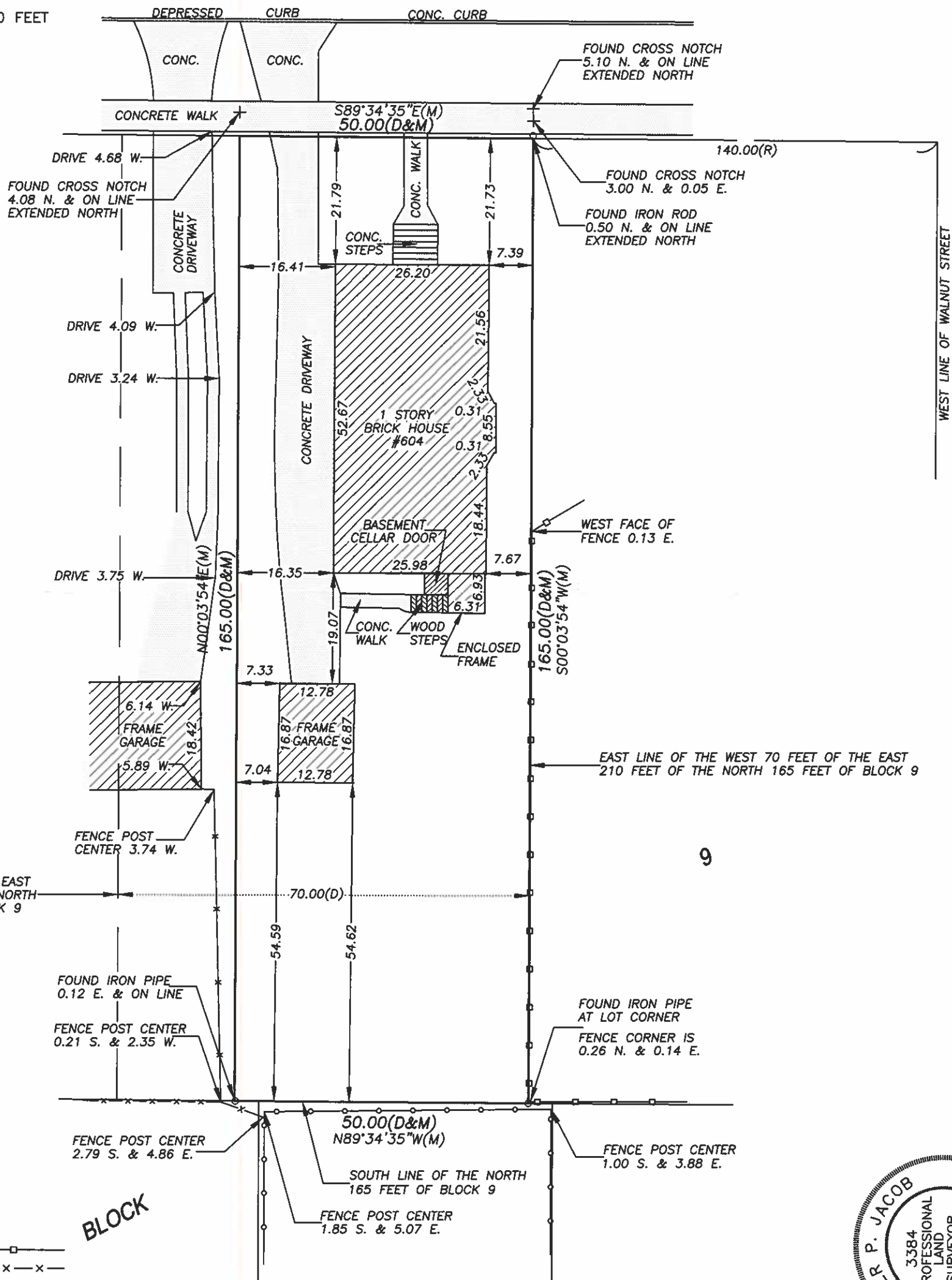
TOTAL LAND AREA: 8,250 SQ.FT.

COMMONLY KNOWN AS: 604 WILLOW ROAD, WINNETKA, ILLINOIS 60093

WILLOW (66 FT. R.O.W.) ROAD

ASPHALT PAVEMENT

SCALE: 1 INCH = 20 FEET



LEGEND:
(R) = Subdivision Record
(M) = Measured
(D) = Deed
N. = North
S. = South
W. = West
E. = East
NW'y = Northwesternly
NE'y = Northeasterly
SW'y = Southwesterly
SE'y = Southeasterly
Conc. = Concrete
Wood Fence —□—□—
Chain Link Fence —x—x—x—
Aluminum Fence —○—○—
Wire Fence —x—

GENERAL NOTES:

- ACAD FILE WILL NOT BE RELEASED UNDER THIS CONTRACT.
- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

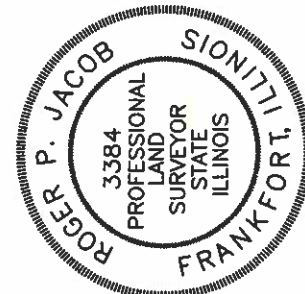
STATE OF ILLINOIS
COUNTY OF COOK SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS
OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: AUGUST 30, 2022

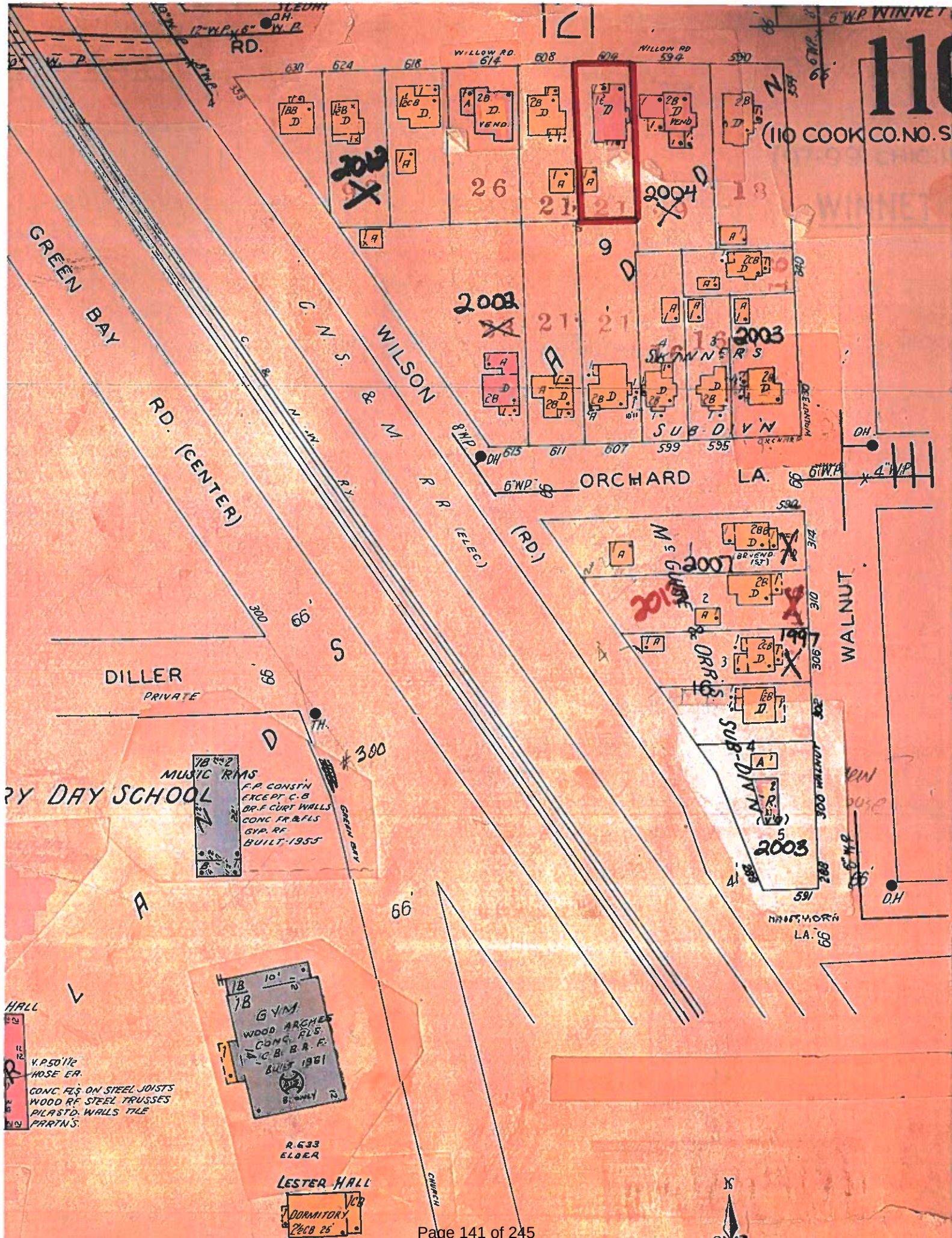
DATED THIS 6th DAY OF SEPTEMBER, 2022.

BY Ron P. Jacob
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3384
LICENSE EXPIRES 11/30/2022



ORDER NO.: 22-294
ORDERED BY: ORCHARD GLEN HOMES

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION & LAND SURVEYORS
200 WAUKEGAN ROAD, GLENVIEW, IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691
info@gsurvey.net www.gslandsurveying.com



Photos – August, 2022





PROPERTY RESEARCH COVERSHEET



Address: 604 Willow

Construction Details:

Original construction date: 1921

Construction type: Brick

Style: Bungalow

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
John P. and Louise Leonard	1921 – at least 1937	Building permit application, 1937 directory	
Hill (Hilly) Eddlestein	By 1939 – at least 1944	1939 directory, 1944 directory	
E. A. Fetherston	By 1954 – at least 1956	1954 directory, 1956 directory	
Mr. and Mrs. Glenn Lester Monteau (also spelled Monteaux)	By 1958 – 1963	Real estate listing, 1958 directory	
Albert F. and Margaret A. Wilson	1964 – 2022	1964 directory, Cook County Recorder records, 2013 directory	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Lyman J. Allison	1921 – build a one-story brick residence	Excerpt on “Lyman J. Allison” from the National Register of Historic Places nomination for the Sauganash Historic District. ¹

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*

¹ See the National Register of Historic Places nominations for the Rogers Park Manor District and the Falconer Bungalow Historic District for more information on the contributing structures designed by Allison in these historic districts.

Findings:

Our research indicates that this property maintains architectural significance as a characteristic bungalow designed by prolific North Shore architect Lyman J. Allison. Allison designed hundreds of bungalows in the greater Chicagoland area, including several that are contributing structures in the Sauganash Historic District, the Rogers Park Manor District, and the Falconer Bungalow Historic District. He also designed notable catalog home designs, including the “Monticello” from the Standard Homes Catalog.²

In Winnetka, Allison designed several homes, including 1034 Cherry, 1062 Cherry, 1076 Cherry, 571 Hill Terrace, 542 Meadow, 384 Provident (demolished), 959 Spruce, and 557 Winnetka. While most still stand, 604 Willow is likely the only quintessential bungalow designed by Allison that remains.

Date of Research: 9/26/2022

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

² See the following website for more about this design: <http://www.sears-homes.com/2013/05/the-monticello-from-standard-homes.html>.

THE VILLAGE OF WINNETKA
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT

Winnetka, Illinois, Apr. 11 193

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a _____ Story
and Basement 1 car garage
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION — Lot W50 of E 190 of N 165, Block 9
Subdivision _____

Garland's Sub.
STREET and NUMBER 604 Willow St.

DIMENSIONS of BUILDING — Front 12 feet. Depth 16 feet. Height 10 feet

NUMBER of ROOMS _____

KIND of MATERIAL frame

TOTAL COST \$100

OWNER J. P. Leonard Address 604 Willow

ARCHITECT _____ Address _____

BUILDER " Address _____

CARPENTER " Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____

REMARKS _____

I hereby agree to construct the above described Building in accordance with Plans and Specifications sub-

(I OR WE) mitted herewith, and in strict compliance with all the provisions in Chapter VI of the Village Code, entitled "Build-

ings."

SIGNED Louis Leonard

ADDRESS 604 Willow St

Permit Issued 4-11 1923.

Permit Number 1882

392

THE VILLAGE OF WINNETKA

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT

Winnetka, Illinois, 6-7-1921

TO THE SUPT. OF PUBLIC WORKS.

Application is hereby made for a permit to build a one Story
and Basement Brick residence

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

PROPERTY DESCRIPTION—Lot W. 50 of E 190 of N. 165, Block 9, Subdivision J. C. Garlands

STREET and NUMBER 604 Willow St.

DIMENSIONS of BUILDING—Front 26 feet. Depth 45 feet. Height 18 feet.

NUMBER of ROOMS Six rooms & bath

KIND of MATERIAL Brick

TOTAL COST \$ 9000 00

OWNER John J. Leonard Address 313 So. Clinton St. E.

ARCHITECT L. J. Allison " 115 S Dearborn St.

BUILDER E. L. Archibald Co. " 111 W Washington St.

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 John J. Leonard
ADDRESS 313 S. Clinton St.
Chicago.

Permit Issued 6-7-1921

+ Permit Number 1216

Lyman J. Allison

Lyman J. Allison, Architect, [1862-1945]

Lyman J. Allison [†] was a very prolific architect throughout the [Chicago](#) area. Born in 1862 in [Wisconsin](#), Allison moved to Chicago around 1892, perhaps lured by the promise of the World's Columbian Exposition. He established an office at 115 S. Dearborn in downtown Chicago and lived on south side of the city with his wife and children. In the first three decades of the 20th century, Allison made a name for himself designing affordable homes to meet the needs of homeowners and developers throughout the Chicago area. Like most early 20th century residential architects, Allison designed homes in a variety of historic revival styles, but he seemed to specialize in bungalows. He designed homes for individuals as well as developers, sometimes even designing groups of homes on a single street. He designed hundreds of homes in Chicago, from South Side neighborhoods like Austin and Beverly to North Side neighborhoods like Norwood Park and Logan Square. Many of Allison's homes can be found in National Register historic districts, including the Rogers Park Manor historic district, the Falconer historic district, adjacent to Koester and Zander's Section Line subdivision. Allison also designed homes in many Chicago suburbs, including over 100 in [Oak Park](#) and ten in [Winnetka](#). In [Sauganash](#), Allison designed 14 homes between 1924 and 1928; five of these homes are bungalows and six are [Tudor Revival](#). Allison died in Chicago in 1945.

† Katie Macica and Stella Ress, Loyola University Chicago, *Sauganash Historic District, Cook County, IL*, nomination document, 2010, National Park Service, National Register of Historic Places, Washington, D.C.

1937 directory

590△Vedder Beverly B ©
 594△Bohnen Abbie Mrs ©
 604△Leonard John P ©
 607△Bacmeister E O
 608△Henderson Lawrence M
 611△Weber Abr L ©

1939 directory

Walnut intersects
 590△Vedder Beverly B ©
 594△Bohnen Abbie Mrs ©
 604△Eddlestein Hil
 607△Spaulding Chester A
 608△Henderson Lawrence M

1944 directory

Eddy Alfred K r 547 Hill tr.....Winnetka-2564
 Eddy J M Mrs r 543 Oakdale av.....Glencoe-413
 Eddy Wm Sprague r 840 Foxdale av...Winnetka-2560
 Edelstein Hilly r 604 Willow rd.....Winnetka-4059

1954 directory

576 Wilcox R B	WI6-0082
590 Vedder B B	WI6-0781
594 Olson A M	WI6-3681
599 Freeman A G	WI6-1159
604 Fetherston E A	WI6-5120
607 Buesch A P	WI6-2894

1956 directory

594 Johnson H A	WI6-2724
599 Freeman A G	WI6-1159
604 Fetherston E A	WI6-5925
607 Buesch A P	WI6-2894
608 Michel F L	WI6-5836

1958 directory

Monte Donald W Channel Beach Av Sunnysd-MCHnry-5181
 Monte Gordon 750N Randall Rd -----Aurora 7-1252
 Monte Thos C 9221 Natl MortnGr-----ORchrd 3-1897
 Monteabaro Herbert 609Elmdl -----GLenvw 4-6393
 Monteaux Glenn Mrs
 604WillowRd Winetka-HIcrst 6-4054
 Montecki Jos 7551 Odell Brdgw-----GLobe 8-2294
 Montefinese Leonard 1245 59thCtCiceroTOWnhl 3-4791

1964 directory

Wilson A Colville 1090 Forest Des Pl-----824-7662
 Wilson A E 650 Arlington Des Pl-----824-6501
 Wilson A F 604 Willow Winetka-----446-7396
 Wilson A I 1140 Pine Glenvw-----PA 9-0928
 Wilson Adelaide M 480 Sheridn Rd Evnstn--UN 4-3358
 Wilson Albert H 2307FarnswrthNorthbrk-CRstwd 2-1991

2013 directory

100 Village Hall 1200 Winnetta Av, Wntka(847) 855-7634
 Wilpower Inc 444 Frontage Rd, Nrthfld(847) 501-4718
 Wilshore Electric LLC 304 Lawndale, Wlmt(847) 256-3766
 Wilson Af F 604 Willow Rd, Wntka(847) 446-7396
 Wilson Andrea & Daniel
 180 Wagner, Nrthfld(847) 446-0519
 Wilson Bob 711 Oak, Wntka(847) 446-6533
 Wilson Brian & Diane

Cook County Recorder

2003-03-10	DEED IN TRUST	0030328934	0.00	All All ALBERT F WILSON TRUST GTE WILSON ALBERT F GTR WILSON ALBERT F TR GTE WILSON ALBERT F TRUST GTE	PIN Address All All 05213020060000 604 WILLOW RD
2003-03-10	AFFIDAVIT	0030328935	0.00	Name Type All All WILSON MARGARET A DECD GTE WILSON ALBERT F GTR	PIN Address All All 05213020060000 604 WILLOW RD
1990-10-03	RELEASE	90482429	0.00	Name Type All All AVONDALE FED SAV BK GTR WESTERN NATL BK CICERO T GTE	PIN Address All All 05213020060000 604 WILLOW RD

Directions:

6/63 Sold by non-mbr

Address: 604 Willow Road C. 3189		Lot Size 50 x 165		\$24,500
City: Winnetka, Illinois		Rms. 6	Bed. 3	Baths 1*
Constr: Solid brick		Heat H.W. Oil		Cost
Style: Bungalow		Garage 1-car		Det.
Roof: Asphalt		Year — Taxes '61	Porches 2	Elect: 220V-110V
Built: Older	Faces: North	\$321	Glazed	

Contract: 50.

Basmt: Full. Toilet. Windows above ground - excel. space for playroom.
1st Living Room w/woodburning fireplace and bookshelves in bay; Dining Room; Kitchen; 3 Bedrooms—all with good wall space; Bath.
2nd 3/63 Tenant requests 6 wks notice to vacate from date of contract
3rd

LR 13x15 + bay
DR 16 x 12
K 12x12+pantry
DEN
BR's 12 x 12
12 x 13
12 x 10

Check: 4/63 7/63
School: Grade: Greeley JHS: Skokie HS: New Trier
Transp: RR. C. & N.W. Bus: Evanston-Glencoe Other:
Mortgage: Existing Bal of mty 11166.97 can be assumed at 5 1/2 %
City water, Well Sanitary Sewer, Storm Sewer, Septic Tank (Cross out that not applying)
Remarks and any special conditions A comfortable, well built home convenient to beach and transportation. Storm windows. Bedroom adjoining Living Room could be converted to Den or TV Room. Enclosed rear porch nice for summer dining.
*Plumbing studded in for full bath in basement.

Immed

Possession:

Negotiable

Reason for Sale:

Out of state

Title

Owner: Glenn L. Monteau

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: TOWN & COUNTRY ASSOCS., INC.

Phone:

Ce. 4-2500

03063

Sales Person:

Paul Heinsen

Home Phone:

Hi. 6-8000

Em. 2-3137



A 3489

Address: 604 Willow Road
 City: Winnetka, Illinois
 Constr: Brick (solid)
 Style: Bungalow
 Roof: Comp.
 Built:

Lot Size: 50 x 165

\$ 23,500

Rms. 6	Bed. 3	Baths: 1	Heat: HW oil Cost: \$190
-----------	-----------	-------------	-----------------------------

Taxes: \$294.08	Porches: 2 glazed	Garage: Att.-Det. 1 Apt.
--------------------	-------------------------	--------------------------------

Contract: no

Open House
1/8/57Listing Date
1/3/57

JAN 9 1957

Title Form:

This information
 is considered ac-
 curate but we ac-
 cept no liability
 for errors. The
 listing may be
 changed without
 notice.

Basmt: Full, excellent space for playroom, windows above ground
 1st Living room, dining room, kitchen, enclosed front and rear porches (rear porch suitable for summer dining),
 2nd 3 bedrooms, one bedroom takes twin beds - good wall space in others. (1 bedroom adj. living room would make fine
 3rd den or TV room)

Room Sizes:
 LR 13x15 plus bay
 DR 16x12
 K 12 x 12 plus
 BR 10 x 12
 BR 12 x 13
 BR 12 x 10

Possession: Upon closing

Reason for Sale:

School: Grade: Greeley

JHS: Skokie

HS: New Trier

Transp: RR. C. & N.W.

Bus: to Skokie

Other: Faith Hope & Charity

Mortgage: Existing Poss. \$12,000, to \$14,000 Available: 16 M

Remarks: A comfortable, well built small house convenient to lake and transportation. Woodburning fireplace; bookshelves in bay. Storm windows. Charming interior. A good house for one wanting low maintenance and excellent location in low 20's. Pretty yard. Keys in Winnetka office.

Owner:

Bus. Phone:

Res. Phone:

Listing Office Quinlan and Tyson, Inc.

Phone: WI 6-0177

Sales Person: Harriette W. Starr

Home Phone: WI 6-1755

Village of Winnetka
DEMOLITION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 604 Willow Road

Parcel Identification Number(s) (PIN): 05-21-302-006-0000

Description of all structures to be demolished: Single Family Home & Detached Garage

Current Property Owner Information

Legal Name: Albert F. Wilson, as trustee

Applicant Information

Legal Name: Orchard Glen Homes, LLC

Primary Contact: Albert Wilson

Primary Contact: Tom Corbett

Address: [REDACTED]

Address: 1939 Waukegan Road, St. 210

City, State, Zip: Winnetka, IL 60093

City, State, Zip: Glenview, IL 60025

Phone No. [REDACTED]

Phone No. 847-508-5611

Email: [REDACTED]

Email: tomcorbett@orchardglenhomes.com

Date owner acquired property: 01/10/03

Applicant's relationship to current property owner:

Contract 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: Not known at this time

Address: _____

City, State, ZIP: _____

Phone No: _____

Email: _____

Village of Winnetka
DEMOLITION APPLICATION

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

8-29-22

Print Name & Title:

Orchard Glen Homes, LLC, By: Thomas J. Corbett

EB MAU 0687

Signatures of Property Owner(s): _____

Date 8/31/22

Print Name & Title:

AUGUST F. WILSON

Property Address:

604 Willow Road

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

Proposed Demolition & Construction Schedule
604 Willow Street, Winnetka, IL

1. 12/1/2022 to 12/7/2022: Demolition
2. 12/8/2022 to 1/8/2023: Excavation & Concrete Work
3. 1/9/2023 to 6/11/2021: Exterior Construction
4. 2/2/2023 to 9/1/2023: Interior Construction
5. 6/15/2023 to 9/1/2023: Exterior landscaping & grading; Driveway
6. Completion: 9/1/2023



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: SEPTEMBER 29, 2022
SUBJECT: 205 CHESTNUT STREET - HISTORICAL AND ARCHITECTURAL
IMPACT STUDY (CASE NO. 22-15-LPC)

INTRODUCTION	
Meeting Date	October 3, 2022
Commission Action	Determine (1) whether the HAIS is complete; (2) whether the proposed demolition will have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood; and (3) whether demolition should be delayed in order to explore alternatives to total demolition.
Preliminary Historical and Architectural Review	July 18, 2022, by a vote of 6-0, required submittal of an HAIS.
Property Address	205 Chestnut Street (See Attachment C – 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
Newspaper Notice	The meeting was properly noticed in the <i>Winnetka Talk</i> on September 1, 2022.
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 H – Public Correspondence)
Winnetka Historical Society (WHS) Comments on HAIS	WHS finds the HAIS complete and agrees with the assessment that the property at 205 Chestnut Street is historically significant on a local level. Also, while noteworthy as a design by E. Norman Bridges, the home is in a deteriorated condition and thus not a good representation of his work. (Attachment B).
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 D, Preliminary Property History Study See Attachment E, Winnetka Historical Society (WHS) Research
Constructed	1921 – Two-story residence with attached garage
Additional Construction Activity	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 E for details.
Property Maintenance Complaint- Unsafe Structure	The Village has an unsafe structure property maintenance complaint on the site. See Attachment E, Violation Notice. Given the current property maintenance issues for this property, staff would like to emphasize to the LPC that documentation now exists to memorialize the local historic significance of Heyliger DeWindt, who once resided at 205 Chestnut Street.
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.

If after reviewing the HAIS the LPC determines the home is significant and a delay should be issued, at that time **the Commission may issue a demolition delay up to but not exceeding 270 days from July 18, 2022.**

COMMISSION REVIEW

In making its determination regarding the historical and architectural impact of the subject property, the Landmark Preservation Commission shall consider the following:

- the historic and architectural impact study prepared pursuant to the foregoing Section 15.52.050;
- the preliminary property history study prepared pursuant to Section 15.52.040;
- comments of the Winnetka Historical Society on the application and study; and
- any other information, comment or evidence received by the Commission at the impact determination meeting or at the preliminary review meeting.

Prior to making a determination, the Commission must first determine if it finds the Historical Architectural Impact Study (HAIS) complete. If the LPC determines that the HAIS filed by the Applicant is incomplete or otherwise insufficient to enable the LPC to make a determination as to the impact of the proposed demolition, the LPC may direct the Applicant to complete, amend or supplement the report and may continue the impact determination meeting pending the Applicant's filing of a complete application.

If the Commission does find the HAIS complete, a Commission member may make one of the two following motions (a) the Building and/or Property Lacks Sufficient Historic or Architectural Significance or (b) Delay of Demolition:

Building and/or Property Lacks Sufficient Historic or Architectural Significance

The Commission finds that the Historical Architectural Impact Study (HAIS) for 205 Chestnut Street prepared by Guarino Historic Resources Documentation is complete and that the proposed demolition will not have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood. **Based upon these findings, the demolition may proceed without a delay.**

Delay of Demolition

The Commission finds that the Historical Architectural Impact Study (HAIS) for 205 Chestnut Street prepared by Guarino Historic Resources Documentation is complete and that the building or structure is considered to be historically or architecturally significant as it meets one or more of the following standards ***[Commission member should note which of the following standards should be included in the motion]:***

- (1) the structure exhibits a high quality of architectural design without regard to the time built or historic associations;
- (2) the structure exhibits a high quality of architectural design that is not the result of a change or a series of changes in the original structure;
- (3) the structure exemplifies an architectural style, construction technique or building type once common in the Village;
- (4) the structure exhibits an unusual, distinctive or eccentric design or construction technique that contributes to the architectural interest of its environs as an accent or counterpart; or
- (5) ~~that the property has been designated a landmark pursuant to Chapter 15.64 of the Village Code, has been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation, or has been listed on the National Register of Historic Places or the Illinois Register of Historic Places~~ **(Subject Property is not a local landmark, on the National Register, or listed on the State survey)**

The Commission also finds that the proposed demolition will have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood due to the following architecturally or historically significant aspects of the structure:

1. ***[Commission member to fill in]***
2. _____ -

Preservation alternatives to the demolition of the structure include:

1. *[Commission member to fill in].*

Based upon these findings, the demolition must be delayed for a period of up to 270 days from July 18, 2022, in order to explore alternatives to total demolition. Demolition of the structure may not occur prior to April 14, 2023.

ATTACHMENTS

Attachment A: HAIS prepared by Guarino Historic Resources Documentation

Attachment B: Historical Society HAIS Comments

Attachment C: GIS Aerial Map

Attachment D: Preliminary Property History Study

Attachment E: Historical Society Research

Attachment F: Application Materials

Attachment G: February 2022 Village Code Violation Notice

Attachment H: Public Correspondence

ATTACHMENT A

HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS):

THE MILTON J. AND CORA BLAIR HOUSE 205 CHESTNUT STREET WINNETKA, ILLINOIS



Built 1921; Architect E. Norman Brydges

HAIS PREPARED BY:

Jean L. Guarino, Ph.D.

Guarino Historic Resources Documentation

Oak Park, IL 60304

708.386.1142

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Submitted to the Village of Winnetka on August 15, 2022

Synopsis of Findings of Significance

The Blair House at 205 Chestnut Street possesses historic significance at a local level due to its nearly 20-year association with Heyliger DeWindt (1858-1941), a Winnetka resident for nearly 50 years and a prominent citizen in the Village. He served, at various times, as a Village Trustee, a founder and president of the Winnetka Park District, a director of the Winnetka Public Library, and he helped secure subscriptions for the erection of the World War One Memorial. DeWindt Road in the Daughaday Acres Subdivision is named after him. It was determined that the house does not have historic significance at a statewide or national level. No information was found relating the house to an historic event.

The Blair House was designed E. (Ephraim) Norman Brydges (1883-1956), a versatile Chicago-area architect in the early twentieth century who received many commissions for single-family houses, apartment buildings, schools, and churches. However, this house is not a good representative example of Brydges' work, and it exists in a deteriorated condition. More distinctive, and intact, examples of Brydges' residential designs include the house at 520 Ash Street in Winnetka, the Arthur Cutten house in Downers Grove, and other houses in Elmhurst and Oak Park. Moreover, the house has an eclectic character and is not a prototypical or a representative example of a style in the Village. The exterior does not feature high quality craftsmanship, nor does it include distinctive elements or decorative detailing. The interior of the house was inaccessible for review, as it has been deemed unsafe by the Village of Winnetka. For these reasons, it was determined that the Blair House lacks architectural significance at a local, statewide, or a national level.

Ownership history of the house at 205 Chestnut Street

Property Owner Name	Period of Ownership
Milton J. and Cora Blair	1921-1924
Heyliger A. and Alice DeWindt	1924-1943
John and Mildred McGregor	1943-1957
W. Alvin and Mary Wineberg	1957-2009
Ellin Wineberg	2009-2022

The chain of ownership was ascertained by reviewing a range of sources, including building permits, contemporary newspaper articles, phone directories, real estate listings, and documentation in the building file for 205 Chestnut Street at the Winnetka Village Hall. Biographical information on the historic (pre-1971) owners of this property is shown below.

Milton J. and Cora Blair

The house at 205 Chestnut Street was built in 1921 for the family of Milton J. Blair (1887-1952), who was born in Chicago, the son of Charles J. and Nellie R. Blair. The Blair family lived in residences at 2431 Lakewood Avenue and at 5344 Lakewood Avenue in Chicago in 1900 and 1910, respectively.¹

Milton Blair spent his career as an advertising executive, according to the U.S. Census for varying decades. One brief article in a *Chicago Tribune* on a speech given by Blair in 1935 to the Chicago Purchasing Agents on the importance of advertising, identified him as vice president of the J. Walter Thompson Company, which was a prominent advertising agency with offices in New York, Chicago, in London at that time.² No information was found regarding when Blair joined this company.

Milton Blair married Cora Schneider (b. 1888), a Milwaukee native, on May 25, 1912, in Walworth County, Wisconsin.³ The couple had four children: Jane (b. 1913), Charles (b. 1914), Frederick (b. 1917), and John (b. 1919).⁴ Blair's World War I draft registration card, dated June 1, 1917, shows that the young family lived in a house at 1692 Ashland Avenue in St. Paul Minnesota, where he was employed as an "advertising manager," working at the Commerce Building.⁵

Milton Blair moved his family to a house at 964 Tower Road (then called North Avenue) in Winnetka by 1920, according to the U.S. Census for that year, which identified his occupation as "solicitor" at "advertising agency." In 1921, Milton Blair hired architect E. Norman Brydges to design a two-story house with attached garage at 205 Chestnut Street in Winnetka, according to the building permit attached to this report. The 11-room residence was built at a cost of \$20,000 and located on a spacious lot measuring 100'-0" by 186'-0".

The Blair family lived in the house at 205 Chestnut Street for only three years, as evidenced by a 1924 notice in the *Chicago Tribune*, which stated: "Mr. and Mrs. Milton J. Blair and Mr. Blair's farther, Charles J. Blair, have moved from Winnetka to Geneva, Ill., the Blair residence having been purchased by Heyliger A. DeWindt."⁶

The U.S. Census for 1930 shows that Milton and Cora Blair then resided with their four children, ages 10 to 16, Milton's father, and a servant, in a house in Geneva, Illinois, that was valued at \$40,000. Blair's occupation was identified as "Vice President at Advertising Agency."

The Blair family traveled extensively overseas during the 1920s and 1930s, as evidenced by the couple's 1924 passport applications, notices in the society pages of the *Chicago Tribune* for varying years, and ship manifests found in Ancestry.com. One such notice from 1936 stated:

¹ U.S. Census for 1900 and 1910.

² "Value of Newspaper Advertisements is Explained by Blair," *Chicago Tribune* (November 21, 1935).

³ Ancestry.com. *Wisconsin, U.S., County Marriage Records, 1774-1993*.

⁴ U.S. Passport Application for Cora S. Blair, issued August 26, 1924.

⁵ World War I Draft Registration Card for Milton J. Blair, dated June 1, 1917.

⁶ "Personals," *Chicago Tribune* (June 15, 1924).

Mrs. Milton J. Blair, Miss Jane Blair, and the three Blair boys are spending a fortnight in Edgartown, Mass., after a long and exciting trip abroad. Charles Blair and Frederick Roberts Blair will go to Yale this fall, and John Blair will return to the Kent school for his senior year. Miss Blair will return to Chicago with her mother on October 1, when they will move back into their Geneva house which had been rented for the summer. Miss Blair is planning to begin a business career this fall.⁷

Milton and Cora Blair moved to New York City by 1940, according to the U.S. Census for that year. A 1943 city directory shows that they resided in a building at 247 Park Avenue Plaza in Manhattan. Milton Blair died in 1952 at the age of 64. The only obituary found, which was published in various newspapers, was extremely brief and provided no information about his life or survivors. It simply stated: "Milton J. Blair, 64, who spent 35 years in advertising business, died Tuesday at home of his son in Edgartown, Martha's Vineyard, Mass."⁸

Heyliger A. DeWindt

Heyliger A. DeWindt (1858-1941), a Winnetka resident for nearly 50 years and prominent in many village affairs, was born in Fishkill-on-Hudson, New York on February 17, 1858, the son of Arthur and Georgiana DeWindt. He was a lineal descendant of John Adams, second President of the United States. DeWindt was a student at Adams Academy in Quincy, Massachusetts from 1873-77, and then attended Harvard University, where he played on the first football team to engage in intercollegiate competition.⁹

DeWindt came to Chicago in July 1881, immediately after graduating from Harvard with a B.A., and engaged in the wholesale shoe business with C.H. Fargo & Company, where he remained for ten years. In 1893, he formed, with J.P. Sidwell, the Sidwell-DeWindt Shoe Company, which was located at 222 W. Monroe Street in Chicago. He served as president and treasurer of this company until his retirement in 1923 at the age of 65.¹⁰

Heyliger DeWindt married Bertha W. Mandell (1868-1907) of New Bedford, Massachusetts on September 10, 1889. The couple had four children: Heyliger (b. 1891), Delano (b. 1893), Caroline (b. 1901), and Alice (b. 1903). The DeWindt family lived in Chicago before relocating to Winnetka in 1893 where they lived in a Colonial Revival style mansion at 593 Sheridan Road (razed) with several servants, a coachman, and a housekeeper.¹¹

Heyliger DeWindt was a prominent civic leader in Winnetka in the early twentieth century. He was a Village Trustee in 1899-1900 and, in 1904, helped to establish the Winnetka Park District. He was a member of the first Park Board, serving as its first president. For many years, he was

⁷ "Milton Blair Family Stopping in East," *Chicago Tribune* (September 10, 1936).

⁸ "Blair, Advertising Man, Dies," *Des Moines Tribune* (August 13), 1952.

⁹ "Heyliger A. DeWindt," *Winnetka Talk* (November 20, 1941).

¹⁰ A.N. Marquis, *The Book of Chicagoans* (Chicago: The A.N. Marquis Company, 1905) 48; A.N. Marquis, *The Book of Chicagoans* (Chicago: The A.N. Marquis Company, 1917) 185; A.N. Marquis, *The Book of Chicagoans* (Chicago: The A.N. Marquis Company, 1926) 239.

¹¹ Ibid; U.S. Census for 1910 and 1920.

treasurer of the July Fourth celebration committee and later was a member of the committee that secured subscriptions for the erection of the World War One Memorial.¹² He was also a director of the Winnetka Public library from 1927 to 1930. He was a lifelong friend of developer Colton Daughaday, who named DeWindt Road in his Daughaday Acres Subdivision after him.¹³

In other activities, DeWindt was an incorporator and the first secretary of the University Club of Chicago in 1887 and remained a member continuously until his death.¹⁴ He also belonged, at various times, to the Chicago, Harvard, and Caxon Clubs, the Skokie Country Club, and to the nearby Indian Hill County Club.¹⁵

A member of the Winnetka Congregational Church, DeWindt 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, who died on July 27, 1907, when the couple's children ranged in age from four to sixteen.¹⁶ DeWindt married his second wife, Alice Greene Arnold (1871-1944), of Cambridge, Massachusetts, on March 16, 1912. Alice DeWindt herself was a well-known Winnetkan and served on many local boards, such as the Grove House and also the Board of Alumni Trustees of Radcliffe College.¹⁷

Heyliger DeWindt sold his mansion at 593 Sheridan Road in 1924, following his retirement from the Sidwell-DeWindt Shoe Company. He purchased the house at 205 Chestnut Street in the same year, as announced in the *Winnetka Talk*:

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.¹⁸

A notice about DeWindt's purchase of his new house was also published in the *Chicago Tribune*:

Heyliger A. DeWindt, who recently sold his north shore residence, yesterday bought the eleven room brick house at 205 Chestnut street, Winnetka, lot 100x187, near the Indian Hill club, from Milton J. Blair for \$50,000, according to Frederick B. Thomas & Co., who negotiated the sale.¹⁹

In 1930, Heyliger and Alice DeWindt resided in the 205 Chestnut Street house with John Arnold, Alice's father, and two servants.²⁰ The couple continued to live in the house with two servants

¹² "Heyliger A. DeWindt," *Winnetka Talk* (November 20, 1941).

¹³ Malachi Flanagan, *DeWindt Road: A Brief History*. Second edition, privately published, 1994: 5, 13.

¹⁴ "University Club Sees Slides of 50 Year History," *Chicago Tribune* (February 12, 1937).

¹⁵ "Heyliger A. DeWindt," *Winnetka Talk* (November 20, 1941).

¹⁶ "Memorial Window to be Unveiled in Winnetka Church Today," *Chicago Tribune* (October 18, 1908).

¹⁷ Flanagan, 14.

¹⁸ "Heyliger DeWindt Buys Milton J. Blair Home," *Winnetka Talk* (March 29, 1924).

¹⁹ "Heyliger DeWindt Buys Milton J. Blair Residence," *Chicago Tribune* (March 30, 1924).

²⁰ U.S. Census for 1930.

until Heyliger DeWindt's death in November 1941 at the age of 84.²¹ Alice Green De Windt sold the house at 205 Chestnut in 1943. She lived at 596 Maple Street in Winnetka when she died in 1944.²²

John F. and Mildred McGregor

John F. McGregor was born on December 4, 1896, in Springfield, Missouri, the son of Dr. John D. and Marguerite McGregor. By 1900, the McGregor family had moved to Chicago, where John lived with his parents, a younger sister, and grandparents in a two-flat building at 1139 Garfield Boulevard.²³ John F. McGregor's father was a practicing doctor for 50 years and worked as a city physician under Mayor Carter H. Harrison.²⁴ At the age of 22, McGregor lived at 7042 S. Halsted in Chicago and worked for the Chicago and Alton Railroad at 401 W. Van Buren Street.²⁵

John F. and Mildred McGregor were married at an unknown date between 1918 and 1920. The couple had two children: John M. (b. 1920) and Elizabeth Jean (b. 1930). The young family lived in a house at 621 St. Louis Street in Springfield, Missouri, from at least 1920 to 1930, according to the U.S. Census for those years. In 1920, McGregor worked as a manager for an import company, while in 1930 he worked as a manager for a motor company. The McGregor family moved to a house at 199 Forest Street in Wilmette by 1940, when John McGregor worked as an assistant manager at an insurance salvage company.²⁶

John and Mildred McGregor purchased the house at 205 Chestnut in 1943. The following year, their son, John M., was killed while flying a Marauder plane over Europe during World War II. He had flown in more than 50 combat missions prior to his death.²⁷ On October 2, 1945, John McGregor obtained a permit to build a detached, two-car brick garage at the east end of his property, which was estimated to cost \$1,500.

John and Mildred McGregor lived in the house at 205 Chestnut Street with a 34-year-old maid named Arena Harrison in 1950. McGregor then worked as an appraiser for an underwriter's salvage company.²⁸ The McGregors sold their house at 205 Chestnut in 1956 and moved to Vero Beach, Florida where they lived in a modest Ranch house at 866 Sandfly Lane. John McGregor died in 1967 and Mildred McGregor died in 1972.²⁹

²¹ U.S. Census for 1940; "Heyliger A. DeWindt," *Winnetka Talk* (November 20, 1941).

²² "Mrs. Alice Greene DeWindt," *Chicago Tribune* (May 17, 1944).

²³ U.S. Census for 1900.

²⁴ "Dr. John D. McGregor," *Chicago Tribune* (August 6, 1942).

²⁵ Ancestry.com. World War I Draft Registration Card for John F. McGregor, dated June 5, 1918.

²⁶ U.S. Census for 1920, 1930, 1940.

²⁷ "Winnetka Pilot Dies Over Europe After Flying 50 Missions," *Chicago Tribune* (October 4, 1944).

²⁸ U.S. Census for 1950.

²⁹ "John McGregor," *St. Lucie News Tribune* (Fort Pierce, Florida) (September 5, 1967); "Obituary," *The Orlando Sentinel* (August 5, 1972).

W. (William) Alvin and Mary Wineberg

W. Alvin Wineberg (1910-2003) was born on July 22, 1910, the son of John and Helen (Rhoades) Wineberg, who were Russian immigrants. Alvin's father, John Wineberg, was the president of the Consolidated Millinery Company, located at 32 S. Wabash Avenue in Chicago's Loop. Alvin was raised in the Wineberg family home at 950 Maple Avenue in Evanston, where he lived with his parents, six siblings, and two live-in servants.³⁰ He graduated from Stanford University in California, and later served as president of the Chicago Stanford Club.³¹

Following his college graduation, the 22-year-old Alvin Wineberg married Mary C. Rochefort (1912-2008) in 1933.³² Mary was born in Lawrence, Massachusetts on April 28, 1912, the daughter of Walter T. and Maria (Carroll) Rochefort, who were Irish immigrants.³³ Her father, Walter, was a Harvard-educated attorney and served as the Mayor of Lawrence from 1924 to 1927.³⁴

Alvin and Mary Wineberg had four children: Walkin Jr. (b. 1937); Mary C. (b. 1945); Elizabeth R. (b. 1946); and Ellin M. (b. 1948). The couple lived in San Francisco, California, prior to relocating to Evanston, where they lived in a house at 616 Michigan Avenue in 1940. In 1950, the Winebergs lived with their four young children in a house at 2205 Chestnut Avenue in Wilmette. Alvin worked as an executive for the Consolidated Millinery Company through at least the 1940s and early 1950s, which was then located at 18 S. Michigan Avenue.³⁵ His father, John Wineberg, remained president of the company until his death in 1952, when he left an estate worth nearly \$1.5 million to his wife and children.³⁶

The Winebergs purchased the house at 205 Chestnut Street in Winnetka in 1957 and remained there for the rest of their lives. Alvin died in 2005 at the age of 93 and Mary died in 2008 at the age of 95.³⁷ Their daughter, Ellin Wineberg, subsequently owned the house until 2022.

³⁰ U.S. Census for 1910, 1920, and 1930.

³¹ *Chicago Tribune* (March 17, 1956).

³² Ancestry.com. Massachusetts, U.S., Marriage Index, 1901-1955.

³³ Ancestry.com. Massachusetts, U.S., Boston Archdiocese Roman Catholic Sacramental Records, 1789-1920; U.S. Census for 1910 and 1920.

³⁴ "Walter Rochefort Dead at Lawrence," *The Boston Globe* (May 20, 1935).

³⁵ U.S. Census for 1940 and 1950; Ancestry.com. World War II Draft Registration Card for William Alvin Wineberg, dated October 16, 1940.

³⁶ "John Wineberg," *Chicago Tribune* (June 9, 1952); "John Wineberg Leaves Estate Worth \$1,395,425," *Chicago Tribune* (October 17, 1953).

³⁷ "Wineberg, W. Alvin," *Chicago Tribune* (September 11, 2003); "Wineberg, Mary C.," *Chicago Tribune* (February 15, 2008).



W. Alvin Wineberg, president of Chicago Stanford club, with Mrs. Wineberg (left) and Mrs. John H. Fyfe at one day conference which included lectures, a reception, and a banquet.

W. Alvin Wineberg with his wife, Mary Wineberg (left).
Source: *Chicago Tribune*, March 17, 1956.

Narrative Description of the Blair House

Legal Description for 205 Chestnut Street: Lot 10 in Block 2 in Alles First Addition to Winnetka, a Subdivision of part of Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in the Village of Winnetka, Cook County, Illinois, as recorded in Book 57, Page 320.

P.I.N.: 05-20-409-003-0000

Construction Date: 1921

The building permits for the house at 205 Chestnut Street found in the Village of Winnetka's files are listed in the table below. Copies of these permits are at the end of this report.

Permit Date	Owner	Action	Architect
6-24-1921	Milton J. Blair	Build a two-story brick residence garage attached	E. Norman Brydges
10-22-1945	John McGregor	Construct a 1-story, two-car garage	Edgar S. Irwin

House Description:

The Blair House is located on a large rectangular parcel on the east side of Chestnut Street that measures 186 feet east-west and 100 feet north-south. The north-facing residence is set back 60 feet from Chestnut Street and approached via a concrete driveway that extends alongside the north (front) side of the edifice. The house is minimally visible from the public right-of-way due to tall shrubbery and trees that extend across the property's west periphery. It exists in deteriorated condition, is currently unoccupied, and has been deemed an unsafe structure by the Village of Winnetka.

The two-story Blair House, built in 1921 and designed by E. Norman Brydges, has an L-shaped footprint that includes a main block; a two-story northwest wing that includes both living quarters and a two-car, one-story garage; and a one-story, flat-roof sunporch on the south side of the edifice. The main block has a hip roof covered with clay tiles, two brick chimneys with concrete coping, and a small hip dormer with louvers on its east facade. The northwest wing has a jerkinhead roof covered with clay tiles and a hip dormer on its west façade with a pair of windows.

Walls of the house are solid brick painted white except for the second floor of the sleeping porch on the northwest wing, which has wood side walls. Large portions of the walls are visually obscured by extensive ivy as well as dense shrubbery alongside the east, west and south sides of the house. The east side of the house can be seen only from a distance due to a tall, chain-link fence that was likely installed to keep people from entering the attached garage, which is partially collapsed, lacks overhead doors, and is exposed to the elements.

The main entrance to the house, located on the north façade, features a flat-roofed wood entry porch with two square Doric columns and two Doric pilasters that flank a wood paneled door with a single pane of glass and a simple Classical surround. Above the entry porch is a shingle-sided projection of the main wall plane with a pair of windows. Additional entrances are located on the south side of the main block and the west side of the sunporch. The former consists of a pair of glass doors and the former consists of a sliding glass door. The sleeping porch on the east side of the northwest wing has a multi-paned wood door that opens onto the roof of the attached garage. Additional entrances that may exist near the southeast side of the house are not visible due to extensive foliage and the presence of the property's chain link fence.

Fenestration throughout the house is primarily comprised of multi-paned wood casement windows arranged in pairs. Exceptions include the first floor of the main block which features one-over-one windows, which are likely non-original, and one six-over-one wood window. The south sun porch has a series of single-pane windows, and the sleeping porch on the east side of the northwest wing has a series of multi-pane wood windows that may be casements.

The exterior of the house has retained its original brick cladding; front door and entry porch; and most of its original fenestration. Alterations include replacement windows on the first floor of the main block and the removal of wood shutters shown on the historic photograph that accompanied one of the house's two real estate listings (attached). The attached garage has poor integrity as it has partially collapsed and no longer includes its overhead doors.

Interior

The interior of the house was not viewed during the site visit undertaken for this report as the edifice has been deemed an unsafe structure by the Village of Winnetka and its occupancy has been prohibited. No historic photographs of the interior or floor plans were found during the research phase of this project. However, two real estate listings were found, dated 1943 and 1956, which are attached to the end of this report. They indicate that the house has the following spaces: living room, dining room, kitchen with breakfast room, family room, library, powder room, two maid's rooms and bath (first floor); four bedrooms, three bathrooms, and sleeping porch (second floor); and an unfinished attic and basement. No permits were found indicating that interior alterations were undertaken.

Garage

A detached, two-car garage, built in 1945, is situated near the southeast corner of the property. It has a brick walls; paired, multi-paned casement windows; an overhead wood paneled door; and decorative scrolled brackets on its north façade.

Architect E. Norman Brydges

The Blair House at 205 Chestnut Street was designed by E. (Ephraim) Norman Brydges (1883-1956), a prominent and versatile Chicago-area architect in the early twentieth century who received many commissions for single-family houses, apartment buildings, schools, and churches. News items pertaining to his work were regularly published in Chicago's popular press, including the *Chicago Tribune*, and several of his projects were featured in *The Western Architect*.



Undated photograph of Architect E. Norman Brydges. Source: Ancestry.com.

E. Norman Brydges was born in 1883 in Detroit, Michigan, the son of Frederick and Matilda Brydges. As a teenager, he resided with his parents and four siblings in a house at 2117 Wilcox Avenue in Chicago (razed).³⁸ He received an architecture degree from the Armour Institute (now Illinois Institute of Technology) in Chicago.³⁹

E. Norman Brydges married Florence Edwards (1883-1956) on September 26, 1906.⁴⁰ In 1910 the couple had a one-year-old son, Charles Russell, and resided with Florence's family in a house at 3129 W. Monroe Street in Chicago. They eventually had three more children: Eileen (b. 1911), Margorie (b. 1914), and Gertrude (b. 1920).⁴¹

Brydges worked briefly with the Nimmons and Fellows architecture firm prior to establishing an independent practice in the mid- to late-1910s, when he maintained an office in Steinway Hall, on Van Buren Street near Michigan Avenue. In 1924 he moved his office to the Tacoma Building on LaSalle Street.⁴²

Brydges later worked out of his Tudor Revival style house at 257 St. Charles Road in Elmhurst, which he designed and had built in 1923. Plates and plans of this residence were included in the December 1923 issue of *The Western Architect*. Its living room featured a massive stone fireplace, a cathedral ceiling with wood beams featuring hand-stenciled designs painted on linen by Brydges and his three daughters, and leaded glass doors imported from Europe.⁴³ He also

³⁸ U.S. Census for 1900.

³⁹ Paul Gapp, "Wright house not all her father built," *Chicago Tribune* (March 2, 1976).

⁴⁰ Ancestry.com. Cook County, Illinois, U.S., Marriages Index, 1871-1920.

⁴¹ U.S. Census for 1910 and 1920.

⁴² Paul Gapp, "Wright house not all her father built," *Chicago Tribune* (March 2, 1976); *Chicago Tribune* (March 30, 1924).

⁴³ Jacqueline Savaiano, "E. Norman Brydges: Architect's style is like a 'melting pot,'" citation unknown; article posted on the website of the Elmhurst Public Library: <https://elmhurstpubliclibrary.org/lib/wp-content/uploads/BRYDGESNORMANepoor.pdf>

designed two other Tudor Revival style houses on the same block: at 245 W. Charles Road (1921) and 255 W. St. Charles Road (1923).⁴⁴

Residential designs by Brydges included houses at 520 Ash Street (1922) and 530 Ash Street (1922; razed) in Winnetka; a Craftsman Bungalow at 145 E. Columbia Street in Elmhurst (1919; razed); a Dutch Colonial Revival style house at 945 Sheridan Road in Evanston (c. 1916); and the Balhatchet House at 244 East Avenue in Oak Park (1922).⁴⁵

His most prominent residential design was a country estate in DuPage County built in 1912 for millionaire stock and commodity trader Arthur Cutten, which was featured in the November 1918 issue of *The Western Architect*. The commission included a coach house with three-car garage and a gate house, all atop a hill overlooking several hundred acres. The house was once thought to be the work of Frank Lloyd Wright, who drafted designs of a home for Cutten that were similar to the one built by Brydges. The property is now owned by the Forest Preserve District of DuPage County and part of its Hidden Lake Forest Preserve in Downers Grove.⁴⁶

Brydges was well-known for his ecclesiastical designs, which included the Episcopal Church of Our Savior and Parish House at 116 E. Church Street in Elmhurst (1915) and St. Matthews Episcopal Church at 2120 Lincoln Street in Evanston (1924). Plates of these two churches were featured in *The Western Architect* in April 1916 and December 1924, respectively. Other ecclesiastical designs by Brydges included Christ Episcopal Church and Parish House at 515 Franklin Avenue in River Forest (1925) and Good Shepherd Evangelical Lutheran Church and Parish House at 715 S. 6th Avenue in Maywood (1927).⁴⁷

In Elmhurst, Brydges designed Lincoln Elementary School at 565 Fairfield (1916); Roosevelt Elementary School (c. 1922; razed), which was located on the current site of Marjorie Davis Park; and an addition to Hawthorn Elementary School (1926). The Mary A. Todd School at 100 Oak Avenue in Aurora (1934) and the Wheaton Grand Theater at 123 N. Hale Street in Wheaton (1925), both designed by Brydges, are listed on the National Register of Historic Places. The Glen Ellyn Junior High School at 535 Duane Street in Glen Ellyn (1928; now the Glen Ellyn Civic Center) was an especially prominent design by Brydges, featuring a three-story Classical portico and a tower reminiscent of Independence Hall in Philadelphia.⁴⁸

⁴⁴ Ramsey Historic Consultants, "Architectural Resources in the York-Cottage Hill Survey Area, Elmhurst, Illinois," 2016.

⁴⁵ Village of Winnetka building permits for 520 Ash and 530 Ash; *Chicago Tribune* (December 10, 1916); *Chicago Tribune* (July 1, 1919); <https://www.ruskinarc.com/oakpark/oakpark/14621-244%20S%20East%20Ave/view>.

⁴⁶ "The Hidden History of Hidden Lake," in: <https://www.dupageforest.org/blog/hidden-lake-history>; Paul Gapp, "Wright house not all her father built," *Chicago Tribune* (March 2, 1976); *The Western Architect* (November 1918).

⁴⁷ "Plan \$100,000 Church Edifice in River Forest," *Chicago Tribune* (November 8, 1925); "St. Matthew's Episcopal Church," *Chicago Tribune* (June 13, 1926); "Maywood Gets Another Church; It is a Lutheran," *Chicago Tribune* (August 28, 1927).

⁴⁸ "Elmhurst Schools," in: <https://exploreeilmhurst.com/337/Elmhurst-Schools>; "New Glen Ellyn Junior High," *Chicago Tribune* (December 9, 1928).

Prominent Chicago hotels designed by Brydges included the Kellshore Hotel at 713-756 W. Irving Park Road (c. 1915), a photo of which was included in the April 1916 issue of *The Western Architect* and the June 1916 issue of *The Architectural Review*. This 66-unit, three-story, double courtyard building is located in the city's Buena Park National Register Historic District. Brydges also designed the Garfield Arms Hotel at 3256-64 Park Avenue (1923; razed) a three-story courtyard building on the city's West Side, and the Ritz Hotel at 4711 Kenwood Avenue (1924; razed), a seven-story building in the Kenwood community area. Both the Garfield Arms and the Ritz Hotels were commissioned by Victor G. Williams, who served as both owner and contractor.⁴⁹

Later works in the 1940s included a Municipal Building on York Street in Bensenville (1945); the Bensenville Bible Church at 280 S. York Road in Bensenville (1946); a large gymnasium and classroom addition to Tioga School in Bensenville (1948); and a large addition to Central elementary school in Westmont (1949).⁵⁰ E. Norman Brydges moved with his wife to a residence at 808 Greenwood Avenue in Glenview sometime after 1950 and he died in December 1956.⁵¹

Landmark Status of the Property

The Blair House is not a locally designated landmark or in a locally designated historic district. It is not listed individually on the National Register of Historic Places or in a National Register Historic District. It is not listed in the Illinois Historic Structures Survey conducted in the early 1970s.

Evaluation of Historic Significance

The historic (pre-1970) owners of this house were researched through a variety of sources, including the Newspapers.com and Ancestry.com databases, and the book titled, *Who's Who in Chicago and Vicinity* for varying years. It was determined that this residence possesses historic significance at a local level due to its nearly 20-year association with Heyliger DeWindt (1858-1941), a Winnetka resident for nearly 50 years and a prominent civic leader in the Village. He was a Village Trustee in 1899-1900 and, in 1904, helped to establish the Winnetka Park District. He was a member of the first Park Board, serving as its first president. For many 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 World War One Memorial.⁵² He was also a director of the Winnetka Public library from 1927 to 1930. DeWindt Road in the Daughaday Acres Subdivision is named after him.

⁴⁹ "West Side of Have Another Modern Hotel," *Chicago Tribune* (April 22, 1923); "Another New Hotel," *National Hotel Reporter* (June 26, 1924).

⁵⁰ "Notice of Bids," *The Daily Herald* (August 24, 1945); "Marks New Church Building," *The Daily Herald* (June 21, 1946); "School Board Meets to Study Architect's Plans for School Addition," *Chicago Tribune* (January 30, 1948); "New Westmont School will be Dedicated," *Chicago Tribune* (December 18, 1949).

⁵¹ "Brydges-E. Norman," *Chicago Tribune* (December 10, 1956).

⁵² "Heyliger A. DeWindt," *Winnetka Talk* (November 20, 1941).

The house was not determined to possess statewide or national historic significance. No information was found relating the house to an historic event.

Evaluation of Architectural Significance

The Blair House was designed E. (Ephraim) Norman Brydges (1883-1956), a versatile Chicago-area architect in the early twentieth century who received many commissions for single-family houses, apartment buildings, schools, and churches. However, this house is not a good representative example of Brydges' work and it exists in a highly deteriorated condition. More distinctive, and intact, examples of his residential designs include the house at 520 Ash Street in Winnetka, the Arthur Cutten house in Downers Grove, and other houses in Elmhurst and Oak Park.

The house is not a prototypical or a representative example of a style in Winnetka. Although it exhibits paired, multi-paned casement windows, which are indicative of the French Revival style, the house lacks a steeply pitched hip roof, which is a character-defining feature of that style. The existence of a modest Classical entry porch gives the house a somewhat eclectic appearance. Much better examples of the French Revival style exist in Winnetka, including the houses at 901 and 969 Hill Road. (See Attachment E.) The Blair House does not feature high quality craftsmanship, nor does it include any distinctive elements or decorative detailing. As a result, it was determined that the house lacks architectural significance at a local, statewide, or national level.

Evaluation of Neighborhood Impact

The Blair House is situated on Lot 10 in Block 2 of the Alles Subdivision, which is located near the southern periphery of Winnetka and the Indian Hill Club. The "Neighborhood Character Table" (Attachment B) features a total of 26 houses, including the Blair House. All are situated on Chestnut Street, except for three houses that have addresses on either Alles Road or Sunset Road and face those streets. These houses were included because they are sited close to Chestnut and are in the center of the evaluation area.

All houses on Chestnut Street face the roadway, with the exceptions of the Blair House and the houses at 206 and 247 Chestnut, which face north. Most of the houses on Chestnut Street feature a uniform setback of about 60 feet. Of the 26 houses within the evaluation area, 16 were built prior to 1950: two in the 1910s, eleven in the 1920s, and three in the 1930s. Of the remaining houses, four were built in the 1950s, one in the 1960s, and one in the 1970s. Four of the houses were built post-2000, replacing earlier houses.

Most of the houses are similar in terms of style, materials, and massing. Nearly all are two stories in height and sheathed in brick; some are sheathed in brick and wood siding. Most have side-gable roofs; other roof shapes include hip, gambrel, and front-gable. The dominant architectural style is Colonial Revival, with 11 houses featuring this style. Other styles exhibited in the evaluation area include Spanish Revival (1), French Revival (2), Shingle Style (1), and Tudor Revival (3). Four of the houses, including the Blair House, can be considered "eclectic," as they

are not representative of a single style and may feature modest elements of a couple of styles. The four houses built post-2000 represent contemporary interpretations of historical styles.

The Blair House is minimally visible from the public right-of-way due to dense shrubbery and trees that extend across its western periphery. However, it is situated within a streetscape that exhibits great consistency in terms of setbacks, orientation, massing, and style. The removal of this house could have a negative impact if the new construction is not handled sensitively in terms of massing and scale and the setback is not replicated.

Person Responsible for Performing the Study

Jean L. Guarino, Ph.D., has worked as an independent architectural historian since 1998, documenting hundreds of buildings through local and national landmark nominations, architectural survey work, and Historic American Buildings Survey (HABS) projects. All projects involve conducting site inspections and intensive research to develop physical descriptions of, and historical context essays for, historic buildings/sites. Clients include architectural firms, non-profit organizations, developers, and municipalities, including the City of Chicago. Dr. Guarino has taught classes in The School of the Art Institute's Art History Department and its Historic Preservation Program. She is the co-author of a book titled, *Benjamin H. Marshall, Chicago Architect* (Acanthus Press, 2016), and a contributor to the book titled, *Art Deco Chicago* (Yale University Press, 2018).

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List of Attachments

- Attachment A: Exterior views, July 2022
- Attachment B: Neighborhood Character Table
- Attachment C: Representative houses near 205 Chestnut Street
- Attachment D: Representative buildings designed by E. Norman Brydges
- Attachment E: Representative French Revival style houses in Winnetka

Supplementary Materials

Exterior Views, July 2022



View of house from Chestnut Street, looking southeast.



View of front of the house, looking southeast.

*Historic and Architectural Impact Study for the Blair House, 205 Chestnut St., Winnetka
Prepared by Jean L. Guarino, Ph.D., Architectural Historian
Submitted August 15, 2022 19*

Exterior Views, July 2022



View looking east.



View of paired, casement windows, looking northeast.

*Historic and Architectural Impact Study for the Blair House, 205 Chestnut St., Winnetka
Prepared by Jean L. Guarino, Ph.D., Architectural Historian
Submitted August 15, 2022 20*

Exterior Views, July 2022



View looking northeast.



South side of the main block, view north.

Exterior Views, July 2022



Second floor window.



View of rear portion of house.



View of rear sunporch, looking east.



South façade of sunporch.

Exterior Views, July 2022



Front façade, looking east.



Front façade showing main entrance, looking southwest.

Exterior Views, July 2022



Detail of front façade's second floor.



Front façade, looking south.

Exterior Views, July 2022



First floor windows on front façade, looking southwest.



Front façade, looking southeast.

Exterior Views, July 2022



Detail of wood paneled front door with Classical surround and porch.



Front façade, looking southeast.

Exterior Views, July 2022



First floor window on front façade.



West façade of north wing.

Exterior Views, July 2022



View of north wing, looking southeast.



Windows on first floor of north wing, looking southeast.

Exterior Views, July 2022



North wing, looking southwest, showing sleeping porch and attached garage.



North wing, looking west, showing sleeping porch and attached garage.

Exterior Views, July 2022



North wing, looking northwest, showing sleeping porch and attached garage.



East façade of house (left) and north wing (right), looking west.

Exterior Views, July 2022



East façade of house, looking west.



Detached brick garage, looking south.

Exterior Views, July 2022



Detail of scrolled wood brackets beneath eaves of detached brick garage.



Interior of detached brick garage.

Neighborhood Character Table

Address	Architect	Date	Style	No. of stories	cladding
126 Chestnut	Unknown	1925	Spanish Revival	2	brick
133 Chestnut	S.S. Beman	1934	Colonial Revival	2	brick
136 Chestnut	John Archibald Armstrong	1926	Colonial Revival	2	wood siding
146 Chestnut	Howard E. Irwin	1938	Colonial Revival	2	brick
147 Chestnut	Unknown	1938	Colonial Revival	2.5	brick
155 Chestnut	Russell Walcott	1925	French Revival	2	wood siding and brick
156 Chestnut	Dean & Dean	1923	Colonial Revival	2	brick
175 Chestnut	Unknown	1916	Shingle Style	2.5	wood shingles
180 Chestnut	Clark & Walcott	1922	Tudor Revival	3	stucco
185 Chestnut	Unknown	1916	Colonial Revival	2	wood siding
190 Chestnut	Ralph D. Huszagh	1953	Colonial Revival	1.5	wood siding
193 Chestnut	Unknown	2013	Neo-Italian Renaissance	2	stone veneer
200 Chestnut	Unknown	2001	Neo-Craftsman	2	brick
205 Chestnut	Norman Brydges	1921	Eclectic	2	brick
206 Chestnut	John Neebe	1950	Eclectic	2	brick
220 Chestnut	H. Wolff & Assoc.	2007	Neo-Colonial	2	brick
240 Chestnut	Robert Seyfarth	1925	French Revival	2	stucco
247 Chestnut	S.S. Beman	1927	Tudor Revival	2	brick
255 Chestnut	Unknown	1952	Colonial Revival	2	brick and wood siding

260 Chestnut	Robert Brockett	1973	Eclectic	2	wood siding
263 Chestnut	Ernst Benkert	2015	Neo-Colonial Revival	2.5	brick
269 Chestnut	James Schnur	1950	Eclectic	2	wood siding and brick
277 Chestnut	S.S. Beman	1922	Tudor Revival	2	brick and stucco
815 Alles	Robert O. Brockett	1963	Colonial Revival	2	brick
808 Sunset	F.A. Cooper, Builder	1921	Colonial Revival	2	wood siding
811 Sunset	L.C. Stanhope Assoc.	1922	Colonial Revival	2	wood siding

Representative houses near 205 Chestnut Street



136 Chestnut (1926)



146 Chestnut (1938)



156 Chestnut (1923)



815 Alles (1963)



175 Chestnut (1916)



180 Chestnut (1922)

Representative houses near 205 Chestnut Street



185 Chestnut (1916)



190 Chestnut (1953)



193 Chestnut (2013)



200 Chestnut (2001)



206 Chestnut (1950)



220 Chestnut (2007)

Representative houses near 205 Chestnut Street



808 Sunset (1921)



811 Sunset (1922)



240 Chestnut (1925)



247 Chestnut (1927)



255 Chestnut (1952)



263 Chestnut (2015)

Representative houses near 205 Chestnut Street



260 Chestnut (1973)



269 Chestnut (1950)

Representative Buildings designed by E. Norman Brydges

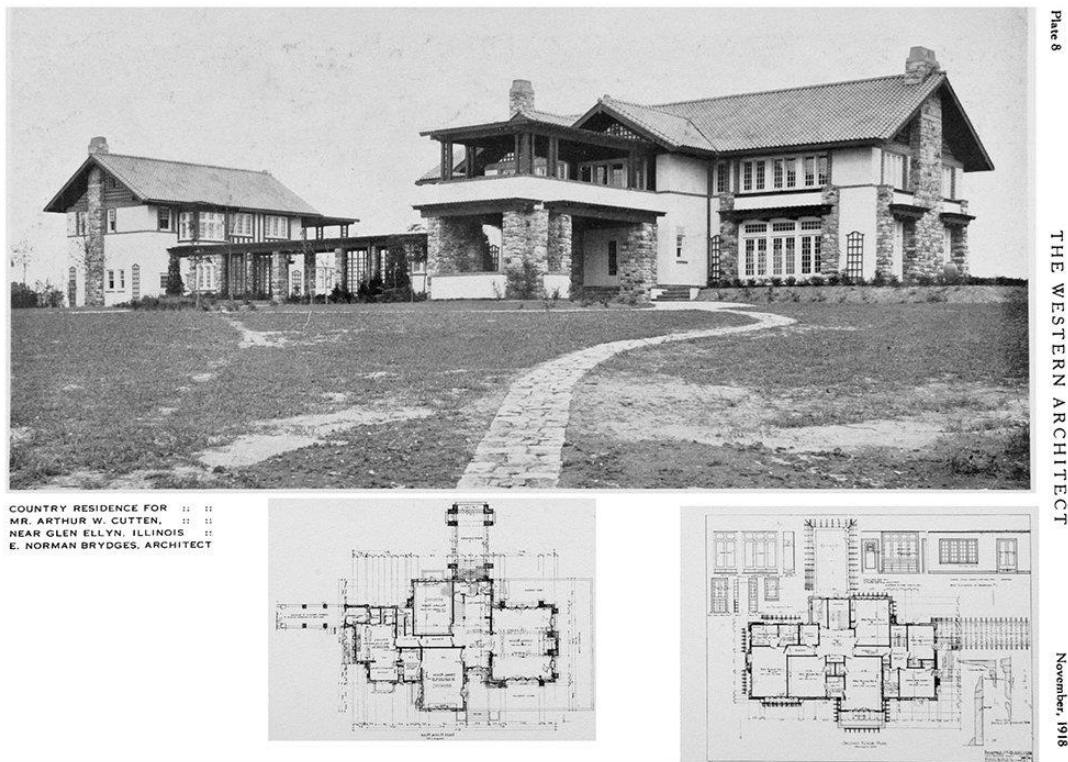


520 Ash Street in Winnetka (1922)

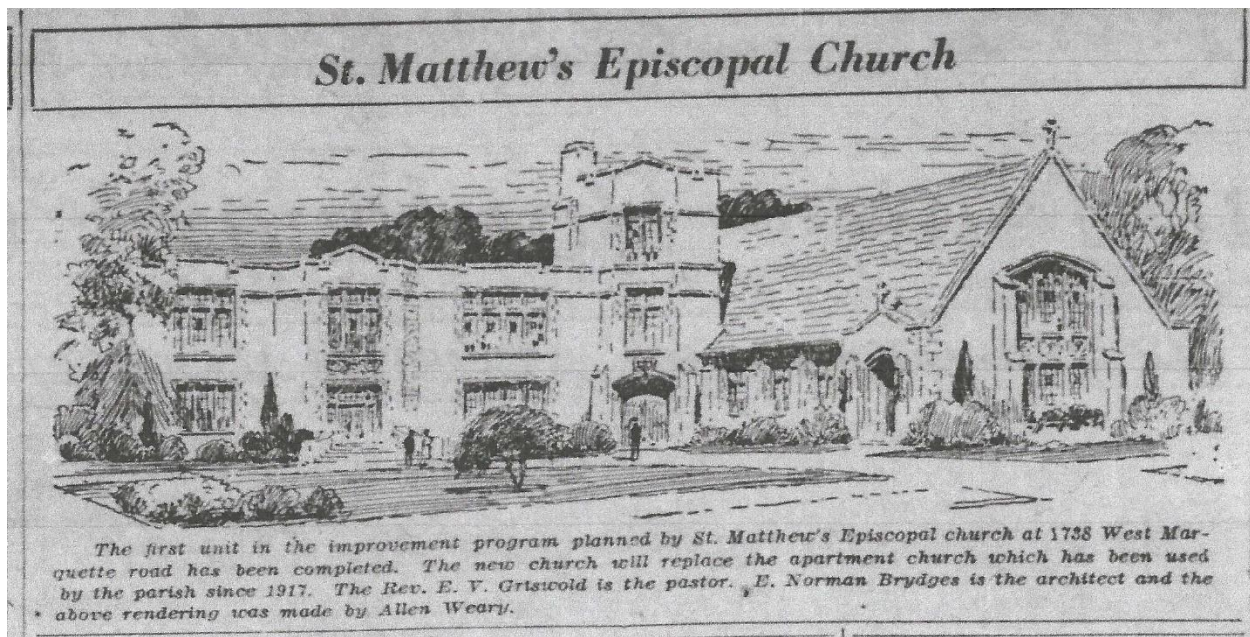


530 Ash Street in Winnetka (1922; razed)

Representative Buildings designed by E. Norman Brydges



Arthur Cutten House in Downers Grove (1912)



St. Matthew's Episcopal Church in Evanston (1924). Source: *Chicago Tribune*, June 13, 1926.

Representative Buildings designed by E. Norman Brydges



Kellshore Hotel (now apartments) at 713-756 W. Irving Park Road in Chicago.



Glen Ellyn Junior High School (1928; now the Glen Ellyn Civic Center)

Representative French Revival style houses in Winnetka



901 Hill Road



969 Hill Road

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 Bridges " 64 E. Van Buren

BUILDER E. Archibald " 111 W. Washington

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 E. Archibald

ADDRESS _____

Permit Issued 6/24 1921

* Permit Number 1235

4
1

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 basement Two Car Garage.

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

PROPERTY DESCRIPTION, LOT 10 Block ✓
Subdivision Alles 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 M. 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 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 SIGNED John M. Gregor

Occupancy Permit Number _____ ADDRESS Rev. H. G. Armstrong

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 \$0 \$5,000
Continuance of Listing Confirmed	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
Owner Mrs. H. A. DeWindt (Mr. deceased)	Date 5/25/42	Address 205 Chestnut Winn. 27	Ph: Rec.	Address 61	Ph: Rec.	Loose expires
Whom to notify regarding prospective purchaser	Taxes \$586.84	Special Assessments	Use	Height	Area	Stories
Tenant	1st Mortgage Clear	Rate	Maturity	2nd Mortgage	Rate	Maturity
Abstract or Guaranty policy	Restrictions	Insurance (Fire Tornado)	Construction White brick tile roof	Roof	Hot water	Architect
Sign Privileges	Heating oil B&G \$300 to	Remarks auto. \$500	Lighting	Hardwood Floors		
Basement 1st floor Liv., Din., Kit., sun room brk. rm. L&T, 2 bedrooms, 1 bath 2nd floor 4 bedrooms, 3 baths 3rd floor						

G-2180	Address: 205 Chestnut Street	Lot Size: 100 x 200	Price: \$ 97,500.
City: Winnetka	Constr: Solid brick	Rms. 13 Bed. 6 Baths: 4 1/2	Heat: gas
Style: Tile	Roof: Tile	Taxes: \$1254.	Cost: \$600.
Faces: W.	Built:	Porches: patio	Garage: 4
			Att.-Def. elec. eyes
			Apt.
Open House	Basmt: yes	Reason for Sale: Retiring-Hse. too	Contract:
8/7/56	1st fl. DR, kit.w/brk.rm., family room, library, powder room,	Room Sizes:	
Listing Date	2 maid's rooms and bath (10x12 + 9x12)	LR 16 1/2 x 28 1/2	
8/1/56	2nd fl. bedrooms, 3 baths, sep. porch - sitting room	DR 13 1/2 x 18	
	3rd attic	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	
AUG -1 1956	Possession: To be arranged	School: Grade: Greeley-F.H. & C.	JHS:
	School: Grade: Greeley-F.H. & C.	Transp: RR. Northwestern	Bus:
	Mortgage: Existing	Available:	Other:
Title Form:	Remarks:		
	Copper hot water pipes, furnace 7 yrs. old, gas burner steam and case-		
	ment windows. 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: retiring	Bus. Phone:	Res. Phone:
	Exclusive Agent: Quinlan and Tyson, Inc.	Phone: GL 4-5800	
	Sales Person: Margaret B. Spink	Home Phone: GL 4-2026	



Photo accompanying the 1956 real estate listing for 205 Chestnut Street.

PLAT OF SURVEY

SUHR, BERRYMAN, PETERSON & SUHR, INC.

130 N. WELLS ST.

TELEPHONE CENTRAL 6-6315

BOOK 57

PAGE 320

ORDER NO. 57-320

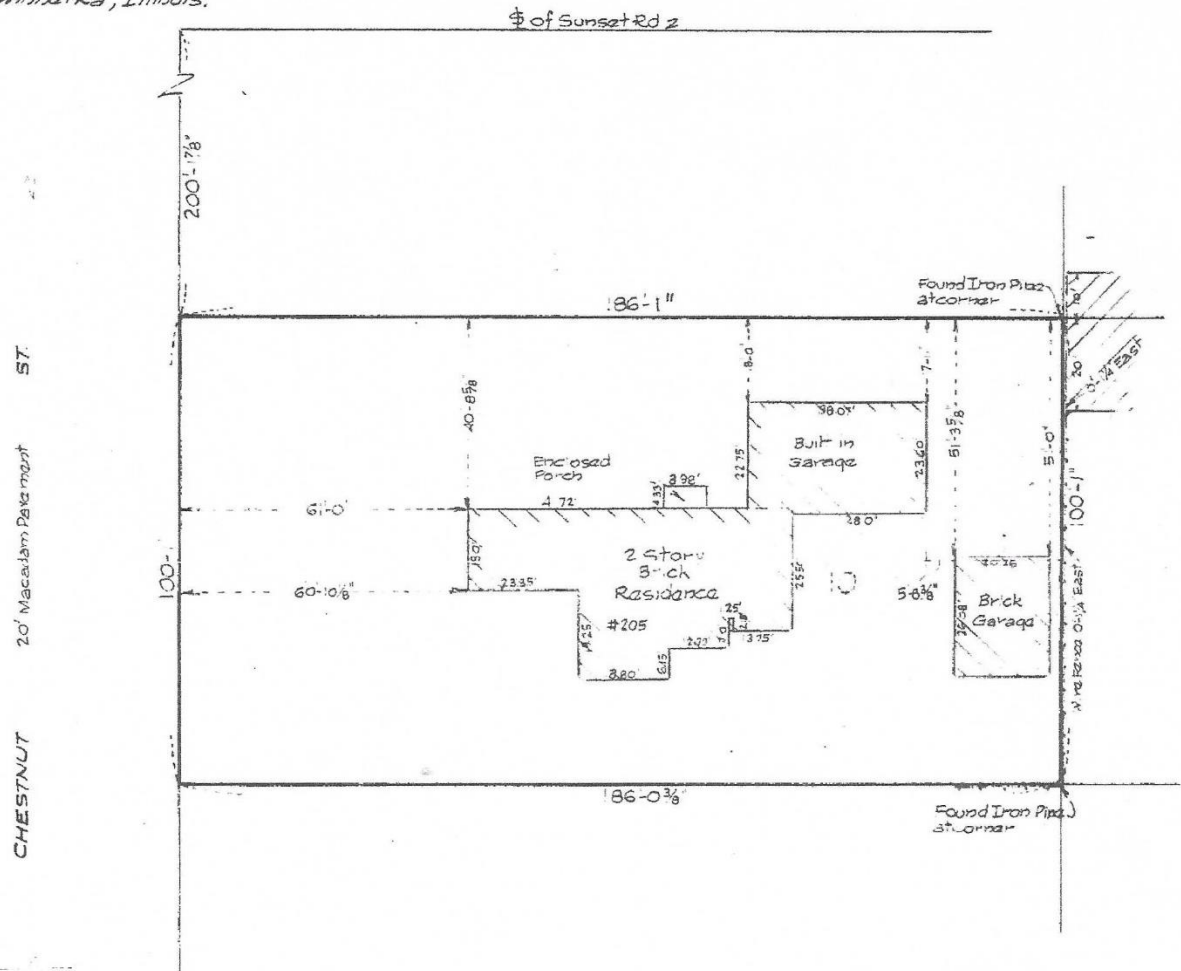
CHICAGO May 3rd

18 57

ORDERED BY Quinlan & Tyson, Inc.

FOR W. Alvin and Mary C. Wineberg OWNER

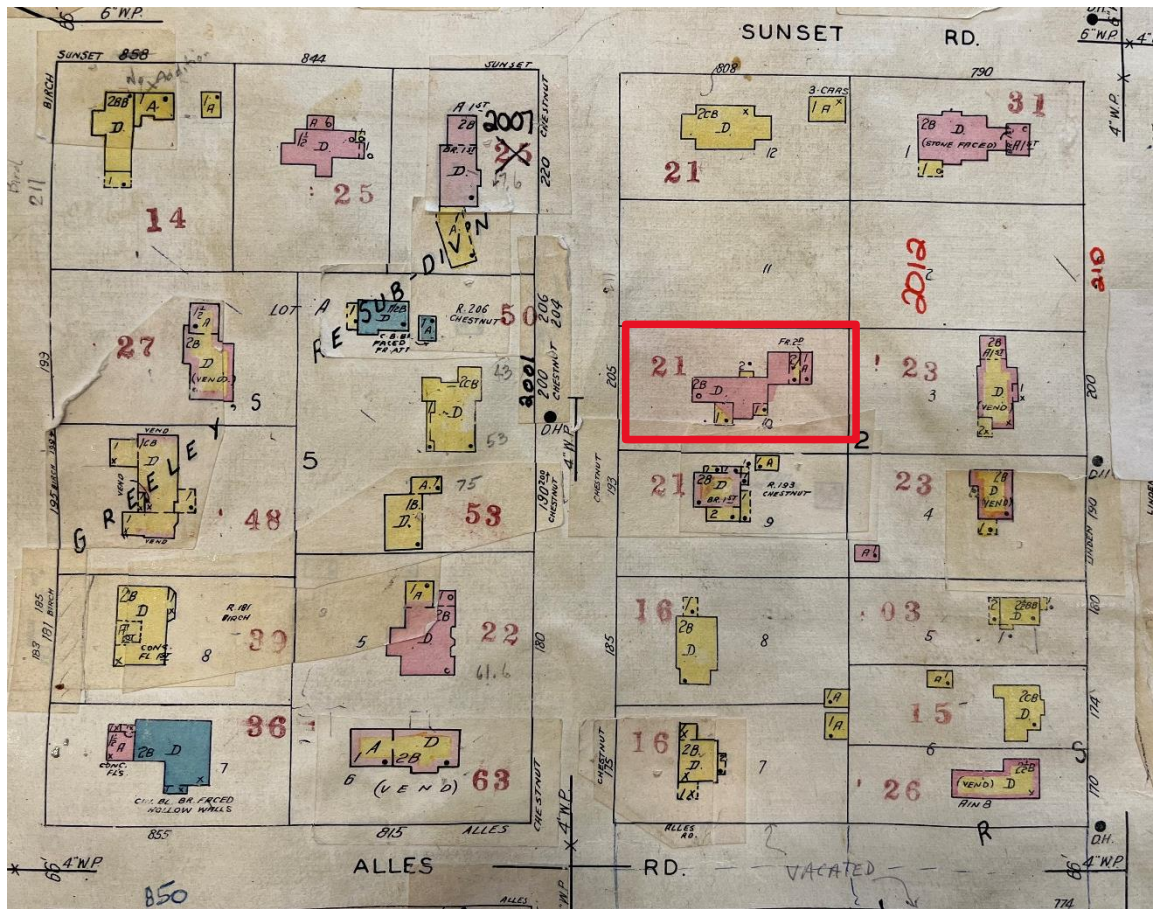
Lot 10 in Block 2 in Atlas First Addition to Winnetka a subdivision of part of Section 20, Township 42 North Range 13, East of the Third Principal Meridian in Cook County, Illinois. Commonly known as 205 Chestnut St, Winnetka, Illinois.



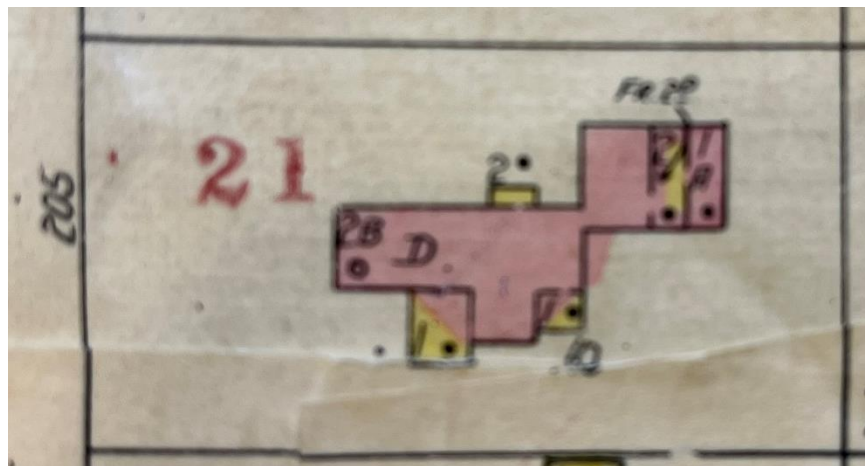
Historic and Architectural Impact Study for the Blair House, 205 Chestnut St., Winnetka

Prepared by Jean L. Guarino, Ph.D., Architectural Historian

Submitted August 15, 2022 47



Footprint of 205 Chestnut Street, as shown on the Sanborn Fire Insurance Company Map for Winnetka (New York: Sanborn Fire Insurance Company, 1938, rev. 1950).



ATTACHMENT B



August 29, 2022

Christopher Marx, AICP
Associate Planner
Village of Winnetka – Department of Community Development
510 Green Bay Road
Winnetka, Illinois 60093

Dear Mr. Marx,

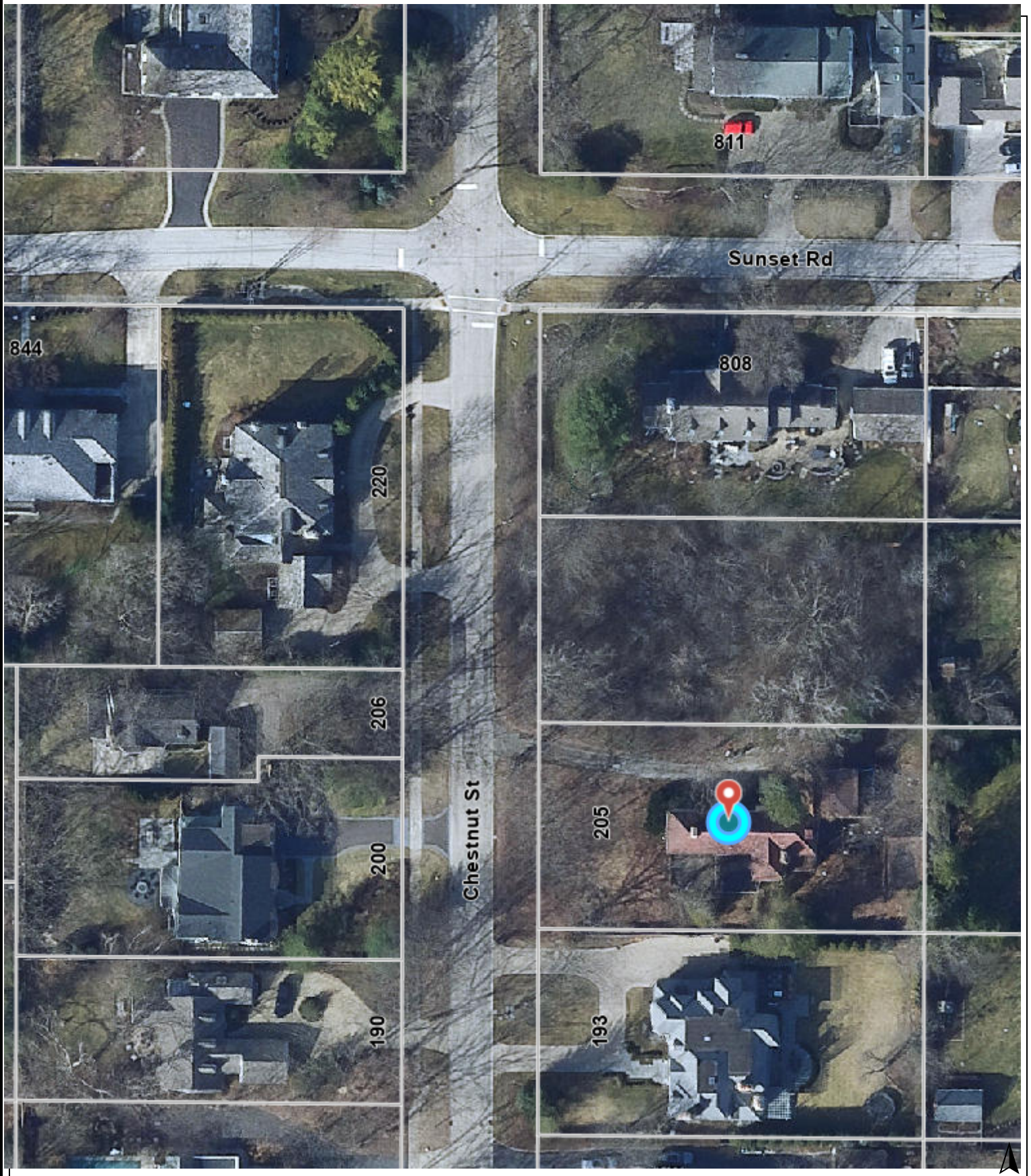
The Winnetka Historical Society has reviewed Guarino Historic Resources Documentation's thorough research of the Blair House at 205 Chestnut. We agree with the assessment that the property is historically significant on the local level for its association with Heyliger DeWindt. We also agree that while noteworthy as a design by E. Norman Brydges, 205 Chestnut is in a deteriorated condition and thus, not a good representation of his work.

Sincerely,

Mary Trieschmann
Executive Director

Meagan McChesney, PhD.
Curator

ATTACHMENT C



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

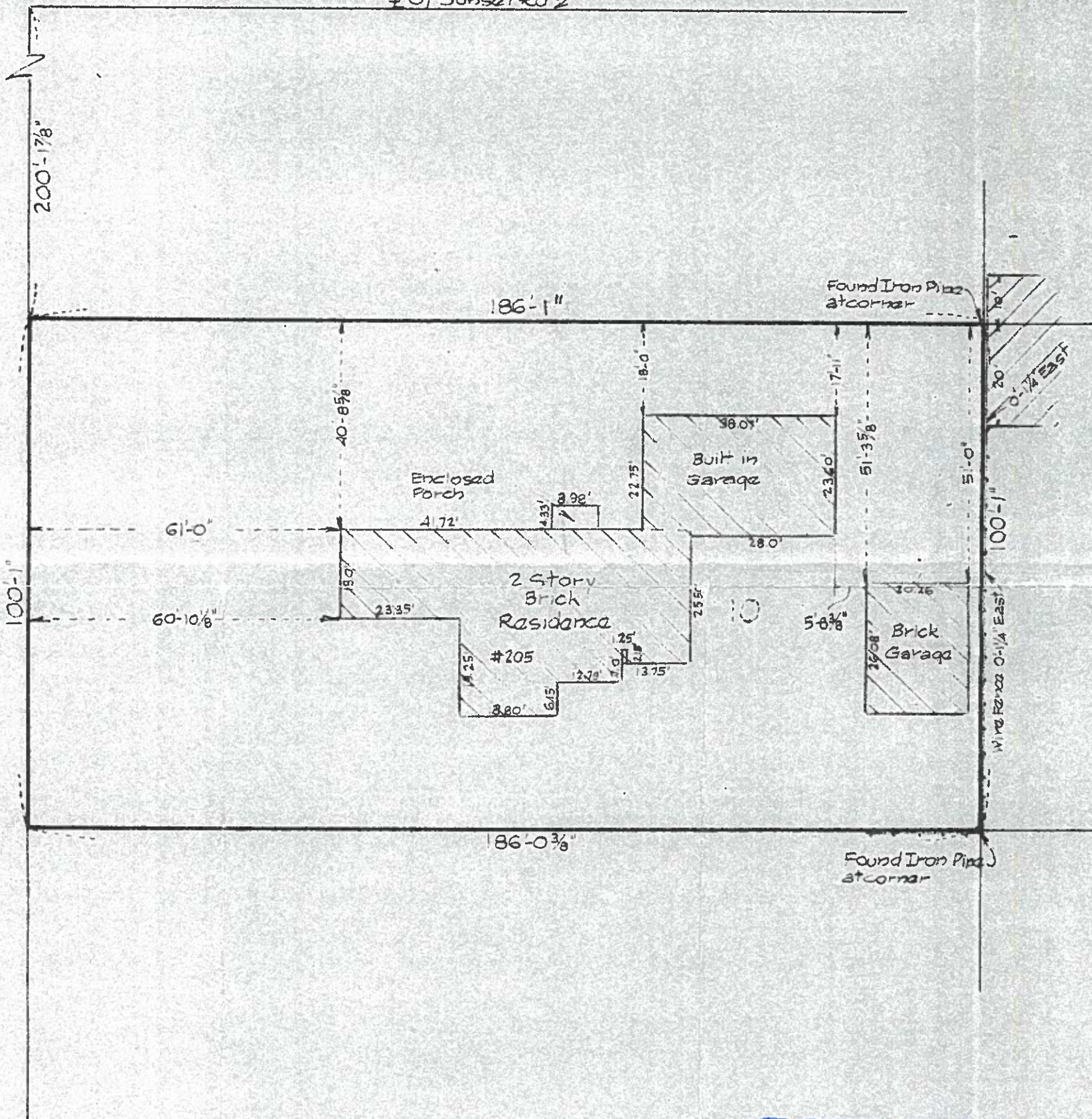
1957

ORDERED BY Quinlan & Tyson, Inc.

FOR W. Alvin and Mary C. Wingberg 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.

Robert B. Suhr
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.

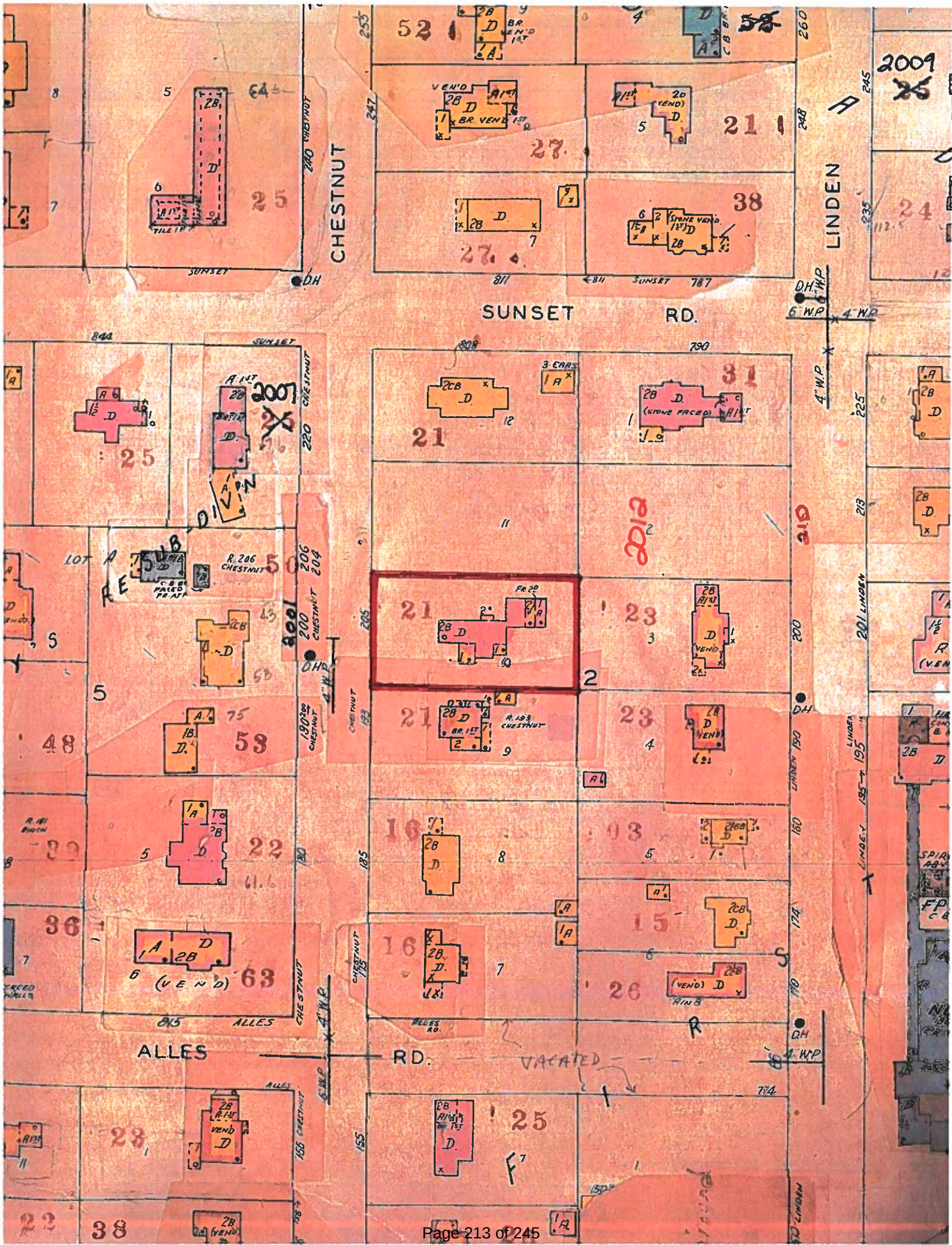
SUHR, BERRYMAN, PETERSON AND SUHR, Inc.
SURVEYORS.

By: Robert B. Suhr

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 ~~Residence~~ Two Car Garage.

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

PROPERTY DESCRIPTION—LOT 10, Block ✓
Subdivision Alles 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

SIGNED John Mc Gregor

Occupancy Permit Number _____

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

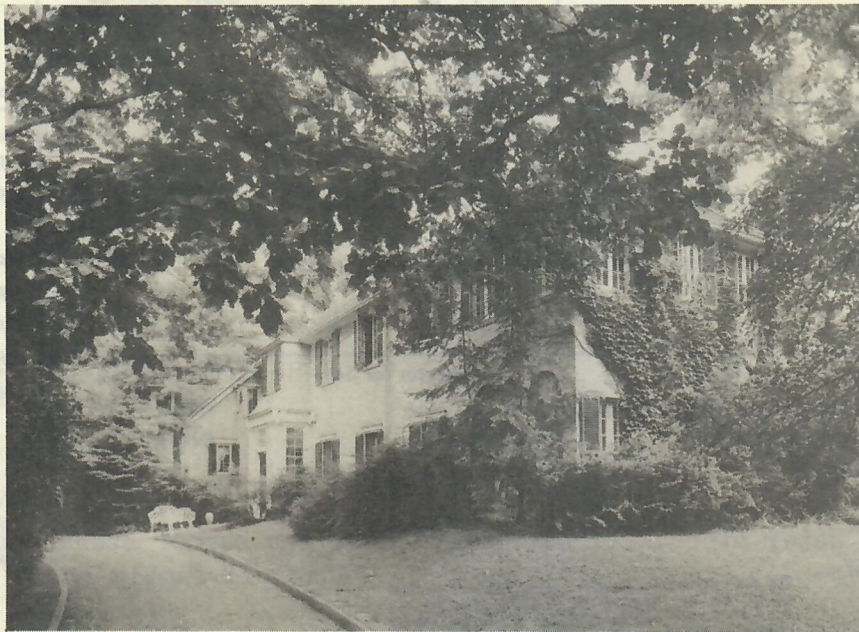
North Shore Board of Realtors Listing Form

Address: 205 Chestnut Street City: Winnetka Constr: Solid brick Style: 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 9/22 12/86	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
AUG - 1 1956 Title Form: This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.	Possession: To be arranged School: Grade: Greeley-F.H. & C. JHS: Transp: RR. Northwestern Bus: Mortgage: Existing Available: Remarks: Copper hot water pipes, furnace 7 yrs. old, gas burner steam and case- ment windows. 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				Reason for Sale: Retiring-Hse.too HS New Trier Other:

6-2180

Faces: W.

Address: 205 Chestnut Street City: Winnetka Constr: Solid brick Style: 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 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				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
AUG - 1 1956 Title Form: This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.	Possession: To be arranged School: Grade: Greeley-F.H. & C. JHS: Transp: RR. Northwestern Bus: Mortgage: Existing Available: Remarks: Copper hot water pipes, furnace 7 yrs. old, gas burner steam and case- ment windows. 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>Owner retiring - 12/28/56</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				Reason for Sale: Retiring-Hse.too HS New Trier Other:



Address: 205 Chestnut Street
City: Winnetka
County: Cook
Style: Colonial
Rooms: 10-6
Baths: 4 1/2
Porch: 1
Price: \$45,000
Listed by: J.P.
Date: 5/25/42
Living Date: 8/1/42
This form is to be filled out by the listing agent and is not to be used for any other purpose.

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**
Ph: Res. **61**
Address **61**
Ph: Res. **61**
Lease expires **4**
Taxes **\$586.64**
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

Sign Privileges
Zoning
Use
Height
Area
Lighting
Architect
Hardwood Floors

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

5/25/43
5/25/43
5/25/43

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 - MAjestic 3-4604
res 708 Lindn Wkgn - MAjestic 3-4604
Wineberg W Alvin 205 Chestnut Winetka - HIcrst 6-6068
Wineberg Wallace C 2047 Maple North Cr - ORchrd 3-2216

Milton J Blair

in the 1920 United States Federal Census

Detail	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's 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 rather 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.

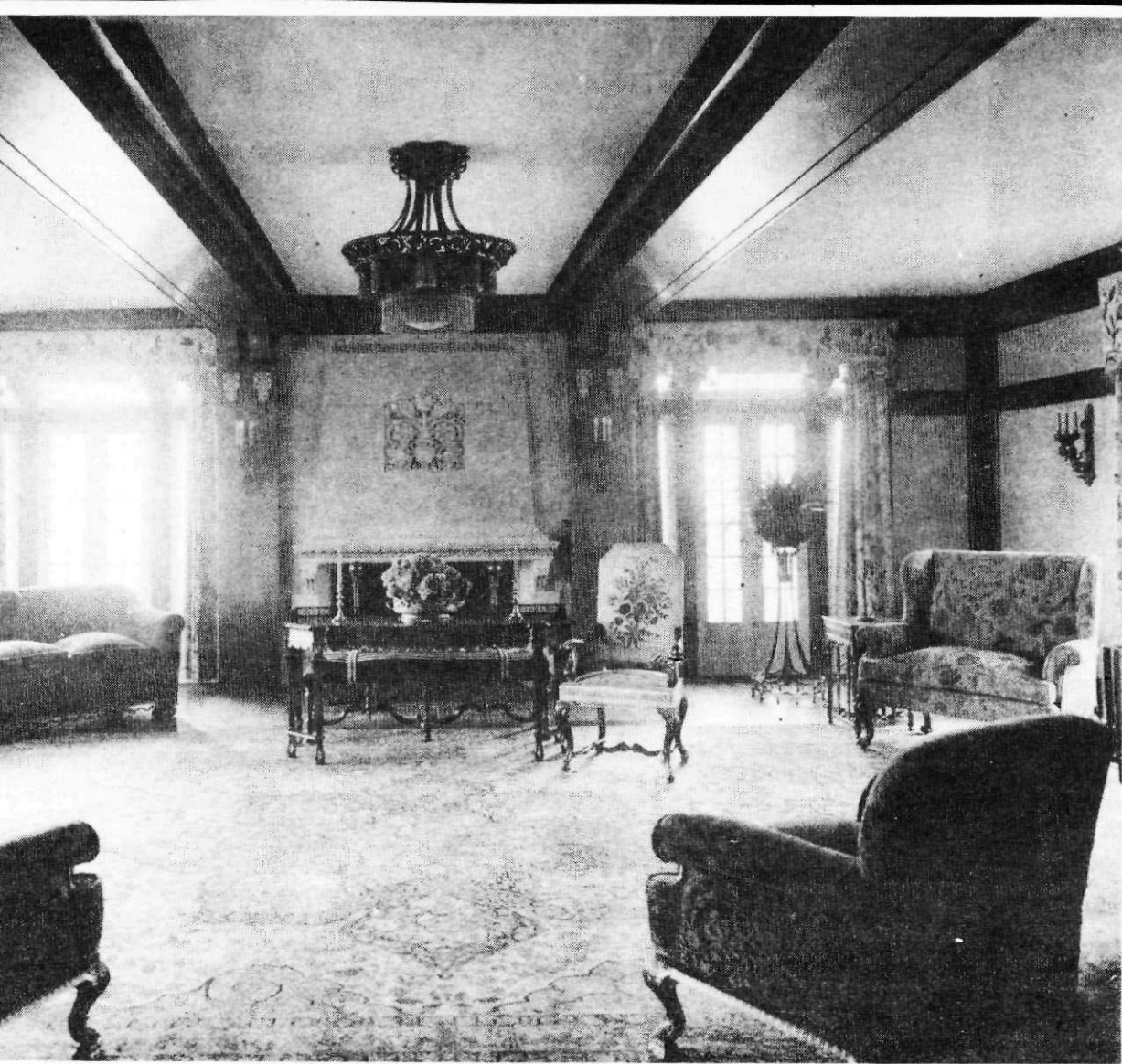
"Dad would say 'A home is an investment in your happiness,'" Woodruff said.

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
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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

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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.
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Last updated:	2017-11-14
Database:	Chicago Tribune

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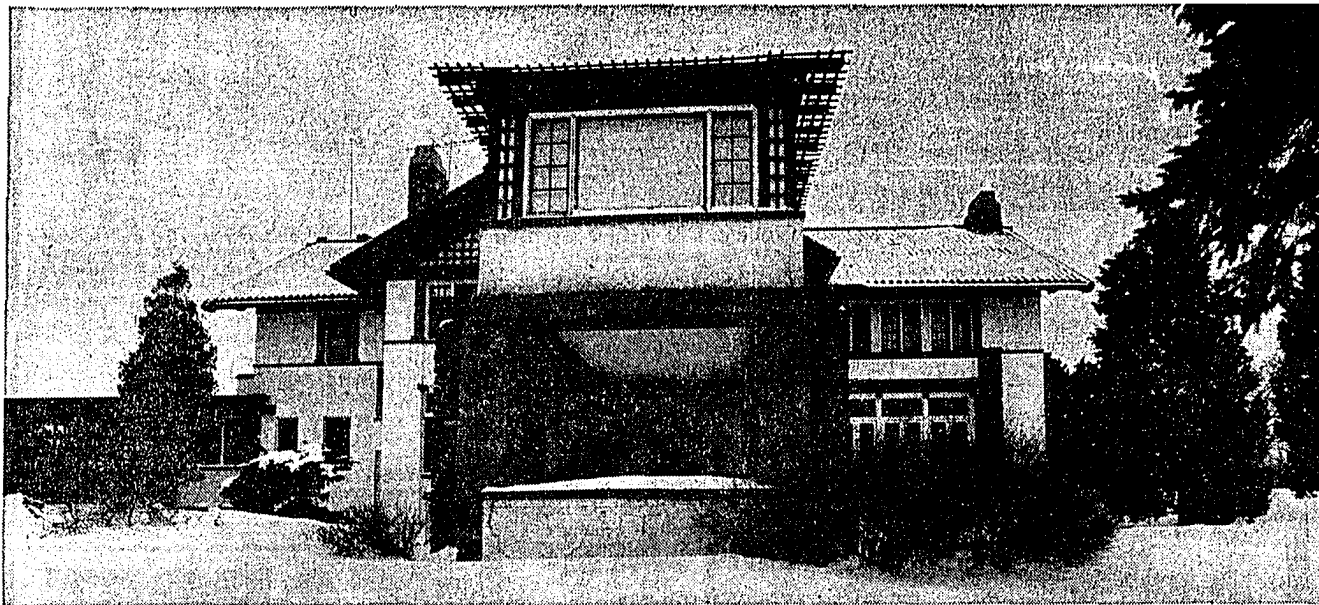
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'Wright' house not all her father built

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

[illegible]



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

February 2, 2022

Ms. Ellin Wineberg
205 Chestnut Street
Winnetka, IL 60093

Ms. Ellin Wineberg
[REDACTED]

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

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

ATTACHMENT H

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]
Subject: 205 Chestnut St
Date: Monday, September 12, 2022 7:33:56 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 or Madam,

We received notice that there will be a hearing on Monday (9/19/22) re Case No. 22-15-LPC, which is about the historic standing of 205 Chestnut. We will be unable to attend the meeting, but would like to enter into the record our comments/testimony.

While we are not so concerned with the house itself, we strongly advocate for the historic and environmental value of the numerous mature trees on the property. There are several oaks in the front yard and another large tree (an elm?) in the back yard. These trees are invaluable to Winnetka's history and environment and must be saved during any new construction. Too many native trees are being sacrificed to development. See the recent Chicago Tribune article on this subject. (<https://www.chicagotribune.com/news/breaking/ct-native-trees-under-threat-0825-20220826-h72c6jz23jgvde2wr7e7o5ghay-story.html>). Therefore, we advocate for an inventory and assessment by the village forester of the trees at 205 Chestnut Street. At all costs, the trees should be saved.

Thank you for your consideration.

Eliza and Tim Earle
175 Chestnut Street
Winnetka