



Village of Winnetka

Landmark Preservation Commission Regular Meeting

December 5, 2022 at 7:00 PM
Village Hall - 510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
 - a. Approval of November 7, 2022, Meeting Minutes
4. **Historical Architectural Impact Studies (HAIS)**
 - a. **Case No. 22-25-LPC - 604 Willow Road:** Review of the Historical Architectural Impact Study (HAIS) for the single-family residence at 604 Willow Road.
5. **Other Business**
 - a. January 16, 2023, Meeting - Quorum Check
6. **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
NOVEMBER 7, 2022 MEETING MINUTES**

Members Present:

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

Non-Voting Member Absent:

Bob Dearborn

Members Absent:

None

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:06 p.m. Marx took roll call of the Commission Members present.

Public Comment:

No public comment was made at this time.

Approval of Minutes:

a. Approval of October 3, 2022 Meeting Minutes

Chairman Coladarci asked for a motion to approve the October 3, 2022 meeting minutes. A motion to approve the October 3, 2022 meeting minutes was made by Ms. Good and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

Demolition Permit Applications:

a. Case No. 22-23-LPC - 645 Sheridan Road: Review of the demolition permit application submitted for the single-family residence at 645 Sheridan Road.

Mr. Marx identified the property owner and its location, size and zoning classification and an undetermined date of construction with the Historical Society indicating it may be 1897 noting the home had subsequent additions. He noted the property is listed on the Illinois Historic Structures Survey listing and the Historical Society stated the property has Historical and architectural significance. Mr. Marx noted additional photos of the property were made available by the applicant for the Commission to review which were not included in the packet. He then asked if there were any questions. Chairman Coladarci asked if the demolition application applied to both structures and Michael Rauchman responded only the main home would be demolished. No additional questions were raised at this time.

Chairman Coladarci then asked for the applicant's presentation. Michael Rauchman introduced himself as the beneficiary of the trust and stated he lived in Chicago for the past 30 years. He stated he planned to build a home which would be consistent with the neighborhood and described the proposed dugout cellar adding that the new home would be energy efficient. Chairman Coladarci questioned the property's condition. Mr. Rauchman responded the previous owner lived in the home for 50 years and the home has not been maintained following the wife's death. He then referred to the photos and described the property's damaged condition including a lack of updating and that it contained asbestos. Mr. Rauchman added the home has been vacant since 2019 and was listed at that time. He described various architects' consideration of the home. Chairman Coladarci asked Mr. Rauchman if he considered renovation and Mr. Rauchman responded he did initially and decided against it once he entered the home. He then stated the home's exterior did not lend itself to renovation.

Chairman Coladarci asked if there were any other questions. Mr. Enck commented he was disappointed to see this home come before the Commission for demolition and asked Mr. Rauchman for his reasoning for wanting to demolish the home. Mr. Rauchman described the improvements the new home would have and after consideration of rehabbing the home, he determined that renovation would have been cost prohibitive. He added they planned to salvage as much of the home as possible. Mr. Rauchman informed the Commission he is looking for a buyer for the coach house to restore it. Ms. Papoutsis questioned whether the asbestos removal would be code compliant and Mr. Rauchman confirmed that is correct. Ms. Good asked if Mr. Rauchman if he consulted with restoration architects and Mr. Rauchman responded he did not and invited the Commission Members to view the home.

Chairman Coladarci asked for a motion to recommend an HAIS for 645 Sheridan Road and read the findings into the record including its status of historical and architectural significance and its placement on the Illinois Historic Structure Survey. A motion was made by Mr. Weaver and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

Mr. Marx stated the application was due to be presented at October 2022 agenda and the question of whether any demolition delay would run 270 days from the October or November 2022 meeting dates. He then stated he would have to consult with Mr. Schoon and the Village Attorney and would provide further information at the time of the HAIS review meeting.

b. Case No. 22-26-LPC - 614 Pine Lane: Review of the demolition permit application submitted for the single-family residence at 614 Pine Lane.

Mr. Marx identified the applicant, the property's location, zoning classification, size and date of construction of 1923. He stated the Historical Society noted the property is not on the Illinois Historic Structures Survey listing and the Historical Society determined that the home does have Historical significance and referred to the photos in the agenda materials. Mr. Marx stated extensive fire damage affected the home's condition and referred to the Village's code violation notice rendering the property structurally unsound. He then asked if there were any questions.

Mr. Enck asked if the demolition is being required by the Village similar to a previous application the Commission reviewed. Mr. Marx responded while the home's interior condition is due to slightly different reasons, the home is in poor shape and poor condition. Mr. Enck asked if plans were submitted to rehab the home prior to the fire and Mr. Marx responded no new construction permits for repair were submitted and added code issues predate the fire as well. Chairman Coladarci questioned a May 3, 2022 letter relating to the Village's request in connection with the property and Mr. Marx responded the Village discussed with the property owner their options to either repair the home or have it demolished due to the home's severe neglect. No additional questions were raised at this time.

Chairman Coladarci asked for the applicant's presentation. Adam Zimnoch stated he would present the application on behalf of the Consulate General of Indonesia and stated the home was fire damaged two years ago resulting in substantial water damage. He stated the home was inspected for repairs and due to its condition, it is not possible to rebuild the home due to code violations and structural issues. Chairman Coladarci asked if the consulate planned to own the home after it is rebuilt and Mr. Zimnoch responded plans for the new home have begun and confirmed the consulate planned to own the new home. Mr. Weaver asked about the sketches for the new home and Mr. Zimnoch responded once demolition is approved, they would meet with the consulate in terms of what can be salvaged and discuss plans for the new home. Mr. Stuart asked if there is anything existing on the home's interior and Mr. Zimnoch confirmed the interior had been totally gutted. Mr. Enck referred to the home's historic photos which fit with the area's character.

Chairman Coladarci then called the matter in for discussion. He asked if there were any public comments. No comments were made at this time. Mr. Enck stated based on the Historical Society's comments, it would be worthwhile to do an HAIS on the home to document its history even though its current condition is poor. Ms. Papoutsis stated she would be concerned with accessing the home's interior since it is deemed unsafe and asked if an HAIS can be modified due to the home's condition. Mr. Marx informed the Commission he did not know for sure if the home is accessible and added on the previous case, the consultant did not enter the home. Chairman Coladarci stated the Commission can note the home's interior should not be accessed. Mr. Zimnoch reiterated the home's dangerous condition and confirmed the consulate was the home's resident.

Matthew and Erin Hines referred to the property's landscape which has not been attended to. Mr. Weaver commented the property is a complete disaster. The next door neighbors then described the home's state of disrepair. Mr. Zimnoch informed the Commission of the process for which they are ready to start in 90 days. Mr. Marx confirmed new construction plans or site restoration plans need to be submitted. Chairman Coladarci asked Mr. Zimnoch how long would it take for the Indonesian government to respond and Mr. Zimnoch responded they are attempting to move forward as quickly as possible. Chairman Coladarci asked Mr. Zimnoch to ensure the home is secured during this process.

Chairman Coladarci asked for a motion to recommend an HAIS be done noting the home's interior cannot be accessed. Ms. Papoutsis commented she felt an HAIS should not cause any further demolition delay due to the home's condition, neighbors' concerns and safety issues. She then stated an HAIS is not necessary in this situation. Mr. Enck reiterated based on the Historical Society's comments, he would suggest an HAIS be done and referred to the amount of information available which would not hold up the demolition process. Ms. Good agreed with all comments made and stated if an HAIS is done, the Commission should approve it immediately. Mr. Weaver asked if the HAIS can be done after the demolition permit is granted. Mr. Marx stated if the Commission determined an HAIS is necessary, the demolition permit would not be approved until the HAIS is completed and approved and then explained the process. Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time.

Chairman Coladarci then asked for a motion to recommend an HAIS for 614 Pine Lane. A motion was made by Mr. Enck and he read the applicable finding into the record. The motion was seconded by Mr. Stuart. A vote was taken and the motion passed, 4 to 2:

AYES: Coladarci, Enck, Good, Stuart

NAYS: Papoutsis, Weaver

Chairman Coladarci noted the Commission is not requiring the home's interior be accessed due its present condition.

c. Case No. 22-27-LPC - 1411 Edgewood Lane: Review of the demolition permit application submitted for the single-family residence at 1411 Edgewood Lane.

Mr. Marx identified the applicant, the property's location, size and zoning classification and date of construction of 1921 with the home having subsequent additions. He stated the property is not located on the Illinois Historic Structures Survey listing and the Historical Society indicated the property has architectural significance. Mr. Marx then asked if there were any questions. No questions were raised at this time.

Chairman Coladarci asked for the applicant's presentation. Mike Kaham introduced themselves to the Commission and referred to the property's photos and provided the Commission with the background surrounding the acquisition of the property. Mr. Kaham stated the new home would be for his son and family who are moving from the city. He informed the Commission he asked Village officials whether the home had Historical significance and were told it did not. Mr. Kaham referred to previous attempts by others to purchase the home and described the massive additions done. He also described the mold near the windows and the basement's sinking condition as well as the home's new plans which are for a 2,900 square foot, 4 bedroom traditional home.

1 Mr. Stuart asked if they considered remodeling the home and the applicants responded they did not. Mr. Kaham
2 described the proposed home in detail. Ms. Papoutsis asked if the new home would have a deep basement and
3 Mr. Kaham responded the basement height would be 9 feet. No additional questions were raised at this time.

4
5 Chairman Coladarci called the matter in for discussion and asked the Commission Members if they felt an HAIS is
6 necessary. Mr. Enck commented an HAIS may not reveal any additional information. Several Commission Members
7 agreed. Chairman Coladarci then asked for a motion to approve the demolition permit for 1411 Edgewood Lane. A
8 motion was made by Mr. Weaver and seconded by Mr. Enck. A vote was taken and the motion unanimously
9 passed, 6 to 0:

10 AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

11 NAYS: None

12
13 d. **Case No. 22-22-LPC - 1303 Scott Avenue: Review of the demolition permit application**
14 **submitted for the single-family residence at 1303 Scott Avenue.**

15 Mr. Marx identified the applicant, the property's location, size, zoning classification with the Historical Society
16 estimating the construction date to be 1920. He stated the property is not listed on the Illinois Historic Structures
17 Survey listing and the Historical Society stated the property does not have architectural or historic significance. He
18 also stated the property is part of a subdivision application on which the demolition permit is contingent relating
19 to a separate application. Mr. Marx then stated the applicant plans to provide new construction plans in the near
20 future. Mr. Enck asked if there would be two buildable lots and Mr. Marx responded it may be a site transfer of
21 property.

22
23 Chairman Coladarci asked for the applicant's presentation. Darin Marcus informed the Commission he is selling 20
24 feet of the lot to the west to accommodate that neighbors' garden noting this lot is one of the wider lots. He then
25 described the home's condition as rough with one section of the home sinking. Mr. Marcus stated the new home
26 would be a two-story brick spec home. Ms. Papoutsis asked how large would the new lot be and Mr. Marcus
27 responded it would measure 80 feet x 159 feet. He also stated the new home would be larger than the existing
28 home and indicated the original home may have been built on the single lot. Mr. Enck asked Mr. Marcus if he
29 planned to maximize the amount of square feet allowable and Mr. Marcus responded he may. Chairman Coladarci
30 stated the lot may have previously been two lots. Ms. Good questioned the style of the new home and Mr. Marcus
31 described it being a brick transitional, traditional home with a gabled look and attached garage. Mr. Stuart asked if
32 any trees would have to be removed and Mr. Marcus responded they would attempt to save as many as possible.
33 No additional questions were raised at this time.

34
35 Chairman Coladarci asked for a motion to recommend an HAIS or to approve the demolition permit. A motion to
36 approve the demolition permit for 1303 Scott Avenue was made by Ms. Papoutsis and seconded by Mr. Weaver. A
37 vote was taken and the motion unanimously passed, 6 to 0:

38 AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

39 NAYS: None

40
41 e. **Case No. 22-28-LPC - 269 Chestnut Street: Review of the demolition permit application**
42 **submitted for the single-family residence at 269 Chestnut Street.**

43 Mr. Marx identified the applicant, the property's location, size and zoning classification with a date of construction
44 of 1950 noting the home had subsequent additions. He stated the property is not listed on the Illinois Historic
45 Structures Survey listing and the Historical Society stated the property does not have architectural or historic
46 significance. Mr. Marx then asked if there were any questions. Mr. Enck asked if the proposed construction plans
47 have been reviewed and approved. Mr. Marx responded plans have been submitted.

48
49 David Strey of McDermott Construction described both lots as fairly small and stated the second lot would be
50 landscaped. Mr. Enck asked if the submitted plans were site restoration plans and it was confirmed that is correct.
51 No additional questions were raised at this time.

Chairman Coladarci then asked for a motion to approve the demolition permit for 269 Chestnut. A motion to approve was made by Ms. Good and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

f. Case No. 22-24-LPC - 195 Sheridan Road: Review of the demolition permit application submitted for the single-family residence at 195 Sheridan Road.

Mr. Marx identified the applicant, the property's location, size and zoning classification with a date of construction of 2014 with minor alterations. He stated the property is not listed on the Illinois historic structures listing and the Historical Society stated the property does not have architectural or historic significance. Mr. Marx then asked if there were any questions. Mr. Enck asked if the application is part of a larger subdivision approval. Mr. Marx referred to the properties located at 203, 205 and 209 Sheridan Road and the PC's consideration at their October 2022 of the request for the lots to be consolidated into one lot of record. He noted the Village Council has final consideration of the request. Mr. Enck asked if the 209 Sheridan lot part of the park. Mr. Marx responded applications went through the review process two years ago which was completed. He confirmed the lots are located immediately to the north. Ms. Good asked if the request related to the Park District request from several years ago. Mr. Weaver referred to the relationship between the Park District and the owner and noted the owner purchased another lot in order to have the space desired.

Cal Bernstein stated he represented the applicant and the request is part of the lot consolidation for the three properties to the north. He noted discussions with the Park District are ongoing and the deal has not yet closed. Mr. Bernstein then stated the applicant is proceeding to consolidate the properties he owns which include this property. He then referred to the 205 and 209 Sheridan properties and stated there are a total of four lots which would be consolidated. Ms. Good asked what would be built on the lot and Mr. Bernstein responded it would be a substantial single family home but the style has not yet been determined. Ms. Good then stated she is concerned with the property to the south and asked how close the new home would be to that property. Mr. Bernstein responded the south neighbors at 191 Sheridan submitted a letter of support. He added no variations would be requested and there would be a significant setback. Mr. Marx identified the minimum setback and total side yard requirements.

Mr. Weaver described the current home as a newer home and questioned the plans to recycle the waste. Mr. Bernstein responded they did not plan to add to the landfill and are waiting on the lot consolidation to be approved by the Village Council. Mr. Enck stated the Commission discussed similar issues in connection with 203 and 205 Sheridan and asked Mr. Bernstein to encourage the applicant to consider deconstruction. Ms. Papoutsis asked if the owner lived in the area and Mr. Bernstein responded the owner lives in Chicago and planned to relocate to the Village. No additional questions were raised at this time.

Chairman Coladarci called the matter in for discussion and asked for a motion to recommend an HAIS. Shananian from New York was identified at the architect. Ms. Papoutsis referred to the Historical Society's comments and the neighbors' support of the request and moved to recommend approval of the demolition permit for 195 Sheridan Road. The motion was seconded. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

Other Business:

a. December 5, 2022 Meeting - Quorum Check

The Commission Members discussed their availability.

Adjournment:

Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Weaver and the motion was seconded. A vote was taken and the motion unanimously passed, 6 to 0:

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

1 NAYS: None
2 The meeting adjourned at 8:41 p.m.
3
4 Respectfully submitted,
5
6 Antionette Johnson
7 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: DECEMBER 1, 2022
SUBJECT: 604 WILLOW ROAD - HISTORICAL AND ARCHITECTURAL IMPACT STUDY (CASE NO. 22-25-LPC)

INTRODUCTION	
Meeting Date	December 5, 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	October 3, 2022, by a vote of 3-2, required submittal of an HAIS.
Property Address	604 Willow Road (See Attachment C – 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
Newspaper Notice	The meeting was properly noticed in the <i>Winnetka Talk</i> on November 17, 2022.
Public Comments as of Date of Memo	As of the date of this memo, staff has not received any written correspondence from the public regarding this application.
Winnetka Historical Society (WHS) Comments on HAIS	WHS finds the HAIS complete and agrees with the assessment that the property at 604 Willow Road is not individually significant. (Attachment B).
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 D, Preliminary Property History Study See Attachment E, 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 E 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.

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 October 3, 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 604 Willow Road 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 604 Willow Road 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 October 3, 2022, in order to explore alternatives to total demolition. Demolition of the structure may not occur prior to June 30, 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 A

HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS):

THE JOHN AND LOUISE LEONARD HOUSE AT 604 WILLOW ROAD WINNETKA, ILLINOIS



Built 1921

Architect: Lyman J. Allison

HAIS PREPARED BY:

Jean L. Guarino, Ph.D.

Guarino Historic Resources Documentation

844 Home Avenue

Oak Park, IL 60304

708.386.1142

guarinojl@gmail.com

Submitted to the Village of Winnetka on October 31, 2022.

Synopsis of Findings of Significance

The Leonard House at 604 Willow Road in Winnetka does not possess historic significance at a local, statewide, or national level. Its owners were researched through a variety of sources; none were found to merit individual distinction. No information was found relating the house to an historic event.

The house does not possess architectural significance at a local, statewide, or national level. As an amalgam of both the Craftsman and “Chicago” style of bungalow, a vernacular residential form, it is not an individually distinctive example of either. It does not exemplify a specific architectural style, nor does it embody elements of design, detail, material, or craftsmanship of exceptional quality.

Research undertaken for this report failed to uncover information to support architect Lyman Allison’s significance as an architect at a local, statewide, or national level. Although much of his work focused on “Chicago” bungalows, no evidence was found that his designs were influential or experimental in terms of form and/or stylistic detailing. His work in the Chicagoland area was not reviewed or illustrated in local newspapers or in the architectural press. Allison did not publish writings on his work, nor does it appear that he was an innovator in terms of his residential designs, which were typically modest in scale, simplified in detail, and adhered to a familiar repertoire of a limited number of styles/vernacular types.

Residents of the house at 604 Willow Road

Name	Period of Residence
John P. and Louise Leonard	1921 to at least 1937
Hilliard and Virginia Edelstein (aka James and Virginia Hilliard)	By 1939 until at least 1944
Ernest A. and Dora Fetherston	Early 1950s to 1956
Mr. and Mrs. Glenn Lester Monteau (also spelled Monteaux)	1957 to 1963
Albert F. and Margaret A. Wilson	1964 to 2022

Biographical information on the residents of this property is shown below. They were identified through a range of sources, including building permits, contemporary newspaper articles, phone directories, and documentation in the building file for 604 Willow Road at the Winnetka Village Hall.

John P. and Louise Leonard

The house at 604 Willow Road was built in 1921 for John and Louise Leonard, both of whom were born in 1879. John Patrick Leonard was raised in Chicago, the son of John and Ellen

Leonard, who were naturalized Irish immigrants. In 1900, he resided with his parents and sister, Mary, in a residential building at 2536 S. Halsted Street, located in the city's historically Irish Bridgeport community area.¹

John and Louise (Ricks) Leonard were married on October 21, 1905, in Cook County.² Both were 26 years of age at the time. Louise, a native of Germany, was naturalized the year of her marriage. John was self-employed in 1910 and he worked in the advertising business. He and Louise then lived in a rental apartment at 1848 W. Adonis Street in Chicago with William Fogarty, a 21-year-old lodger. In 1920, Leonard owned a "calendar and novelties" company and lived with his wife in a house he owned at 2471 Cullom Avenue in Chicago.³

In 1921, John and Louise Leonard commissioned architect Lyman Allison to design a modest bungalow at 604 Willow Street in Winnetka; a one-car garage was added to the property in 1923.⁴ The 1922 Evanston City Directory shows that the couple resided in the house in that year and identified John's occupation as "printer." The U.S. Census for 1930 identified John's occupation as a self-employed "printer" who worked in the "paper specialties" industry. It also identified the value of his house at 604 Willow Road as \$10,000. John and Louise Leonard moved in the late 1930s to a house on Golf Road in Des Plaines and they resided in this community until at least 1950.⁵

Hilliard J. and Virginia Edelstein

Hilliard J. and Virginia Edelstein lived in the house at 604 Willow Road from the late 1930s until at least the mid-1940s, according to various Winnetka directories and the U.S. Census for 1940. Research for this couple was complicated by the fact that both "Hilliard" and "Edelstein" were listed as last names for both individuals in various sources.⁶

Hilliard Edelstein (1908-1982) was born on February 4, 1908, the son of Samuel A. and Jennie Edelstein, both of whom were Russian immigrants. The U.S. Census for 1910 identified Samuel Edelstein's occupation as a self-employed "manufacturer" for the "Ladies Garment" industry. The two-year-old Hilliard then lived with his family in the Bronx neighborhood of New York City. In 1920, the 12-year-old Hilliard lived as a boarder in a residence in New Jersey, along with his mother and his 17-year-old brother, Matthew.⁷

¹ U.S. Census for Population and Housing, 1900.

² Ancestry.com. Cook County, Illinois, Marriage Index, 1871-1920.

³ U.S. Census for Population and Housing, 1910, 1920.

⁴ Village of Winnetka Building Permits for 604 Willow Road.

⁵ City of Evanston Directory, 1922, 1929. Village of Winnetka Directory, 1937. U.S. Census for Population and Housing, 1930, 1940, 1950.

⁶ "Virginia Hilliard," in: <https://www.findagrave.com/memorial/166812020/virginia-hilliard>;

"James Hilliard," in: <https://www.findagrave.com/memorial/166811947/james-hilliard>

⁷ U.S. Census for Population and Housing, 1910, 1920.

Hilliard and Virginia (Jirik) Edelstein (1907-1999) married on January 28, 1929, in Milwaukee, Wisconsin.⁸ The following year, the couple resided on Blaine Avenue in Detroit, where Hilliard worked as a musician in an orchestra.⁹ The 1939 Winnetka Directory listed “Hill” Edelstein as the resident living at 604 Willow Road.

The U.S. Census for 1940 showed that Hilliard and Virginia Edelstein—both 32 years of age—resided in the house at 604 Willow Road with their two sons, Thomas and George, ages 10 and 4, respectively, and a 24-year-old servant named Evelyn Novak. Hilliard’s occupation was identified as “musician.” Hilliard Edelstein’s World War II Draft Registration Card, dated October 16, 1940, also listed 604 Willow Road as his address, and identified his employer as “WBBM Radio Station – Wrigley Building.” The name on this card was “James Hilliard,” although he signed his name as “Hilliard James Edelstein.”¹⁰

The Edelstein family resided in the house at 604 Willow Road until at least 1944, according to Village of Winnetka directories, and moved in the late 1940s. Hilliard and Virginia Edelstein were identified in the U.S. Census for 1950 as James and Virginia Hilliard.¹¹ The couple—then age 42—resided with their sons Thomas and George—also listed with the Hilliard last name—at 31 Jefferson Street in White Plains, New York. James (Hilliard) worked as the “Recording Director” for a “Record Company.”¹² The “Find a Grave” index in the Ancestry.com database shows that James and Virginia Hillard later moved to Los Angeles County, California. James died on May 4, 1982, at the age of 74, and Virginia died on March 5, 1999, at the age of 91.¹³

Dr. Ernest A. and Dora E. Fetherston

Ernest A. Fetherston (1874-1954) was born in Rock Prairie, Wisconsin, the son of Irish immigrants. After graduating from Northwestern University Medical School to become a physician, Ernest practiced in Colorado and moved to Chicago by 1900, when he lived with his two sisters and two servants in a residence at 600 N. Hermitage Avenue. Ernest married Dora Proesch (1878-1956) on May 19, 1904, in Chicago. He served as one of the founders and first Secretary of Chicago’s Ravenwood Hospital at 4501 N. Winchester when it was established in 1907, the year that their daughter Grace was born. Their daughter Doris was born in 1909.¹⁴

In 1910, Ernest, age 36, and Dora, age 30, lived in Fort Morgan, Colorado with their two daughters, Grace and Doris, ages 3 and 1 respectively. They shared a house with Dora’s brother,

⁸ Ancestry.com. Wisconsin Marriage Records, 1820-2004.

⁹ U.S. Census for Population and Housing, 1930.

¹⁰ Ancestry.com. U.S., World War II Draft Cards for Young Men, 1940-1947.

¹¹ U.S. Census for Population and Housing, 1940.

¹² U.S. Census for Population and Housing, 1950.

¹³ “Virginia Hilliard,” in: <https://www.findagrave.com/memorial/166812020/virginia-hilliard>;

“James Hilliard,” in: <https://www.findagrave.com/memorial/166811947/james-hilliard>.

¹⁴ Ancestry.com. Cook County, Illinois, Marriage Index, 1871-1920; U.S. Census for Population and Housing, 1900, 1910; “Dr. Ernest A. Fetherston,” *Chicago Tribune* (January 6, 1954).

father, and two lodgers. The family returned to Chicago in the early 1910s, where they had two additional daughters: Floy (b. 1911) and Lois (b. 1915).¹⁵

The Fetherston family moved to Monmouth, Warren County, Illinois, in 1916, where Ernest worked as an eye, ear, nose, and throat specialist until at least 1950. Ernest and Dora's four daughters resided with them until at least 1930, after which time they lived alone. The couple moved to Winnetka in the early 1950s for unknown reasons. They lived in the house at 604 Willow Road in 1954, the year that Dr. Ernest A. Fetherston died at the age of 80, according to his obituary.¹⁶ Dora Fetherston died two years later, in November 1956.¹⁷

Mr. and Mrs. Glenn Lester Monteau

Very little information was found on Glenn Monteau (also spelled Monteaux), who resided in the house at 604 Willow Road from 1957 to 1963. The name of his wife is unknown.

The U.S. Census for 1950 identified a 33-year-old divorced male named Glenn L. Monteau who was born in South Dakota. He lived on the Colorado River Indian Reservation in Yuma, Arizona and worked as a Road Foreman for the Colorado River Indian Agency.¹⁸

The U.S. Find a Grave Index, also searched on the Ancestry.com database, identified a Glenn Lester Monteau who was born in South Dakota on October 4, 1921. He died on November 14, 1990 and is buried at Forest Lawn Memorial Park in Omaha, Nebraska.¹⁹

The U.S. Department of Veterans Affairs Death File, searched on the Ancestry.com database, identified a Glenn L. Monteau who was born on October 3, 1917. He served in the U.S. Military from May 18, 1942 until November 3, 1945 and died on November 14, 1990.²⁰

Despite the slight discrepancies in dates, the entries mentioned above are likely all for the same individual. However, it is unknown whether he is the same Glenn L. Monteau who lived at 604 Willow Road.

Albert F. and Margaret A. Wilson

No information was found on this couple.

¹⁵ U.S. Census for Population and Housing, 1910, 1920.

¹⁶ "Dr. Ernest A. Fetherston," *Chicago Tribune* (January 6, 1954).

¹⁷ U.S. Census for Population and Housing, 1920, 1930, 1940, 1950; "Dr. Ernest A. Fetherston," *Chicago Tribune* (January 6, 1954); "Mrs. Dora E. Fetherston," *Chicago Tribune* (November 23, 1956).

¹⁸ U.S. Census for Population and Housing, 1950.

¹⁹ Ancestry.com. U.S., Find a Grave Index, 1600s-Current.

²⁰ Ancestry.com. U.S., Department of Veterans Affairs Death File, 1850 to 2010.

Narrative Description of the Leonard House

P.I.N.: 05-21-302-006-0000

Legal Description for 604 Willow Road: The east 50 feet of the west 70 feet of the east 210 feet of the north 165 feet of Block 9 in John G. Garland's Addition to Winnetka, Being a Subdivision of the North 120 Acres of the Southwest Quarter of Section 21, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Construction Date: 1921

The two building permits for the house at 604 Willow Road found in the Village of Winnetka's files are listed below. Copies of both permits are attached to the end of this report.

Permit Date	Owner	Action	Architect
6-7-1921	John P. Leonard	Build a one-story brick residence	L.J. Allison
4-21-1923	John P. Leonard	Build one-car garage	Not listed

House Description:

The Leonard House is located on a rectangular parcel on the south side of Willow Road that measures approximately 100 feet north-south and 50 feet east-west. The north-facing residence is set back about 21 feet from the sidewalk and approached via a concrete walkway. A concrete driveway is situated along the west elevation of the house and leads to a small, one-car, gabled-roofed frame garage that is sheathed in stucco. The property has grassy front and rear lawns, and the front façade is partially obscured by two large hedges that flank the flight of concrete steps leading to the entrance.

The one-story bungalow, built in 1921 and designed by Lyman Allison, has a rectangular footprint, and its brownish/orange brick walls are laid in a Flemish bond (alternating headers and stretchers in each course, each header being centered above and below a stretcher). The main body of the house, and its projecting front entrance vestibule and living room bay, both feature low-pitched gable roofs covered with asphalt shingles. A brick chimney with corbelling is situated on the east side of the main roof slope. Front and rear enclosed porches at the northwest and southwest corners of the house, respectively, have flat roofs. The rooflines of the house feature wide, unenclosed eave overhangs, exposed rafter tails, and decorative roof beams.

First floor fenestration is primarily comprised of wood-frame, six-over-one windows protected by wood storm windows unless otherwise noted. Basement fenestration is comprised of awning windows, each of which is divided into two panes by a wood muntin and detailed with segmental rowlock arches.

The front (north) facade has a central wood-framed storm door and sidelights flanked by a pair of windows to the east and a strip of single-pane wood casement windows on the enclosed porch to

the west. The west façade has three windows on the basement level and four windows on the first floor. The east façade has a three-sided bay on the brick wall plane, four basement windows, and 14 windows on the first floor that are arranged alone, or in pairs. Two of those windows are small casements. Three pairs of windows are one-over-one wood-sash, and two of those pairs illuminate the enclosed rear porch.

The south (rear) façade has one basement window, two one-over-one wood-sash windows on the brick wall plane, and a projecting, enclosed porch with wood siding painted white and wood lattice at the ground level. This porch has a wood stairway and metal storm door and window on its west side, and a pair of windows on its east and south sides. All porch windows are one-over-one wood-sash. A flat-roofed vestibule with wood siding and a metal paneled door on its west side is adjacent to this stairway and provides exterior access to the basement.

The first-floor plan includes a front vestibule and adjacent enclosed front porch; three bedrooms on the west side of the house; a living room with bay, dining room, and kitchen with pantry on the east side of the house; and a full bathroom and rear enclosed porch on the south side of the house. A rear hallway has doorways to the basement, rear bedroom, bathroom, and kitchen.

Walls on the first floor are finished in plaster, except for the bathroom, where the walls are partially covered with ceramic tile. Plaster walls are either painted or covered with wallpaper. Ceilings are finished in plaster. Flooring throughout the first floor is covered with wall-to-wall carpeting, except for the hallway (hardwood), bathroom (octagonal tiles), and kitchen (vinyl tiles).

The house has radiators and is heated by steam. The east wall of the living room has a brick fireplace with a wood mantle. The west wall of the living room bay has built-in bookshelves. The kitchen pantry has built-in shelves and drawers. The bathroom has a toilet, sink, and bathtub.

Most rooms throughout the house have simple, unadorned wood baseboard and ceiling molding, as well as equally simple wood door and window casings, painted in various colors. Wood paneled interior doors are painted white. A wood staircase descends to the unfinished basement which has two main rooms with concrete flooring and brick walls.

Integrity:

The Leonard House has very good overall integrity. The exterior retains its original cladding, rooflines with exposed rafter tails, chimney, and fenestration. The enclosed rear porch may be a non-original addition. Interior changes are mainly decorative and include the installation of wall-to-wall carpeting, which presumably covers hardwood flooring, and wallpaper. The wood kitchen cabinets and countertop are non-original.

Architect Lyman J. Allison

The Leonard House at 604 Willow Road was designed by Lyman J. Allison (1862-1945), a Chicago-based residential architect. He was born on December 8, 1860, in Wisconsin, the son of James and Hannah Allison, both of whom were Scottish immigrants. His father, James, was worked in the building trades and was identified in the 1870 U.S. Census as a “mason, carpenter & joiner.” Lyman was raised with his four siblings in Rock Falls (Whiteside County) Illinois, and he presumably attended the public schools of that town where he lived until at least 1880 when he was 18 years of age. It is unknown whether he attended college and/or received formal architectural training after high school.²¹

The 27-year-old Lyman Allison married Kate Deyoe, age 23, also of Rock Falls, on April 20, 1887.²² He relocated to Chicago by 1900, according to the U.S. Census of that year, and lived with his wife at various addresses over the next several decades. Allison established an independent practice with an office at 115 S. Dearborn Street in Chicago’s Loop. The earliest Chicago project by Allison identified for this report was for a frame two-flat building that he designed on Hayes Avenue, near Kimball Avenue, in 1900.²³ He was especially active during the building boom of the 1920s, the decade in which most of his residences were built.



Representative examples of bungalows designed by Lyman Allison, located at 940-942 Clarence, Oak Park.

Lyman Allison’s practice over the first three decades of the twentieth century focused on the design of modest, single-family homes and, to a lesser extent, small apartment buildings, such as two-flats. His works were solid, but simple, modest in scale, never ostentatious, and detailing was either restrained or eschewed altogether. The homes he designed were clearly intended to be affordable and were typically located in newly developing community areas on Chicago’s periphery and its suburbs.

Allison specialized in the “Chicago” type of bungalow, a vernacular form that was one-and-a-half stories in height with a raised basement and featured brick walls, a low-pitched, hipped roof with overhanging eaves, often with dormer(s), and a recessed, partial-width front porch. Fenestration was comprised of either double-hung or casement windows of various shapes and sizes. Pricier versions intended for middle class, rather than working class, residents may feature decorative trim in stone, such as window and door surrounds; roofs covered with clay tiles; and windows featuring colored and cut glass in geometric patterns. More elaborate bungalows could feature variations in form, such as side entrances and front facades with large rounded or polygonal bays.

²¹ U.S. Census for Population and Housing, 1870, 1880.

²² Ancestry.com. Wisconsin Marriage Records, 1820-2004.

²³ *Chicago Tribune* (January 21, 1900).

Extensive review of bungalows designed by Lyman Allison on Google Maps show he designed modest and unpretentious versions of this type that were spartan in detail and adhered to a standard form also used by other architects in the 1910s and 1920s. As Allison's bungalows were often erected in working-class neighborhoods with narrow lots, they also tended to be small in scale. Such was the case in a large commission he received from Frank DeLugach to design bungalows in a 50-acre subdivision opened in Chicago's Far South Side Washington Heights community area in 1925, 100 of which were built in stages by 1930, when ground was broken for another group of 10 on Princeton Avenue, between 100th place and 102nd street.²⁴



Representative example of an American Foursquare house designed by Lyman Allison, located at 1023 S.Humphrey in Oak Park.

Building notices in local newspapers show that Allison also received small commissions for individual bungalows. For example, in 1928 he designed two bungalows built at 9212-16 Racine Avenue at combined cost of \$16,000.²⁵

Another vernacular residential type favored by Allison was the American Foursquare, a house that was two stories in height and had a boxy footprint and a low, hip roof with overhanging eaves. Foursquare houses designed by Allison generally eschewed ornamentation found on many examples of this type and featured enclosed, full-facade front porches with low-pitched hip or gable roofs and off-center entrances; smooth wall planes covered with stucco; double-hung windows arranged alone or in groups; and a single hip dormer on the front facade. Numerous examples of bungalows and Foursquare houses designed by Allison can be found west suburban Oak Park, where he designed over 100 such residences.²⁶

Allison also designed houses in simplified versions of the Colonial Revival and Dutch Colonial styles, and, to a lesser extent, the Tudor Revival style. His wood-frame Colonial Revival designs were modest in scale and generally had symmetrical front facades with simplified entrance porches and double-hung windows with shutters. They lacked detailing/ornamentation that characterizes more elaborate examples of the style. Six houses designed by Allison in 1920s featuring these three styles are in the Northeast Evanston National Register Historic District. They are located at 730 and 736 Central, 724 and 831 Clinton Place, 897 Milburn and 2437 Ridge.²⁷

²⁴ "Start Work on 10 Homes in Heights," *Suburban Economist*, September 19, 1930.

²⁵ *Suburban Economist* (December 25, 1928).

²⁶ Elizabeth Halsing Dull, "The Domestic Architecture of Oak Park, Illinois: 1900-1930," a Dissertation submitted to the Graduate School of Northwestern University in partial fulfillment of the Requirements," 1983; Preservation Services and Technology Group, "Architectural Survey along the I-290 (Eisenhower Expressway) Corridor, Oak Park, Illinois," 2012.

²⁷ "Northeast Evanston Historic District," National Register of Historic Place nomination, 1999.

Houses designed by Allison in Winnetka, in addition to the Leonard House at 604 Willow Road, are located 1143 Ash, 1034 Cherry, 1062 Cherry (1925), 1076 Cherry (1922), 1082 Cherry, 1096 Cherry, 1097 Cherry (1920), 1102 Cherry (1927), 1103 Cherry (razed), 571 Hill Terrace, 542 Meadow, 384 Provident (razed), 959 Spruce Street, and 557 Winnetka. Although, curiously, many of Allison's houses were built on the same block of Cherry Street, they were commissioned by individual homeowners and not a single developer. Most of these unpretentious frame residences feature the Colonial Revival style. Exceptions are the vernacular, 1.5-story gable-roof cottages at 1076 and 1082 Cherry, and the house at 542 Meadow, which has Tudor Revival style elements.²⁸

Allison designed single-family residences in many Chicago suburbs in the early twentieth century, in addition to Oak Park and Winnetka. These included a bungalow at 743 Western Avenue and a modest Tudor Revival style house at 674 Essex Road, both built in 1927 in Glen Ellyn.²⁹ He was also commissioned by the Valos Realty Company in 1929 to design a group of 25 bungalows for a new subdivision in Morton Grove.³⁰

The Chicago Historic Resources Survey documented homes designed by Allison in the communities of Austin (1), Beverly (5), Edison Park (1), Forest Glen (2), Logan Square (2), Morgan Park (1), Norwood Park (6), South Lawndale (1), and West Ridge (1). They mainly included brick bungalows, modest Colonial Revival style houses, and two-flat apartment buildings. Fourteen houses designed by Allison in Chicago are in the Sauganash National Register Historic District in Chicago.



Representative two-flat designed by Lyman Allison, located at 1001 S. Humphrey, Oak Park.

Houses designed by Allison are in the bungalow districts of Rogers Park Manor in Chicago, and the Falconer District, in Chicago's Belmont Cragin community area, both of which are listed on the National Register of Historic Places. However, Benedict Bruns designed a large percentage of the houses in the former, and Ernest Braucher and Johan F. Knudson were the primary architects of the latter.

Lyman Allison's residential projects were occasionally mentioned in building notices published in local newspapers from building permit information. However, they were not reviewed or illustrated in the popular press nor in the architectural press, likely because they focused almost

²⁸ Winnetka Historical Society, Partial Architectural Survey of the Village of Winnetka, 2010.
²⁹ Granacki Historic Consultants, "Architectural Resources in the Village of Glen Ellyn," 2007.
³⁰ "Valos Realty Company Plans 25 Bungalows," *Chicago Tribune* (March 3, 1929).

exclusively on designs for homes that were modest and understated, often featuring vernacular forms.

Lyman Allison did not publish writings on his work, nor does it appear that he was an innovator in terms of his residential designs, which adhered to a familiar repertoire. Although he specialized in the design of bungalows, no evidence was found that his designs were influential or experimental in terms of form and/or stylistic detailing. This is in contrast with some of Allison's contemporaries, such as architect Ernest Braucher, who created perspectives and floor plans of 300 low and medium prices houses and bungalows that appeared in *Practical Bungalows and Cottages for Town and Country* (c. 1920), a publication that served as an illustrated guide to affordable and modern homes.

A website on Sears catalog homes states that Lyman Allison was the architect of the Monticello, a house design published in the Standard Homes Company's plan book; however, no citations were provided as to the sources for this assertion. The website provides a drawing of the Monticello model and a photograph of an identical house at 5656 N. Newark Avenue in Norwood Park, which was one of ten homes designed by Allison in this Chicago community area.³¹ However, it is unknown whether Allison designed the house for the company catalog or if he was simply the architect of record on the home's building permit. No other Colonial Revival style houses by Allison that were reviewed for this report resemble this house. Although it is possible that Allison may have produced drawings for one of the companies that produced plan book homes, extensive online research undertaken as part of this report found no evidence that this was the case.



Colonial Revival style house at 5656 N. Newark in Chicago's Norwood Park community, which is almost identical in appearance to the "Monticello" model illustrated in the Standard Home Company's c. plan book. Lyman Allison is identified as architect on the building permit.

³¹ "The Monticello from Standard Homes Company," in: <http://www.sears-homes.com/2013/05/the-monticello-from-standard-homes.html>.

Landmark Status of the Property

The Leonard 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 house does not possess historic significance at a local, statewide, or national level. The historic (pre-1972) owners of this house were researched through a variety of sources, including the Chicago History Museum's online catalog; the newspapers.com database; the book titled, *Who's Who in Chicago and Vicinity* for varying years; and the Winnetka Historical Society's files. None of the owners were found to merit individual distinction. No information was found relating the house to an historic event.

Evaluation of Architectural Significance

The Leonard House at 604 Willow Road does not possess architectural significance at a local, statewide, or national level. It does not exemplify a specific architectural style, nor does it embody elements of design, detail, material, or craftsmanship of exceptional quality.

The modest, one-story residence is an amalgam of the "Chicago" and Craftsman bungalow types, and thus not a representative or exceptional example of either. Although the bungalow was an immensely popular type of residence that provided affordable and attractive housing in the early 20th century, the Leonard House is not an individually distinctive example of this vernacular form.

Craftsman elements exhibited on the Leonard House include its low-pitched gable rooflines which feature wide, unenclosed eave overhangs, exposed rafter tails, and decorative roof beams. Craftsman type bungalows are typically frame residences sheathed in wood siding or stucco and feature open porches, either full- or partial-width, with tapered square columns. In contrast, the Leonard House has brick walls, as typical of Chicago bungalows, with brickwork arranged in a decorative pattern (Flemish bond). It also has a projecting living room bay, another Chicago bungalow hallmark. However, Chicago bungalows typically feature off-century entrances within recessed, partial-width open porches, whereas the Leonard House has a central entrance adjacent to an enclosed porch. Both Craftsman and Chicago types often have windows filled with decorative, leaded glass windows, featuring floral or geometric patterns, a feature lacking in the Leonard house.

Research undertaken for this report failed to uncover information to support Lyman Allison's significance as an architect at a local, statewide, or national level. No information was found on Allison's education or whether he had any architectural training. Although he specialized in the design of bungalows, no evidence was found that his designs were influential or experimental in terms of form and/or stylistic detailing. His work in the Chicagoland area was not reviewed in

local newspapers or in the architectural press, likely because his practice focused on vernacular residential forms, which also included the American Foursquare.

Allison also designed houses in simplified versions of the Colonial Revival and Dutch Colonial styles, and, to a lesser extent, the Tudor Revival style. His works were modest in scale, never ostentatious, and detailing was either restrained or eschewed altogether. Such is the case with the 13 extant houses designed by Allison in Winnetka. He did not publish writings on his work, nor does it appear that he was an innovator in terms of his residential designs, which adhered to a familiar repertoire.

Evaluation of Neighborhood Impact

The Leonard House at 604 Willow Road is part of an eclectic ensemble of homes built during different eras and displaying a variety of styles. Of the 16 homes in the immediate vicinity of 604 Willow three were built in the 1900s; four in the 1910s; four in the 1920s; one in the 1950s; and five were built post-1990, replacing earlier houses on their parcels.

The homes have uniform setbacks, driveways, and most are oriented to Willow Road. However, they differ in terms of massing and scale, ranging in height from one- to two-and-a-half stories. They are clad in a wide range of materials that include aluminum siding, stucco, brick, wood shingles, and stone. Rooflines are generally gable or hipped, and some houses include dormers. None of these homes are ostentatious in appearance, and ornamentation, when used, is generally modest.

The house at 604 Willow Road is the only one-story residence on its block. There is one other bungalow nearby—at 370 Walnut—which constitutes the “Craftsman” type of bungalow and is 1.5 stories in height, sheathed in stucco, and features an open porch, dormers, and hip roof covered with clay tiles. Four other houses can be considered vernacular as they do not embody obvious features of any historical style. There are also four examples of the Colonial Revival style, one Tudor Revival style, and one Arts and Crafts style house. The five houses built post-1990 include elements of traditional architectural styles.

Demolition of this house could have an adverse impact if what replaces it is not sensitive to established setbacks on this block and ignores the overall character of the immediate neighborhood, which mainly features homes that are unpretentious in appearance and are lacking in ostentation.

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. She has also developed over a dozen HAIS reports for houses in Winnetka. Clients include architectural firms, non-profit organizations, development firms, and municipalities, including the City of Chicago. 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, 2011).

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Winnetka Historical Society, Partial Architectural Survey of the Village of Winnetka, 2010.

List of Attachments

- Attachment A: Exterior views, October 2022
- Attachment B: Interior views, October 2022
- Attachment C: Neighborhood Character Table
- Attachment D: Representative houses on the 500 and 600 blocks of Willow Road
- Attachment E: Houses designed by Lyman Allison in Winnetka

Supplementary Materials

Exterior Views, October 2022



View southeast.



View southeast.

Exterior Views, October 2022



West elevation, view southeast.



West elevation details.



West elevation, view northeast.



Brickwork detail.



Rear elevation, view northeast.

Exterior Views, October 2022



Rear elevation, view north.



East elevation, view northwest.



East elevation windows.

Exterior Views, October 2022



View southwest.



East elevation, view southwest.



Front (left) and rear elevations of one-car garage.

Interior Views, October 2022



Front storm door.



Door to front enclosed porch.



Front door.



Living room, view northeast with adjacent bay.



Living room bay at northeast corner of house.

Interior Views, October 2022



Wood-burning brick fireplace in living room.



Front bedroom off the living room.



Detail of front bedroom.



View from living room into dining room.

Interior Views, October 2022



View of living room from dining room.



View of living room with its entrance to front bedroom (left) and front entrance.



Dining room.



Dining room, looking toward entrance to middle bedroom.

Interior Views, October 2022



Middle bedroom.



Doorway to middle bedroom (right) off the dining room.



Hallway, view toward bathroom.



Trapdoor to attic in hallway ceiling.



Rear bedroom off the hallway.

Interior Views, October 2022



Bathroom with original octagon tile flooring (left) and bathtub (right).

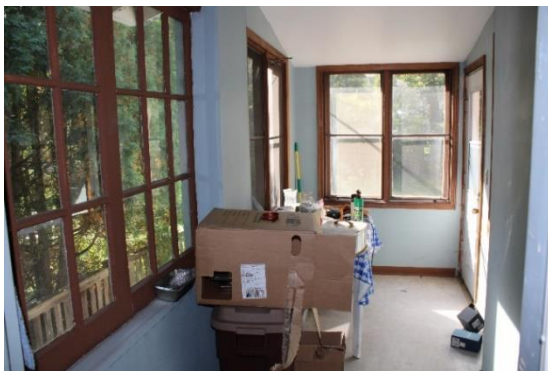


Kitchen, view east.

Interior Views, October 2022



Kitchen cabinets (left), pantry with built-in drawers (middle), and back door in kitchen (right).



Rear enclosed porch.



Basement stairs.



Original basement sink.



Basement.

Neighborhood Character Table

Address	Architectural Style	Construction Date	No. of stories	cladding
566 Willow	Neo-French Eclectic	2005	2	Stone veneer
576 Willow	Colonial Revival	1910	2.5	Aluminum siding
370 Walnut	Craftsman Bungalow	1910	1.5	Stucco
371 Walnut	Neo-French Eclectic	2007	2	Brick
590 Willow	Colonial Revival	1918	2.5	Stucco
594 Willow	Neo-Italian Renaissance	2004	2.5	Brick
599 Willow	Colonial Revival	1952	2	Aluminum siding
604 Willow	“Chicago” Bungalow	1921	1	Brick
607 Willow	Vernacular	1910	2.5	Stucco
608 Willow	Vernacular	1921	2.5	Aluminum siding
611 Willow	Colonial Revival	1924	2	Stucco
614 Willow	Tudor Revival	1926	2	Brick
615 Willow	Neo-Colonial Revival	Post-1990	2	Brick
618 Willow	Vernacular (Gable-front-and-wing)	1900s	2	Aluminum siding
624 Willow	Neo-Colonial Revival	2012	2.5	Aluminum siding
625 Willow	Arts and Crafts	1904	2	Stucco
630 Willow	Vernacular	1900s	2	Wood shingle

Representative houses on the 500 and 600s blocks of Willow Road



566 Willow Road



576 Willow Road



370 Walnut Street



371 Walnut Street



590 Willow Road



594 Willow Road

Representative houses on the 500 and 600s blocks of Willow Road



599 Willow Road



607 Willow Road



608 Willow Road



611 Willow Road



614 Willow Road



615 Willow Road

Representative houses on the 500 and 600s blocks of Willow Road



618 Willow Road



624 Willow Road



625 Willow Road



630 Willow Road

Houses designed by Lyman Allison in Winnetka



1076 Cherry



1082 Cherry



1096 Cherry



1097 Cherry



1102 Cherry



1143 Ash

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 & 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

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 W50.1 E 170.4 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 submitted herewith, and in strict compliance with all the provisions in Chapter VI of the Village Code, entitled "Buildings."

SIGNED Louis Leonard

ADDRESS 604 Willow St

Permit Issued 4-21 1923.

Permit Number 1882

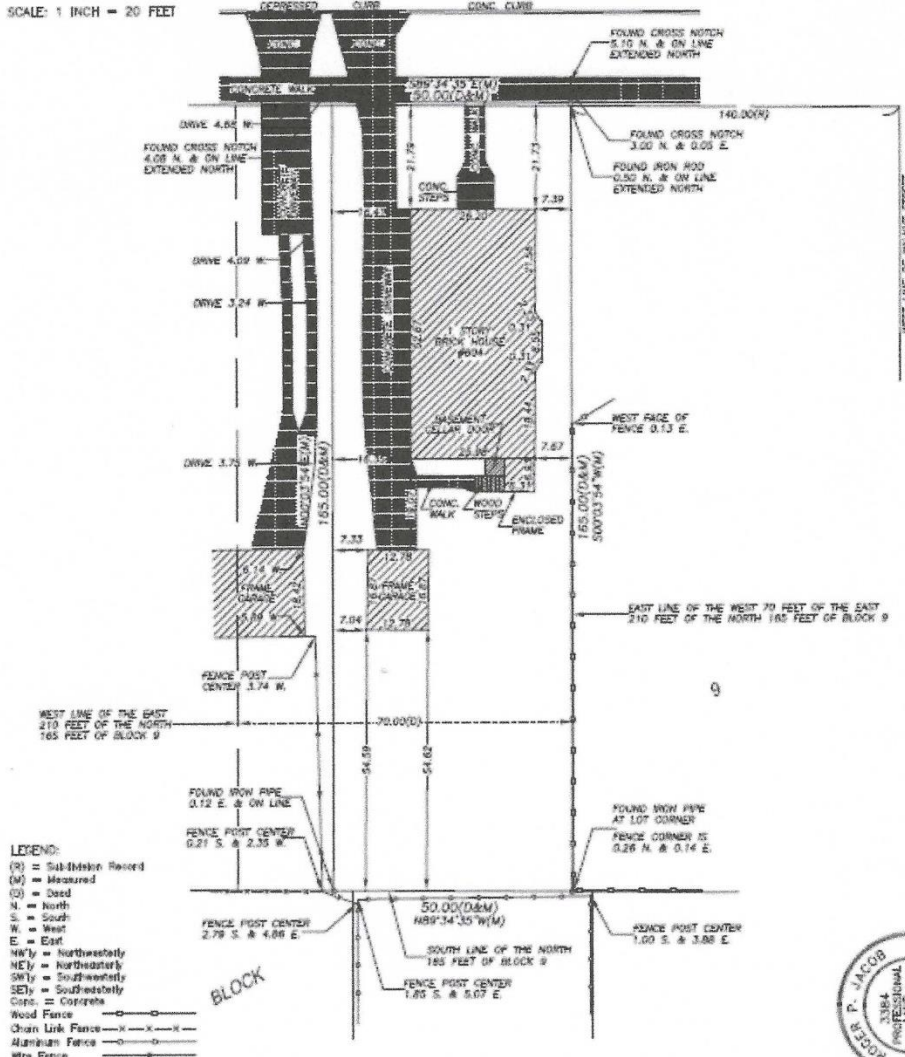
392

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: 05-21-302-005-0000 TOTAL LAND AREA: 8,250 SQ.FT.
COMMONLY KNOWN AS: 604 WILLOW ROAD, WINNETKA, ILLINOIS 60093

SCALE: 1 INCH = 20 FEET



- LEGEND:**
- (R) = Sub-Division Record
 - (M) = Measured
 - (D) = Dead
 - N. = North
 - S. = South
 - W. = West
 - E. = East
 - NWly = Northwesternly
 - NEly = Northeasternly
 - SWly = Southwesternly
 - SEly = Southeasternly
 - Comp. = Composite
 - Chain Link Fence = X-X-X-X
 - Aluminum Fence = - - - - -
 - Wire Fence =

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

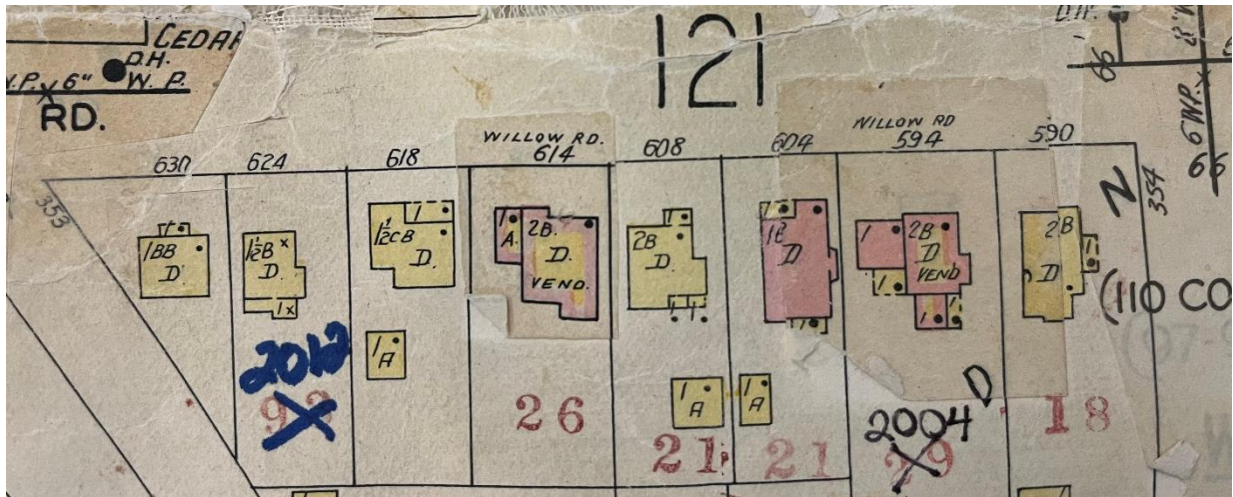
PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004384
CONSTRUCTION & LAND SURVEYORS
200 WALKERMAN ROAD, GLENVIEW, IL 60025
TEL: (847) 804-7890, FAX: (847) 804-7891
info@gsurvey.net www.geodesicsurvey.net

GENERAL NOTES:

- ASAP 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. REPAIR 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 DEFINE ANGLES ONLY.
- THE LOCAL 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 THE PROFESSIONAL SERVICE COMPOSED TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.
FIELD WORK COMPLETED: AUGUST 30, 2022
DATED THIS 01 DAY OF SEPTEMBER, 2022.
BY: *Roger P. Jacob*
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3384
LICENSE EXPIRES 11/30/2022





East of Tracks - South side of street		CORRECTED COPY			
A 3489 Coda	Address: 604 Willow Road	Lot Size: 50 x 165			\$ 23,500
	City: Winnetka, Illinois	Rms. 6	Bed. 3	Baths: 1	Heat: HW oil
	Constr: Brick (solid)	Taxes: \$294.08			Cost: \$190
	Style: Bungalow	Porches: 2 glazed			Garage: Att-Def. 1 Apt.
Roof: Comp.	Built:	Contract: no			
Open House 1/8/57	Basmt: Full, excellent space for playroom, windows above ground				Room Sizes:
Listing Date 1/3/57	1st Living room, dining room, kitchen, enclosed front and rear porches (rear porch suitable for summer dining),				LR 13x15 plus bay
JAN 9 1957	2nd 3 bedrooms, one bedroom takes twin beds - good wall space in others. (1 bedroom adj. living room would make fine den or TV room)				DR 16x12
	Possession: Upon closing				K 12 x 12 plus
	School: Grade: Greeley	JHS: Skokie	HS: New Trier	BR 10 x 12	BR 12 x 13
	Transp: RR, C. & N.W.	Bus: to Skokie	Other: Faith Hope & Charity	BR 12 x 10	Den
	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.			
Title Form:	Owner: Bus. Phone: Res. Phone:				
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.	Listing Office: Quinlan and Tyson, Inc.		Phone: WI 6-0177		
	Sales Person: Harriette W. Starr		Home Phone: WI 6-1755		

Directions: *6/63 Sold by non-mbr*

Address: 604 Willow Road <i>C. 3189</i>		Lot Size: 50 x 165		Price: \$24,500	
City: Winnetka, Illinois		Rms. 6	Bed. 3	Baths 1*	Heat H.W. Oil
Constr: Solid brick		Year — Taxes '61		Porches 2	Cost
Style: Bungalow		Garage 1-car		Elect: 220V-110V	
Roof: Asphalt		Facts: North		Contract: <i>50.</i>	
Built: Older		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		<i>3/63 Tenant requests 6 wks notice to vacate from date of contract</i>			
3rd		Check: <i>4/63</i> School: Grade: Greeley JHS: Skokie HS: New Trier			
		Transp: RR. C. & N.W. Bus: Evanston-Glencoe Other: <i>Cal of mty 11/66-97 can be assumed</i>			
		Mortgage: Existing <i>at 5 1/2%</i> Available:			
		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.					
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		Hi. 6-8000	
				Home Phone: Em. 2-3137	

LR **13x15 + bay**

DR **16 x 12**

K **12x12+pantry**

DEN

BR's **12 x 12**

12 x 13

12 x 10

Immed

Possession:

Negotiable

Reason for Sale:

Out of state

Title



ATTACHMENT B



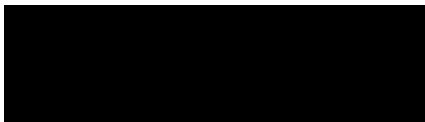
November 9, 2022

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

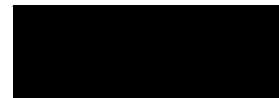
Dear Mr. Marx,

The Winnetka Historical Society has reviewed Guarino Historic Resources Documentation's research of the John and Louise Leonard House at 604 Willow. While we believe that architect Allison Lyman's contributions to historic districts listed on the National Register of Historic Places warranted further research of this property, we believe that Jean Guarino's research is complete and agree with her expert opinion that this property is not individually significant.

Sincerely,

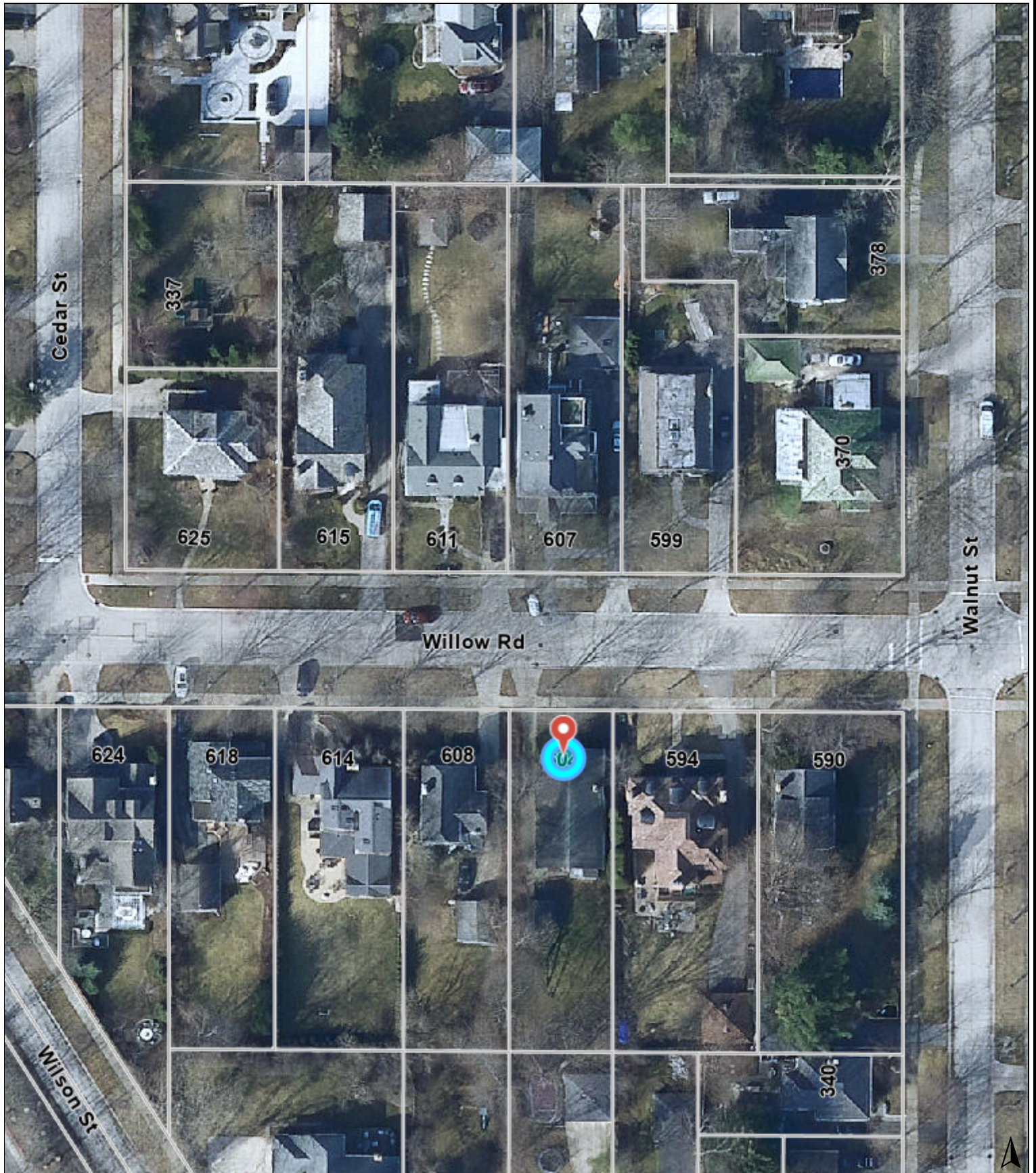


Mary Trieschmann
Executive Director



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: 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

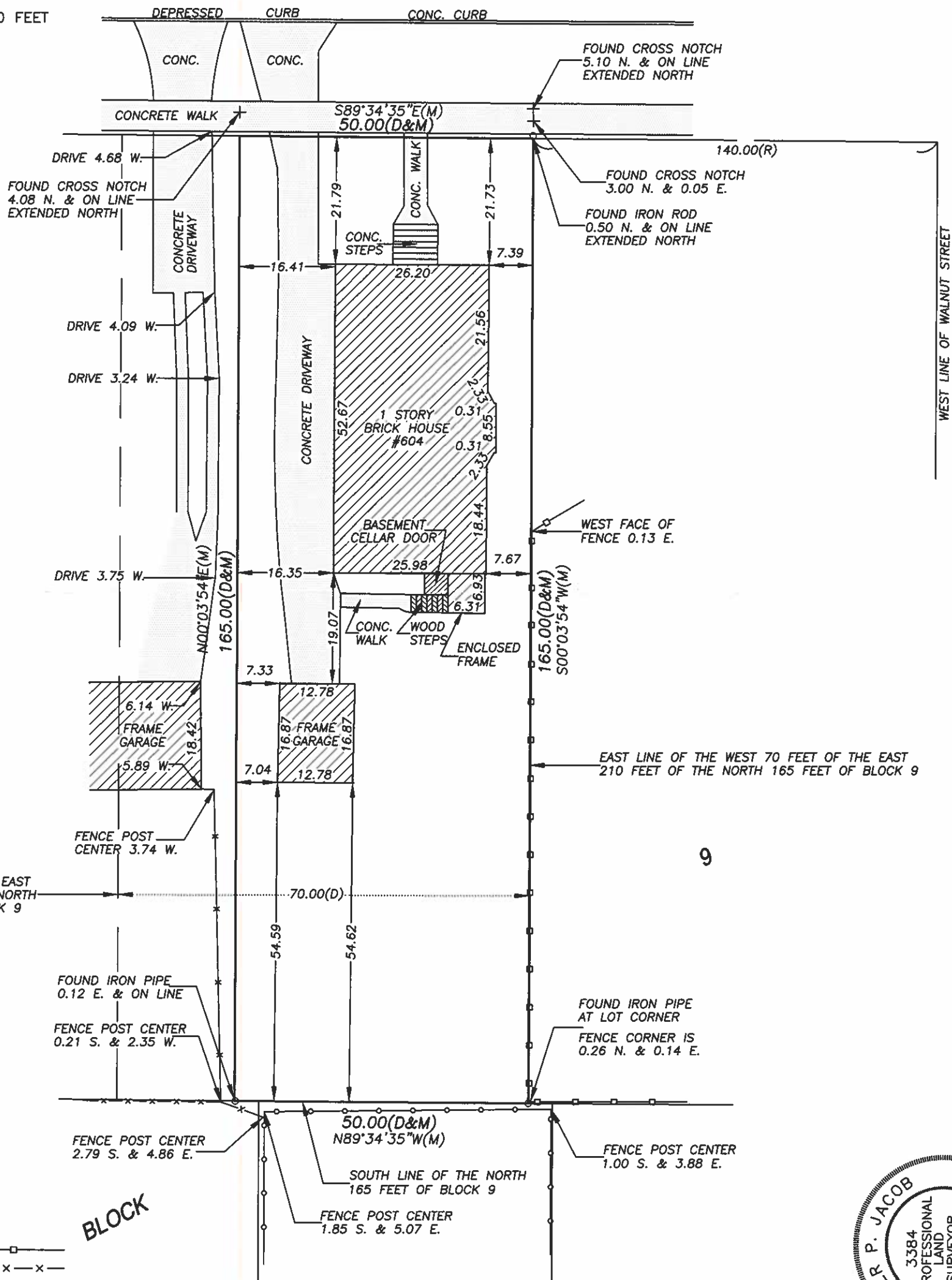
TOTAL LAND AREA: 8,250 SQ.FT.

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.
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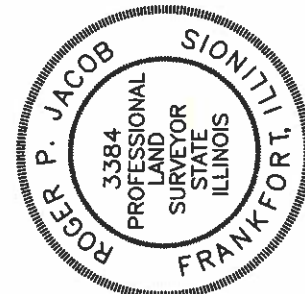
STATE OF ILLINOIS
COUNTY OF COOK SS

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

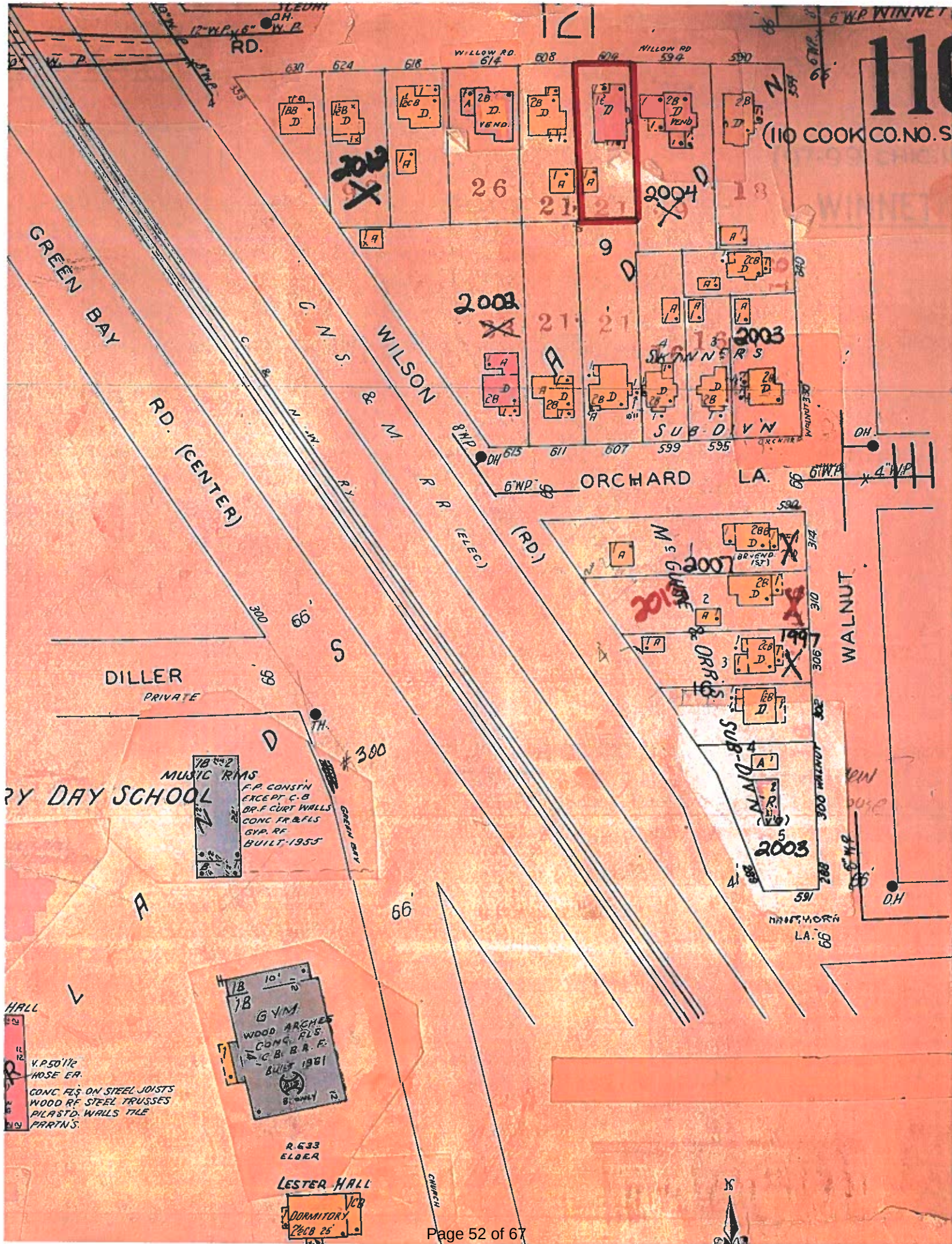
DATED THIS 6th DAY OF SEPTEMBER, 2022.

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-MCHrry-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 59thCtCiceroTOWNhal 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) 833-7634
 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
City: Winnetka, Illinois
Constr: Solid brick
Style: Bungalow
Roof: Asphalt
Built: Older Faces: North

Lot Size 50 x 165

\$24,500

Rms. 6	Bed. 3	Baths 1*	Heat H.W.Oil
Year — Taxes '61 \$321		Porches 2 Glazed	Garage 1-car
			Elect: 220V-110V

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

Code

Faces:

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
~~2nd~~ den or TV room)

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

Address: [REDACTED]

City, State, Zip: Winnetka, IL 60093

Phone No. [REDACTED]

Email: [REDACTED]

Date owner acquired property: 01/10/03

Primary Contact: Tom Corbett

Address: 1939 Waukegan Road, St. 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: _____

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

JB MALP687

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